Clay County, Missouri Land Survey Document

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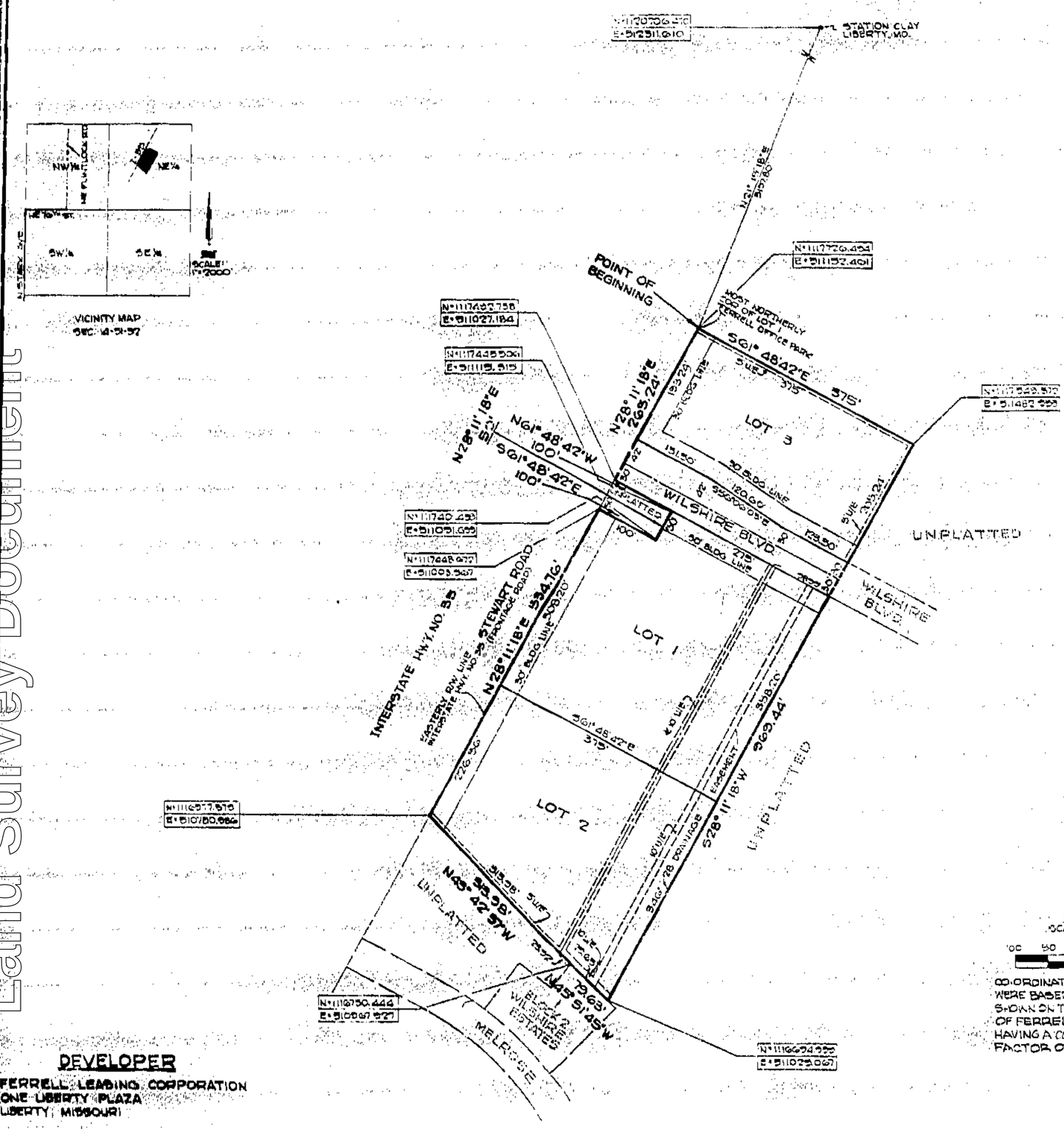
PLAT OF
LIBERTY PLAZA
(REPLAT OF LOTS 1 & 2, FERRELL OFFICE PARK)



SCALE: 1"=100'

COORDINATES SHOWN HEREON WERE BASED ON THE COORDINATES SHOWN ON THE RECORDED PLAT OF FERRELL OFFICE PARK, HAVING A COMBINED GRID FACTOR OF 0.999920054G.

This is a survey and resubdivision of Lots 1 and 2, FERRELL OFFICE PARK, a subdivision of land now in the City of Liberty, Clay County, Missouri, more particularly described as follows: Beginning at the most Northerly corner of said Lot 1; thence S 61° 48' 42" E, along the Northeasterly line of said Lot 1, a distance of 375 feet, to the most Easterly corner thereof; thence S 28° 11' 18" W, along the Southeasterly line and its extension of said Lots 1 and 2, a distance of 969.44 feet, to the most Southerly corner of said Lot 2; thence N 45° 51' 45" W, along the Southwesterly line of said Lot 2, a distance of 79.63 feet; thence N 43° 42' 37" W, along the Southwesterly line of said Lot 2, a distance of 313.98 feet, to the most Westerly corner thereof; thence N 28° 11' 18" E, along the Northwesterly line of said Lot 2, a distance of 534.75 feet; thence S 61° 48' 42" E, along the Northeasterly line of said Lot 2, a distance of 100 feet; thence N 28° 11' 18" E, along the Northwesterly line of said Lot 2, a distance of 50 feet, to a point on the Southwesterly right-of-way line of Wilshire Boulevard, as now established; thence N 61° 48' 42" W, along the Southwesterly right-of-way line of said Wilshire Boulevard, a distance of 100 feet, to a point on the Southwesterly extension of the Northwesterly line of said Lot 1; thence N 28° 11' 18" E, along the Northwesterly line and its extension of said Lot 1, a distance of 265.24 feet, to the point of beginning, containing 7.728 Acres, more or less, of replatted land.

The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner shown on this plat, and said property shall hereafter be known as "LIBERTY PLAZA".

It shall be a sufficient description of the lots on this plat to hereafter designate the same by the number appearing near the center of the lot followed by the words: LIBERTY PLAZA.

An easement or license is hereby granted to the City of Liberty, Missouri, or the serving utility company to locate, construct and maintain, and to authorize the location, construction, maintenance or use of conduits, for all and any purpose, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, or any or all of them open, under and along the strips of land outlined and designated on this plat as "Utility Easements" or "U/E".

An easement or license is also hereby granted to the City of Liberty, Missouri, to locate, construct and maintain, and to authorize the location, construction maintenance, and use of surface drainage ways and installations, and underground drainage conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "Drainage Easement" or "Drainage Esmt." or "D/E".

Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built or otherwise located between this line and the lot or street line.

IN TESTIMONY WHEREOF, Ferrell Leasing Corporation has by the authority of its Board of Directors caused this instrument to be executed by its President this 7th day of December, 1983.

FERRELL LEASING CORPORATION

Warren H. Greller, Vice President and Treasurer

ATTEST: Elizabeth J. Ferrell
Elizabeth J. Ferrell, Secretary

STATE OF Missouri
COUNTY OF Clay } SS:

BE IT REMEMBERED that on this 7th day of December, 1983, before me, the undersigned, a Notary Public in and for said County and State, came Warren H. Greller, Vice President and Treasurer of Ferrell Leasing Corporation, a corporation duly organized, incorporated and existing under and by virtue of the laws of Missouri, and Elizabeth J. Ferrell, Secretary of said corporation, who are personally known to me to be the same persons who executed as such officers the within instrument of writing on behalf of said corporation, and such persons duly acknowledged the execution of the same to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

My Appointment Expires: SUE LAUHOFF NOTARY PUBLIC STATE OF MISSOURI CLAY CO. MY COMMISSION EXPIRES SEPT 9 1986

Sue Lauhoff
Notary Public

APPROVED by the Planning and Zoning Commission of the City of Liberty this 20 day of September, 1983.

Chairman, Robert J. Saunders

APPROVED by the City Council of the City of Liberty this 26 day of September, 1983. Ordinance No. 7688

Mayor, K. Russell Weathers

Clerk, Donna Holloway

CITY ENGINEER

Ron Norris
Director of Community Development

DEVELOPER
FERRELL LEASING CORPORATION
ONE LIBERTY PLAZA
LIBERTY, MISSOURI

THIS PLAT PREPARED BY:
TED L. NEW MO. LS 977
DATE 12-5-83

Filed for Record this 9th day of Dec 1983 at 10:45 A.M. and Recorded in Book 42 Page 52
Nina L. Buchanan, Recorder
By Wilma L. Baker, Deputy

SHAFER, KLINE, & WARREN, P.A.
ENGINEERS - SURVEYORS
11100 W. 91ST ST. OVERLAND PARK, KANSAS

JOB NO. 90T034 DWT SEPT. 1983

2/13/84 Sent Clay County Plats