Clay County, Missouri
Land Survey Document

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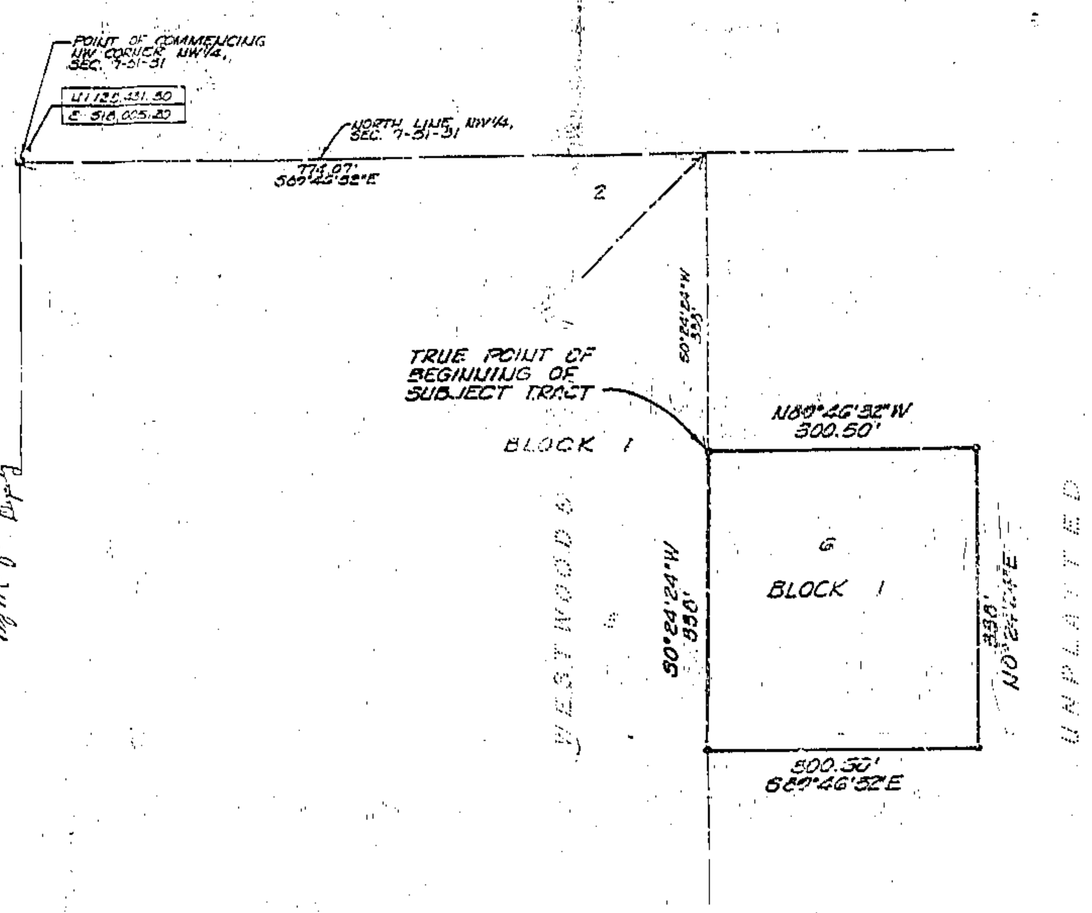
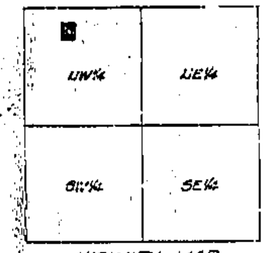
F 33190 APR 30 1986

PLAT OF
WESTWOODS, FIFTH PLAT





VICINITY MAP
SEC. 7-51-31

N
SCALE: 1"=2000'

SCALE: 1"=100'

100 50 0 100

● = 1/2 INCH BAR
■ = SURVEY MONUMENT

DEVELOPERS:

WESTLAND INDUSTRIES, INC.
P.O. BOX 222
LIBERTY, MO. 64068

C. GERALD JAMES & MARY JANE JAMES
1301 CAMELOT DRIVE
LIBERTY, MO. 64068

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

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 Block 1, WESTWOODS, a subdivision of land now in the City of Liberty, Clay County, Missouri, a distance of 774.07 feet, to the Northeast corner of said Block 1; thence S 0° 26' 24" W, along the East line of said Block 1, a distance of 339 feet, to the true point of beginning of subject tract; thence continuing S 0° 26' 24" W, along the East line of said Block 1, a distance of 338 feet; thence S 89° 46' 32" E, along a line parallel to the North line of the NW¼ of said Section 7, a distance of 300.50 feet; thence N 0° 26' 24" E, along a line parallel to the East line of said Block 1, a distance of 338 feet; thence N 89° 46' 32" W, along a line parallel to the North line of the NW¼ of said Section 7, a distance of 300.50 feet, to the true point of beginning of subject tract, containing 2.332 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, FIFTH PLAT".

It shall be a sufficient description of the lots on this plat to hereafter designate the same by the number appearing near the corner of the Lot together with the Block number followed by the words: WESTWOODS, FIFTH 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 Lots, Block 1 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 service 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.

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.

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 2nd day of April, 19 86.

WESTLAND INDUSTRIES, INC.

Frank D. Miller, President

ATTEST: Margaret Miller
Margaret Miller, Secretary

STATE OF MISSOURI } SS:
COUNTY OF Clay }

BE IT REMEMBERED that on this 2nd day of April, 19 86, 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.

Tamara M. Taylor, Notary Public
Clay County, State of Missouri
My Commission Expires Jan. 22, 1990

My Appointment Expires: My Commission Expires Jan. 22, 1990

Tamara M. Taylor
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 } SS:
COUNTY OF Clay }

BE IT REMEMBERED, that on this 2nd day of April, 19 86, 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.

Tamara M. Taylor, Notary Public
Clay County, State of Missouri
My Commission Expires Jan. 22, 1990

My Appointment Expires: My Commission Expires Jan. 22, 1990

Tamara M. Taylor
Notary Public

APPROVED by the Planning and Zoning Commission of the City of Liberty this 10TH day of MARCH, 19 86.

Chairman, Ralph M. Houck

APPROVED by the City Council of the City of Liberty this 24th day of March, 19 86. Ordinance No. 5716

Glenna Y. Todd
Mayor, Glenna Y. Todd

Donna L. Holloway
Deputy Clerk, Donna L. Holloway

CITY ENGINEER

Charles L. Stroud

Patricia L. Banks
Director of Community Development

6/17/86 JRT
Plat
Book 31

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY.

BY Ted L. New
TED L. NEW, MO. LS-1277

DATE 3-25-86

MISSOURI NO. LS-1277 REGISTERED LAND SURVEYOR

SHAFER, KLINE & WARREN, P.A.
ENGINEERS ~ SURVEYORS
OVERLAND PARK, KANSAS

PROJECT NO. 45054 JANUARY, 1986 ULH