Clay County, Missouri
Land Survey Document

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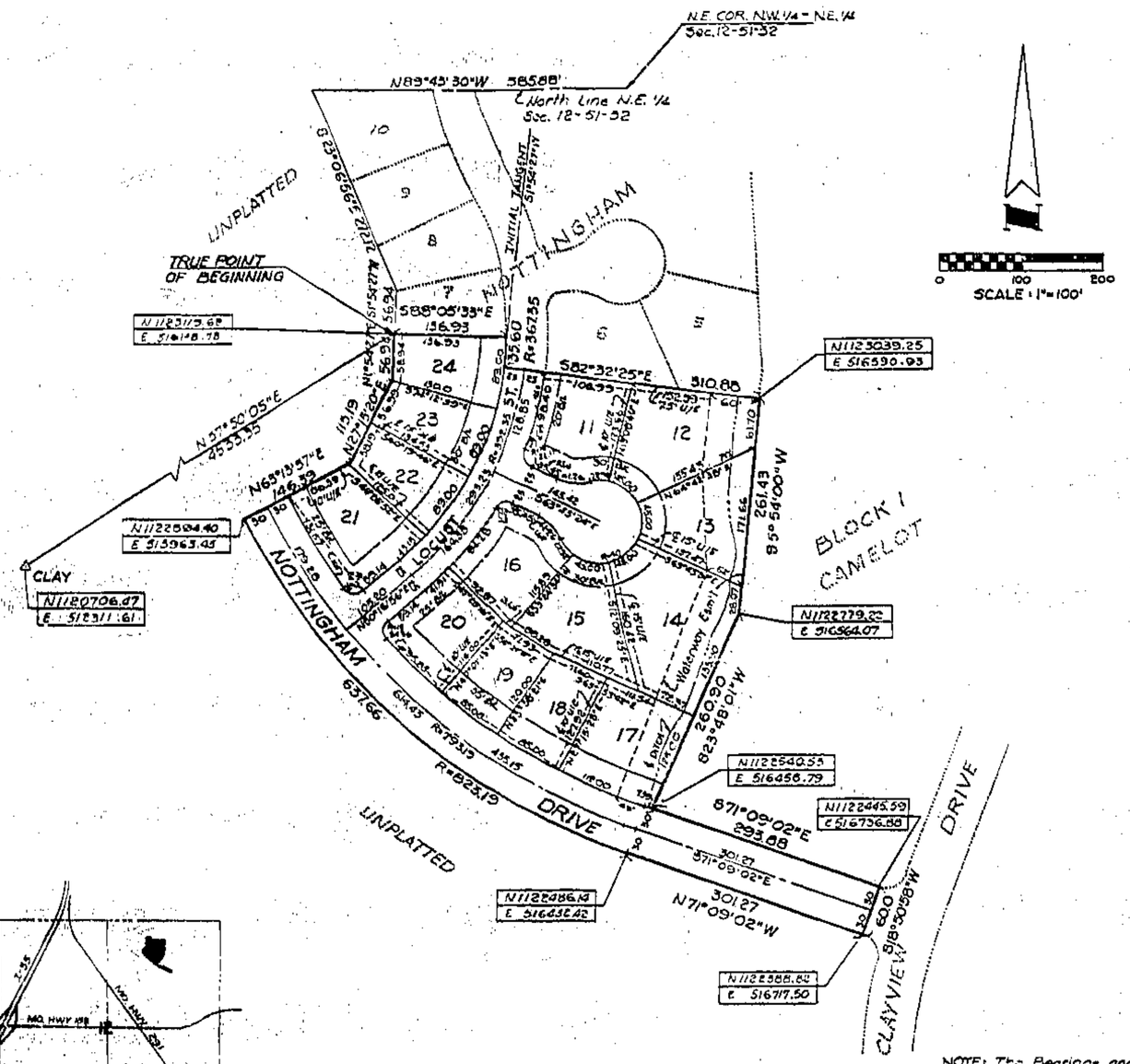
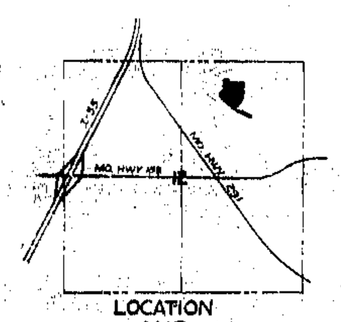
MAY 5 1978

NOTTINGHAM - SECOND PLAT

STATE OF MO
CLAY COUNTY
STATE INST. REC'D
'86 12-9 P 3:56.5
BK 81
RECORDING
By Mary Manuel Deputy





LOCATION MAP

NOTE: The Bearings and Coordinates shown on this plat are base on the Missouri State Plane Coordinate System West Zone, using a combined grid Factor of 0.999960546.

DESCRIPTION:

This is a subdivision of all that part of the Northeast Quarter of Section 12, Township 51 North, Range 32 West in the City of Liberty, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 12; thence North 89 degrees 45 minutes 30 seconds West along the North line of the Northeast Quarter of said Section 12, a distance of 585.88 feet to the Northwesterly corner of Lot 10, NOTTINGHAM, a subdivision of land in the City of Liberty, Clay County, Missouri; thence South 23 degrees 06 minutes 58 seconds East along the Westerly line of Lots 8,9 and 10 of said NOTTINGHAM, a distance of 272.12 feet to the Southwesterly corner of Lot 8 of said NOTTINGHAM; thence South 1 degree 54 minutes 27 seconds West along the Westerly line of Lot 7 of said NOTTINGHAM, a distance of 56.94 feet to the Southwesterly corner of said Lot 7, said point being the True Point of Beginning of the tract of land herein to be described; thence South 88 degrees 05 minutes 33 seconds East along the Southerly line of Lot 7 of said NOTTINGHAM, a distance of 136.93 feet to the Southeasterly corner of said Lot 7; thence Southerly along the Westerly line of Locust Street and along a curve to the right, the initial tangent having a bearing of South 1 degree 54 minutes 27 seconds West, having a radius of 357.35 feet, an arc distance of 35.60 feet; thence South 82 degrees 22 minutes 25 seconds East along the Southerly line of said NOTTINGHAM, a distance of 310.88 feet to the Southeasterly corner of Lot 5 of said NOTTINGHAM; thence South 5 degrees 54 minutes 00 seconds West along the Westerly line of Block 1, CAMELOT, a subdivision of land in the City of Liberty, Clay County, Missouri, a distance of 261.43 feet to an angle point in the Westerly line of said Block 1; thence South 23 degrees 48 minutes 01 seconds West along the Westerly line of said Block 1, a distance of 260.90 feet to the Southwesterly corner of said Block 1; thence South 71 degrees 09 minutes 02 seconds East along the Southerly line of said Block 1, a distance of 293.88 feet; thence South 18 degrees 50 minutes 58 seconds West, a distance of 60.00 feet; thence North 71 degrees 09 minutes 02 seconds West, a distance of 301.27 feet; thence Northwesterly along a curve to the right, having the last described course as a tangent, having a radius of 823.13 feet, an arc distance of 637.66 feet; thence North 63 degrees 13 minutes 57 seconds East, a distance of 146.35 feet; thence North 27 degrees 15 minutes 23 seconds East, a distance of 157.13 feet; thence North 1 degree 54 minutes 27 seconds East, a distance of 56.94 feet to the True Point of Beginning.

The above described tract of land contains 6.646 Acres more or less.

DEDICATION:

The undersigned proprietors of the real estate described hereon have caused the same to be subdivided in the manner shown on the accompanying plat. It shall be sufficient description of the lots on this plat to designate the same by the numbers which appear on this plat in the center of said lots, followed by the word "NOTTINGHAM SECOND PLAT".

EASEMENTS:

An easement or license is herein granted to the City of Liberty, Missouri, and all authorized Utility Companies to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits for all and any purpose, water, gas, sanitary sewers (opened or closed), poles and wires, or all or any of them over, under and along the strips of land outlined on this plat and designated by the words "Utility Easement" or "U/E".

WATERWAY EASEMENT:

A waterway easement is hereby granted to the City of Liberty, Missouri for drainage purposes and there shall be no grading or fill operations within this area without approved plans by a professional engineer and approved by the Director of Community Development as outlined on this plat and designated by the words "Waterway Easement".

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

BUILDING LINES:

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

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 25th day of March, 1986.

Loren Chasteen

J. Hope Chasteen

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

On this 25th day of March, 1986, before me the undersigned Notary Public personally appeared Loren Chasteen and J. Hope Chasteen, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

MARJORIE A. HARRIS
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires March 30, 1988

Marjorie A. Harris
Notary Public

My Commission Expires:

CITY PLAN COMMISSION OF LIBERTY, MISSOURI
Received:
Approved:
CHAIRMAN: Robert Sanders

CITY OF LIBERTY CITY COUNCIL
Received: 3-25-85
Approved: 3-25-85
Ordinance NO.: 2440
Mayor Pro-tem: Nancy E. Atkins
Deputy City Clerk: Donna Holloway

APPROVED by the Director of Community Development this 25th day of March, 1986.
Ronald L. Morris

DEVELOPER:
LOREN CHASTEEN
P.O. Box 275
1170 W 152 HIGHWAY
LIBERTY, MISSOURI 64068

PREPARED BY:
AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7100-A N. OAK ST. TRAFFICWAY
GLADSTONE, MISSOURI 64118

I hereby certify the details on this plat to be correct this 21st day of March, 1986.
Harold E. Rutherford
HAROLD E. RUTHERFORD
LS-294

5/14/85 AM
Survey
Update

STATE OF MISSOURI
HAROLD E. RUTHERFORD
NUMBER
L-294