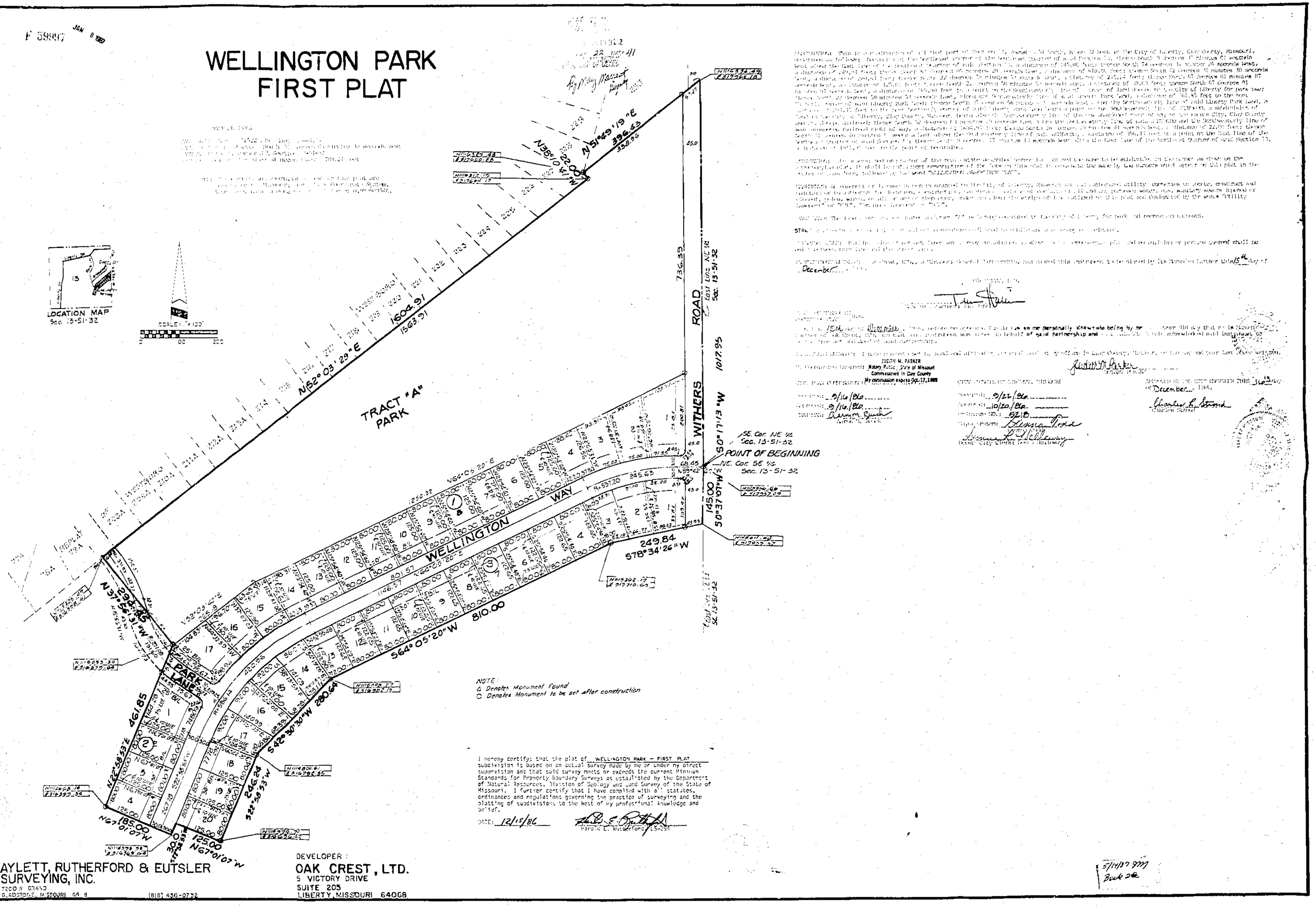
Clay County, Missouri
Land Survey Document

F 59997 JAN 8 1980

WELLINGTON PARK
FIRST PLAT



Description: This is a subdivision of all that part of the Southeast Quarter of Section 13, Township 51 North, Range 32 West, in the City of Liberty, Clay County, Missouri, described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section 13; thence South 0 degrees 17 minutes 01 seconds West along the East line of the Southeast Quarter of said Section 13, a distance of 1017.95 feet; thence South 60 degrees 17 minutes 13 seconds West, a distance of 736.39 feet; thence North 35 degrees 10 minutes 22 seconds West, a distance of 396.43 feet; thence North 51 degrees 49 minutes 19 seconds East, a distance of 1502.91 feet; thence North 62 degrees 03 minutes 29 seconds East, a distance of 1563.91 feet; thence South 37 degrees 54 minutes 31 seconds West, a distance of 461.85 feet; thence South 22 degrees 38 minutes 53 seconds East, a distance of 246.24 feet; thence South 67 degrees 01 minutes 07 seconds West, a distance of 185.00 feet; thence North 22 degrees 38 minutes 53 seconds West, a distance of 185.00 feet; thence North 67 degrees 01 minutes 07 seconds West, a distance of 185.00 feet to a point on the Southeasterly line of land dedicated to the City of Liberty for park uses; thence South 22 degrees 38 minutes 53 seconds East, along the Southeasterly line of said Liberty Park land, a distance of 30.45 feet to the most Southerly corner of said Liberty Park land; thence North 67 degrees 01 minutes 07 seconds West, along the Southwesterly line of said Liberty Park land, a distance of 185.00 feet to the most Westerly corner of said Liberty Park land; thence North 22 degrees 38 minutes 53 seconds East, along the Northwesterly line of said Liberty Park land, a distance of 246.24 feet to the most Northerly corner of said Liberty Park land; thence South 42 degrees 30 minutes 30 seconds West, along the Southeasterly line of said Liberty Park land, a distance of 280.64 feet; thence South 64 degrees 05 minutes 20 seconds West, a distance of 810.00 feet; thence South 78 degrees 34 minutes 26 seconds West, a distance of 249.84 feet; thence South 0 degrees 37 minutes 07 seconds West, a distance of 145.00 feet to the point of beginning.

Dedication: The undersigned owner of the real estate shown and described herein has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall be known as "WELLINGTON PARK - FIRST PLAT". Streets and roads not dedicated to the public are hereby dedicated for the use of the City of Liberty, Clay County, Missouri, for ingress and egress, and for the installation, maintenance, and operation of sewer, water, gas, electric and other utility lines and facilities, and for such other purposes as may be deemed desirable by the City of Liberty, Clay County, Missouri, and shall be maintained by the City of Liberty, Clay County, Missouri, or the authorized utility companies or parties, and no building or other permanent structure shall be built or placed upon said streets and roads. Utility easements are hereby granted to the City of Liberty, Clay County, Missouri, and to the utility companies and their successors and assigns, for the installation, maintenance, and operation of sewer, water, gas, electric and other utility lines and facilities, and for such other purposes as may be deemed desirable by the City of Liberty, Clay County, Missouri, and shall be maintained by the City of Liberty, Clay County, Missouri, or the authorized utility companies or parties, and no building or other permanent structure shall be built or placed upon said utility easements.

Utility easements are hereby granted to the City of Liberty, Missouri, and to authorized utility companies for water, sewer, and other utility connections to serve, construct and maintain in, upon, over, under, and through the utility easements shown on the plat, and the right to trim or remove trees, shrubs or other obstructions to the extent necessary to keep the easements clear for the installation of the lines and facilities to be installed in said easements by the owner "Utility Easement" or "U.E." on the plat, hereinafter "U.E.".

Lot 1 of Block 1 is hereby reserved for the benefit of the City of Liberty, Missouri, for park and recreation purposes.

Street [illegible] shall be maintained by the City of Liberty.

[illegible] shall be established on private property shall be [illegible] and shall be maintained by the property owner.

In witness whereof, the undersigned, being a Missouri General Partnership, has caused this instrument to be signed by its Managing Partner this 15th day of December, 1980.

[illegible]

STATE OF MISSOURI
COUNTY OF CLAY

On this 15th day of December, 1980, before me appeared [illegible] to me personally known who being by me duly sworn, did say that he is the Managing Partner of the Oak Crest, Ltd., a Missouri General Partnership, and that said instrument was signed on behalf of said partnership and said [illegible] acknowledged said instrument to be the free act and deed of said partnership.

[illegible]

JUDITH M. PARKER
Notary Public, State of Missouri
Commissioned in Clay County
My commission expires Oct. 17, 1983

Judith M. Parker
Notary Public

Approved by the Planning Commission this 16th day of December, 1980.

Charles E. Strunk
Planning Director

Approved by the City Council this 16th day of December, 1980.

[illegible]
Mayor, City of Liberty, Missouri

Approved by the City Engineer this 16th day of December, 1980.

[illegible]
Assistant City Engineer, Liberty, Missouri

Approved: 9/22/80
Approved: 10/20/80
Approved: 9/16/80
Approved: 9/16/80
Approved: 12/10
Approved: [illegible]
Approved: [illegible]

I hereby certify: that the plat of WELLINGTON PARK - FIRST PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 12/15/80

Harold E. Rutherford, PLS-[illegible]

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Book 26

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