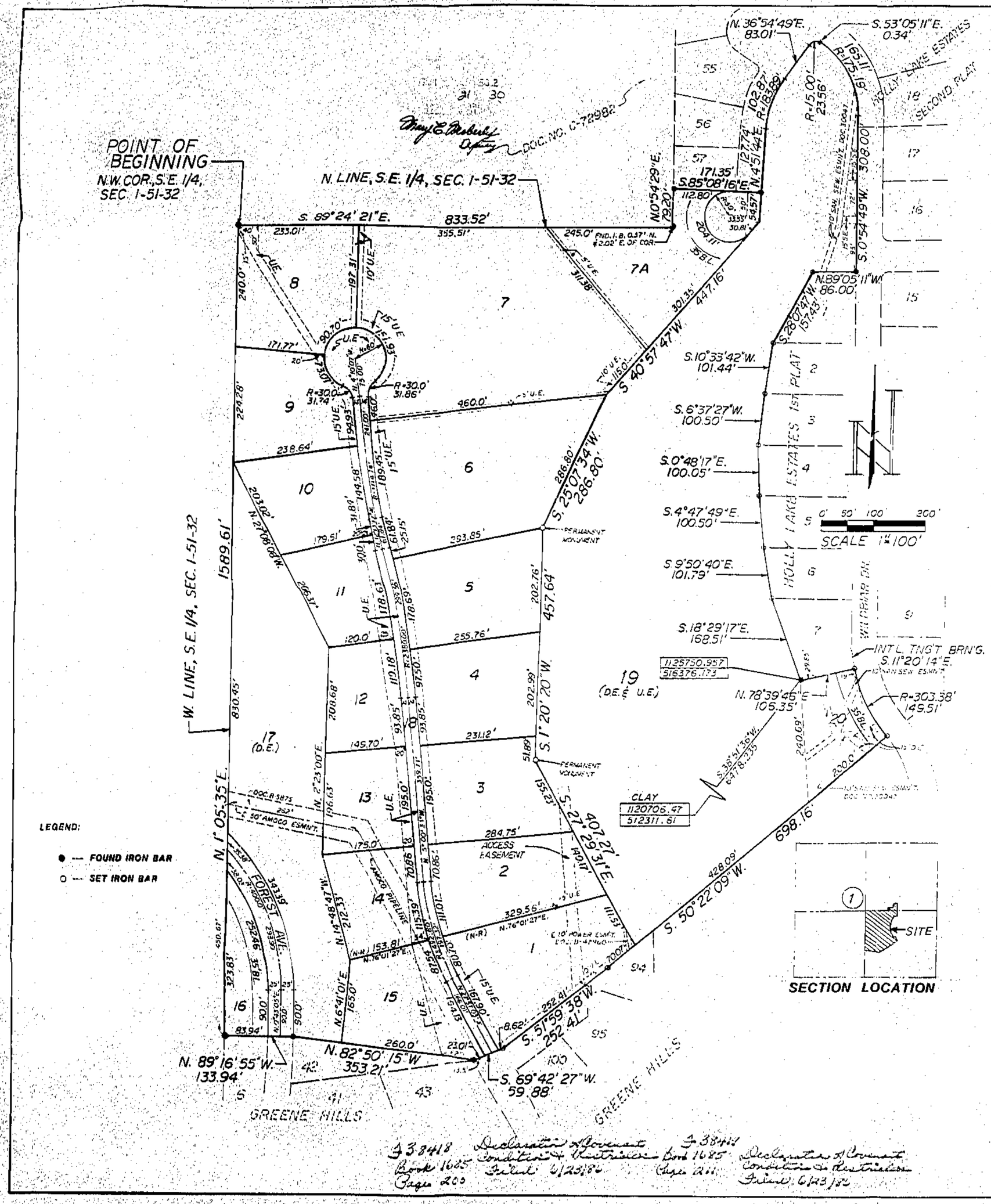
Clay County, Missouri
Land Survey Document



FINAL PLAT P 38300 JUN

HOLLY LAKE ESTATES THIRD PLAT

Legal Description:

A part of the East half of Section 1, Township 51, Range 32, and parts of GREENE HILLS and the Resurvey of lots 68, 76, 77, 78 and 79, GREENE HILLS, additions of land in Liberty, Clay County, Missouri, described as follows: Beginning at the Northwest corner of the Southeast quarter of said Section 1; thence South 89 degrees, 24 minutes, 21 seconds East, 833.52 feet (measured), 836.43 feet (deed); thence North 0 degrees, 54 minutes, 49 seconds East along the Easterly boundary of a tract described under Document No. C-72982 in the Recorder's Office, 79.20 feet; thence South 85 degrees, 08 minutes, 16 seconds East, 171.35 feet; thence North 4 degrees, 51 minutes, 44 seconds East, 127.74 feet to a point of curve, said curve having a radius of 183.69 feet; thence along said curve to the right a distance of 102.87 feet; thence North 36 degrees, 54 minutes, 49 seconds East, 83.01 feet to a point of curve, said curve having a radius of 15.00 feet; thence along said curve to the right a distance of 23.56 feet; thence South 53 degrees, 05 minutes, 11 seconds East, 0.34 feet to a point of curve, said curve having a radius of 175.19 feet; thence along said curve to the right a distance of 165.11 feet; thence South 0 degrees, 54 minutes, 49 seconds West along the Westerly line of Wildwier Drive 308.00 feet to the Northeast corner of lot 1, HOLLY LAKE ESTATES 1st plat; thence North 89 degrees, 05 minutes, 11 seconds West, 86.00 feet to the Northwest corner of said lot 1; (The subsequent nine courses are along the Westerly boundary of said subdivision); thence South 28 degrees, 07 minutes, 47 seconds West, 157.43 feet; thence South 10 degrees, 33 minutes, 42 seconds West, 101.44 feet; thence South 6 degrees, 37 minutes, 27 seconds West, 100.50 feet; thence South 0 degrees, 48 minutes, 17 seconds East, 100.05 feet; thence South 4 degrees, 47 minutes, 49 seconds East, 100.50 feet; thence South 9 degrees, 50 minutes, 40 seconds East, 101.79 feet; thence South 18 degrees, 29 minutes, 17 seconds East, 168.51 feet to the Southwest corner of lot 7 of said HOLLY LAKE ESTATES 1st plat; thence North 78 degrees, 39 minutes, 46 seconds East, 106.35 feet to a point on a curve, said curve having a radius of 303.38 feet; thence along said curve to the left with an initial tangent bearing of South 11 degrees, 20 minutes, 14 seconds East a distance of 149.51 feet; thence South 50 degrees, 22 minutes, 09 seconds West, 698.16 feet to the point of curve on the Southeasterly line of lot 75 in said GREENE HILLS; thence South 51 degrees, 59 minutes, 38 seconds West 252.41 feet to the Southwest corner of lot 76 in the Resurvey of lots 68, 76, 77, 78 and 79 GREENE HILLS; thence South 69 degrees, 42 minutes, 27 seconds West, 59.88 feet to the Southeast corner of lot 42 in said GREENE HILLS; thence North 82 degrees, 50 minutes, 15 seconds East, 353.21 feet to where the South line of lot 7 produced East intersects with the West line of said lot 42; thence North 89 degrees, 16 minutes, 55 seconds West along the South line of said lot 7 and its prolongation, 133.94 feet to a point on the West line of said Southeast quarter; thence North 1 degree, 05 minutes, 35 seconds East along the said West line, 1589.61 feet (measured), 1589.20 feet (deed) to the point of beginning.

DEDICATION: 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 HOLLY LAKE ESTATES 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 followed by the words: of platted HOLLY LAKE ESTATES THIRD PLAT, a subdivision in Liberty, Clay County, Missouri.

Lots 17, 18 and 19 as designated on the accompanying plat, are intended to be devoted to the common use and enjoyment of all owners and residents of the subdivision as members of the Holly Lake Estates Third Plat Homeowners Association, subject to the terms and provisions of the Dedication of Restrictions and Covenants.

An easement or license is hereby granted to the City of Liberty, Missouri, and to the Utility Companies franchised, 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 all of them upon, under and along the strips of land outlined on this plat and designated "Utility Easement" 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 "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, the undersigned proprietors have hereunto set their hands this 2nd day of June, 1986.

Harry L. Vieira — Mark Bond
Harry L. Vieira — Mary M. Bond

State of Missouri }
County of Clay } SS

On this 2nd day of June, 1986, before me personally appeared the above persons, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in my office in said County and State the day and year last written above.

My commission expires: August 2, 1986 — Notary Public

IN TESTIMONY WHEREOF, the undersigned proprietors have hereunto set their hands this _____ day of _____, 19__.

Richard T. Curran — Carleen Curran

State of Missouri }
County of Clay } SS

On this 12th day of June, 1986, before me personally appeared the above persons, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in my office in said County and State the day and year last written above.

My Commission expires: August 2, 1986 — Notary Public

Approved by the Planning and Zoning Commission of the City of Liberty this April 22, 1986
Chairman - Aaron M. Reuck

Approved by the City Council of the City of Liberty this 28 April, 1986. Ordinance No. 5129.
Mayor - Glenne Y. Todd — Deputy City Clerk - Donna L. Hallows — City Attorney

This plat prepared by: Environmental Designers, Ltd., 17000 Kentucky Rd., Independence, Missouri, 64056

I hereby certify that this survey was executed in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey.

R. Don Weisbrod, LS - 1430 — 5-20-86

RECEIVED JUN 02 1986 — COMMUNITY DEVELOPMENT DEPARTMENT CITY OF LIBERTY, MISSOURI

11/14/88 9:11
Plats

S 38418 Declaration of Covenant Conditions & Restrictions Book 1685 Page 200 Filed 6/23/86

S 38441 Declaration of Covenant Conditions & Restrictions Book 1685 Page 211 Filed 6/23/86

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