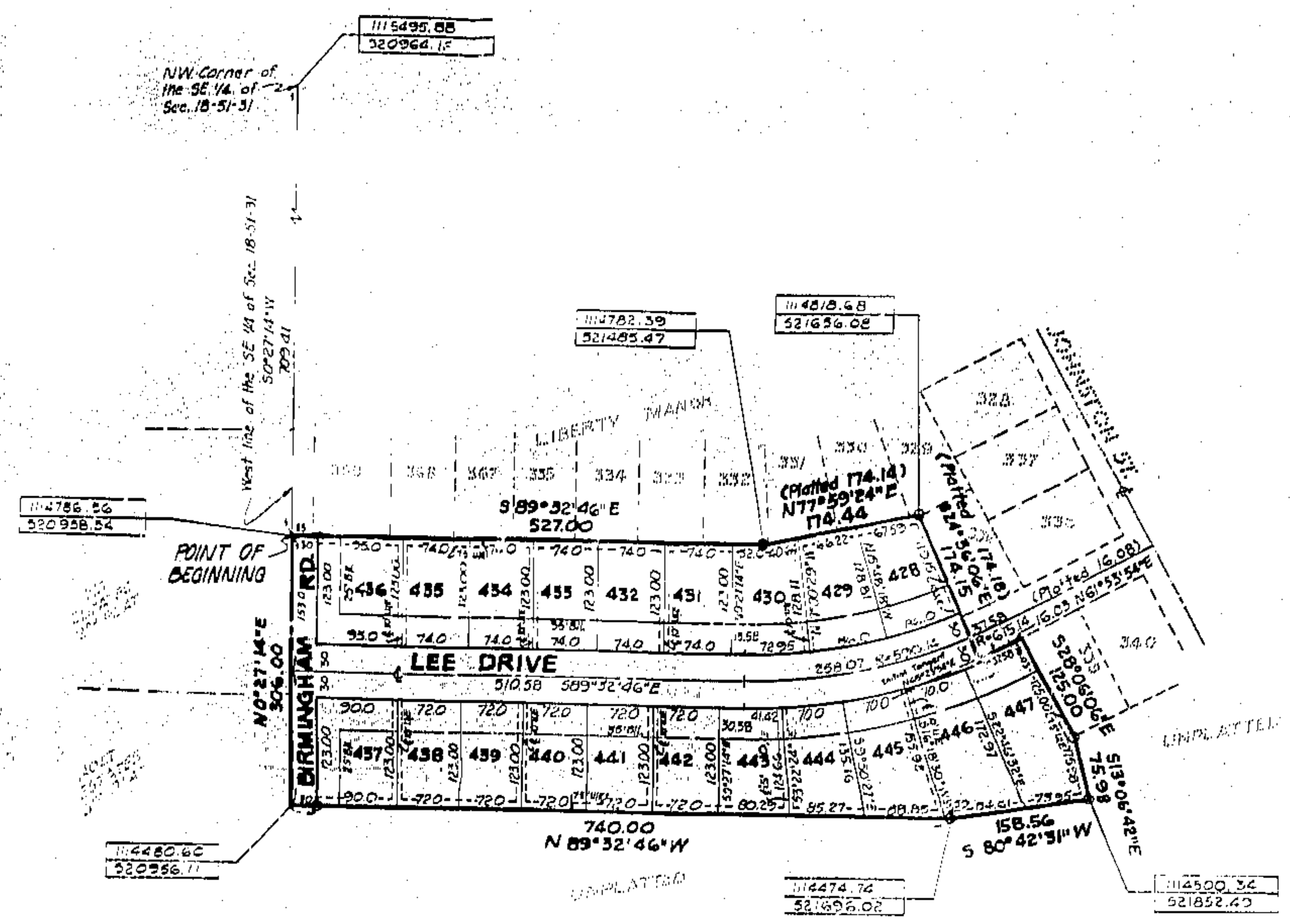
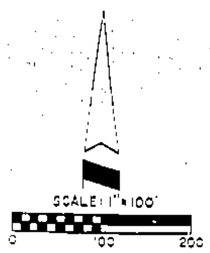
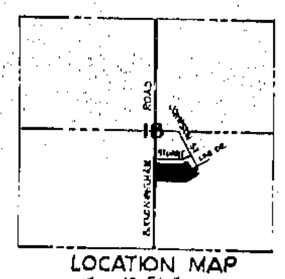
F 83816

LIBERTY MANOR

LOTS 428-447







LOCATION MAP
Sec. 18-51-31

BEARINGS TABLE

Centerline N. 1119527.15 E. 518661.34
Centerline Co. Point "A" S. 77 degrees, 25 minutes, 40 seconds East, 2300.83 feet
Point "A" to Point of Beginning North 0 degrees, 26 minutes, 50 seconds East, 214.16 feet.

O Denotes Monument Set.

I hereby certify that the plat of LIBERTY MANOR 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 subdivision to the best of my professional knowledge and belief.

DATE: 6/10/87

Harold C. Rutherford, LS-298

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7200 N. GRAND
GLADSTONE, MISSOURI 64118
(816) 436-0732

STATE OF MO.
CLAY COUNTY
RECORDED
20 98
RECORDER OF DEEDS
By Mary Manuel Dept

DESCRIPTION: This is a subdivision of all that part of the Southeast Quarter of Section 18, Township 51 North, Range 31 West in the City of Liberty, Clay County, Missouri, described as follows: Commencing at the Southeast corner of the Southeast Quarter of Section 18; thence South 0 degrees 27 minutes 14 seconds East, along the West line of said Quarter Section, a distance of 709.41 feet to the Point of Beginning of the tract of land herein to be described; thence South 89 degrees 32 minutes 46 seconds East along the South line of Lots 360, 368, 367, 336, 334, 333 and 332, LIBERTY MANOR, a subdivision of land in the City of Liberty, Clay County, Missouri, a distance of 527.00 feet to an angle point in the South line of said Lot 332; thence North 77 degrees 59 minutes 24 seconds East along the Southerly line of Lots 332, 331, 330 and 329 of said LIBERTY MANOR; a distance of 174.44 feet (Platted 174.14 feet) to the Southeasterly corner of Lot 329 of said LIBERTY MANOR; thence South 24 degrees 56 minutes 06 seconds East along the southwesterly line of said Lot 328 and the southwesterly prolongation thereof, a distance of 174.54 feet (platted 174.14 feet) to a point on the Northwesterly line of Lee Street; thence Southwesterly along the Southwesterly line of Lee Street and along a curve to the left, the initial tangent having a bearing of South 16 degrees 55 minutes 54 seconds East, radius of 1410.00 feet, an arc distance of 32.58 feet (platted 16.08 feet); thence South 28 degrees 06 minutes 00 seconds East, a distance of 125.00 feet; thence South 13 degrees 06 minutes 42 seconds East, a distance of 75.98 feet; thence South 80 degrees 42 minutes 51 seconds West, a distance of 158.56 feet; thence North 89 degrees 32 minutes 46 seconds West, a distance of 740.00 feet to the Point of Beginning.

DEDICATION: The undersigned proprietors of the real estate described herein 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 "LIBERTY MANOR".

EASEMENTS: An easement or license is here 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 purposes water, gas, sanitary sewers, poles and wires, on all or any of the areas under and along the strips of land outlined on this plat and designated by the words "Utility Easement" or "U/E".

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 the line and the street line.

IN TESTIMONY WHEREOF: Have hereunto set our hand. Real Estate and Insurance Agency, Inc., a corporation in the State of Illinois, has caused these presents to be signed by its President, attested by its Secretary, and its Corporate Seal to be affixed this 19th day of June, 1987.

(SEAL) REAL ESTATE AND INSURANCE AGENCY, INC.

President
Secretary

STATE OF MISSOURI
COUNTY OF CLAY

On this 19th day of June, 1987, before me personally appeared the above to me personally known who being by me duly sworn did say that he is President of Real Estate and Insurance Agency, Inc., and that the seal affixed to this instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said President acknowledged said instrument to be free act and deed of said corporation.

Notary Public

PUBLIC STATE OF MISSOURI
CLAY CO.
MY COMMISSION EXPIRES AUG 10 1987

CITY PLAN COMMISSION OF LIBERTY, MISSOURI

Approved: 6-17-86
Approved: 7-22-86
Chairman

CITY OF LIBERTY, MISSOURI

Approved: 7-28-86
Approved: 8-11-86
Ordinance No. 5184
Mayor
City Clerk

Approved by the City Engineer this 15th day of July, 1987.

City Engineer

10/16/87 Lot 1 PB 22