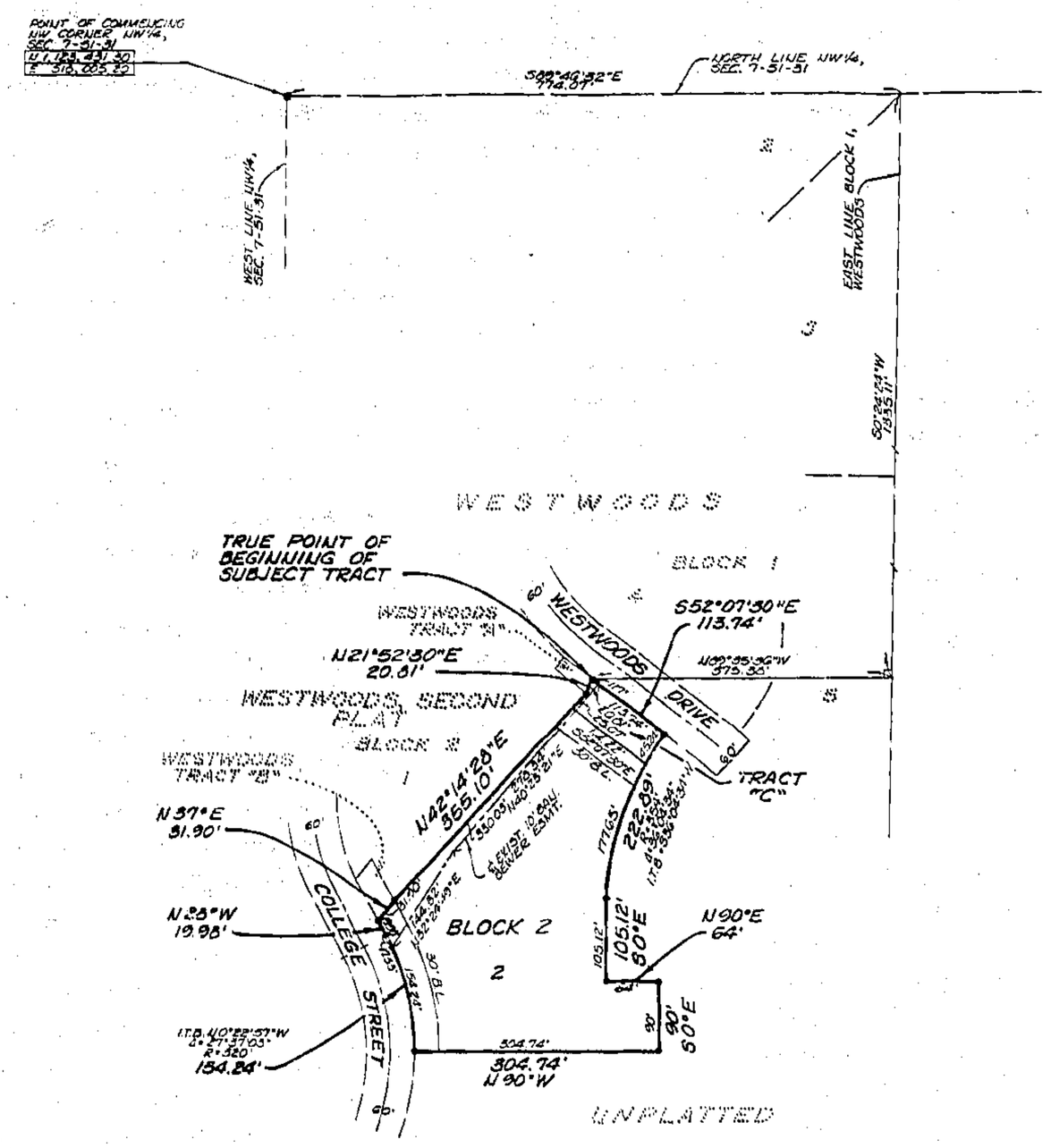
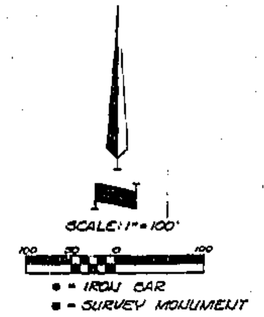
Clay County, Missouri
Land Survey Document

PLAT OF
WESTWOODS, THIRD PLAT



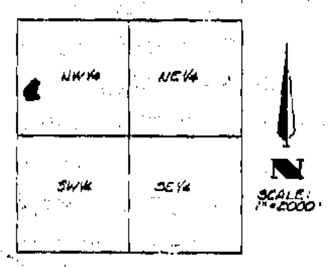


DEVELOPERS:

WESTLAND INDUSTRIES, INC.
PO BOX 296
LIBERTY, MO 64068

C. GERALD JAMES & MARY JANE JAMES
1931 CAMELOT DRIVE
LIBERTY, MO. 64068

DANIEL A. TRIPLETT, M.D. & PATSY B. TRIPLETT
932 SCOTT DRIVE
LIBERTY, MO. 64068



VICINITY MAP
SEC. 7-51-31

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY.
BY TED L. NEW, MO LS-1878
DATE 2-28-84

PROJECT NO 4016G-B FEBRUARY, 1984 NLH

SHAFER, KLINE & WARREN, P.A.
ENGINEERS — SURVEYORS
11100 WEST 91ST STREET
OVERLAND PARK, KANSAS

This is a survey and subdivision of a part of the NW¼ of Section 7, Township 51, Range 31, now in the City of Liberty, Clay County, Missouri, more particularly described as follows: Commencing at the Northwest corner of the NW¼ of said Section 7; thence S 89° 46' 32" E, along the North line of the NW¼ of said Section 7, and along the North line and its extension of Lot 2, Block 1, WESTWOODS, a subdivision of land now in the City of Liberty, Clay County, Missouri, a distance of 374.67 feet, to the Northeast corner of said Lot 2; thence S 0° 24' 24" W, along the East line of Lots 3 and 5 of said Block 1, a distance of 1335.11 feet; thence N 89° 35' 36" W, along a line perpendicular to the East line of said Lot 5, a distance of 375.35 feet, to the most Easterly corner of Tract "A" of said WESTWOODS, said point also being the true point of beginning of subject tract, said point also being on the Southwesterly right-of-way line of Westwoods Drive, as now established; thence S 52° 07' 30" E, along the Southwesterly right-of-way line of said Westwoods Drive, a distance of 113.74 feet; thence Southwesterly and Southerly, along a curve to the left, having a radius of 354 feet, a central angle of 36° 04' 34", and whose initial tangent bearing is S 36° 04' 34" W, a distance of 222.99 feet, to a point of tangency; thence S 0° E, a distance of 105.12 feet; thence N 90° E, a distance of 64 feet; thence S 0° E, a distance of 50 feet; thence N 90° W, a distance of 304.74 feet, to a point on the Easterly right-of-way line of College Street, as now established; thence Northerly and Northwesterly, along the Easterly right-of-way line of said College Street, said line being on a curve to the left, having a radius of 320 feet, a central angle of 27° 37' 03", and whose initial tangent bearing is N 0° 22' 57" W, a distance of 154.24 feet, to a point of tangency; thence N 28° W, along the Easterly right-of-way line of said College Street, a distance of 19.98 feet, to the most Southerly corner of Tract "B" of said WESTWOODS; thence N 37° E, along the Southeasterly line of said Tract "B", a distance of 31.90 feet, to the most Easterly corner thereof; thence N 42° 14' 20" E, along the Southeasterly line of Lot 1, Block 2, WESTWOODS, SECOND PLAT, a subdivision of land now in the City of Liberty, Clay County, Missouri, a distance of 355.10 feet, to the most Southerly corner of Tract "A" of said WESTWOODS; thence N 21° 52' 30" E, along the Southeasterly line of said Tract "A", a distance of 20.81 feet, to the true point of beginning of subject tract, containing 2.321 Acres, more or less, of unplatted 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 "WESTWOODS, THIRD PLAT".

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 together with the block number followed by the words: WESTWOODS, THIRD PLAT. Said description may be supplemented by individual unit or common area numbers as set forth by a certificate of survey recorded on any of the said Lot 2, Block 2, and filed of record in the Office of the Recorder of Deeds, Clay County, Missouri, concurrently herewith or hereafter by the owner of said Lot.

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 upon, under and along the strips of land outlined and designated on this plat as "Utility Easements" or "U/E" and as described in Paragraph 10.1 of the Recorded Declaration of Covenants, Conditions and Restrictions of WESTWOODS, THIRD PLAT.

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 "Dr/E" and as described in Paragraph 10.1 of the Recorded Declaration of Covenants, Conditions and Restrictions of WESTWOODS, THIRD PLAT.

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, Westland Industries, Inc. has by the authority of its Board of Directors caused this instrument to be executed by its President and its corporate seal to be hereto affixed by its Secretary this 12 day of March, 1984.

WESTLAND INDUSTRIES, INC.

Frank D. Miller, President

ATTEST: Margaret Miller
Margaret Miller, Secretary

STATE OF Missouri }
COUNTY OF Clay } SS:

BE IT REMEMBERED that on this 1st day of March, 1984, before me, the undersigned, a Notary Public in and for said County and State, came Frank D. Miller, President of Westland Industries, Inc., a corporation duly organized, incorporated and existing under and by virtue of the laws of Missouri; and Margaret Miller, 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 acknowledge 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: 11-15-84

Kathleen Krause
Notary Public

IN TESTIMONY WHEREOF, the undersigned proprietors have hereunto subscribed their hands.

OWNERS:

C. Gerald James

Daniel A. Triplett, M.D.

Mary Jane James

Patsy B. Triplett

STATE OF Missouri }
COUNTY OF Clay } SS:

BE IT REMEMBERED, that on this 1st day of March, 1984, before me, the undersigned Notary Public, personally came C. Gerald James, Mary Jane James, Daniel A. Triplett, M.D. and Patsy B. Triplett, who are personally known to me to be the same persons who executed the foregoing instrument of writing and as such persons duly acknowledged the execution of the same.

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

My Appointment Expires: 11-15-84

Kathleen Krause
Notary Public

APPROVED by the Planning and Zoning Commission of the City of Liberty this 21 day of February, 1984.

Chairman, Robert C. Saunders

APPROVED by the City Council of the City of Liberty this 27 day of February, 1984. Ordinance No. 4748

Mayor, Kathryn Weathers

Donna L. Holloway
Deputy Clerk, Donna L. Holloway

CITY ENGINEER

Ronald L. Norris
Director of Community Development

RONALD L. NORRIS
STATE OF MISSOURI
NUMBER E-15297
REGISTERED PROFESSIONAL ENGINEER

Filed for Record this 22nd day of March A.D. 1984 at 1:00 o'clock P.M. and Recorded in Book 11 on page 206
WM. L. BLONDEAU, Recorder
By: Wilma L. Baxter Deputy

3/15/84 Clay County Update

http://www.ClayCoGov.com