Clay County, Missouri
Land Survey Document

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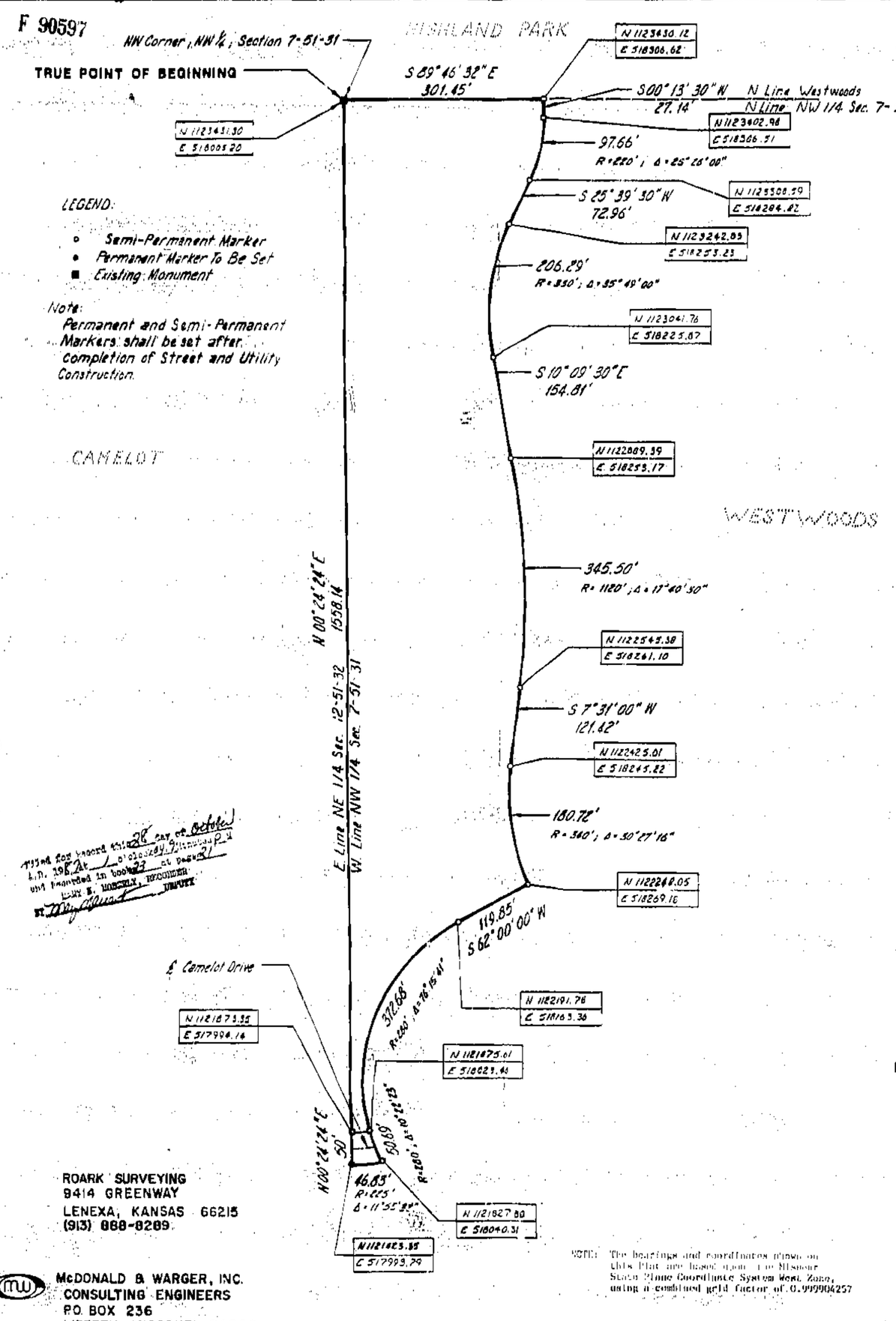

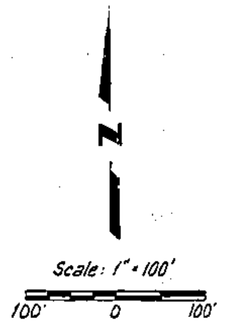

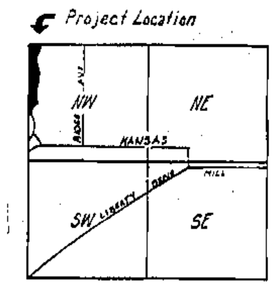

VICINITY MAP
Section 7-51-31

Filed for record this 28 day of October A.D. 1987 at 9 o'clock A.M. and recorded in Book 23 at Page 31 and fee paid
LINK E. HORSLEY, RECORDER
By Margaret Miller DEPUTY

ROARK SURVEYING
9414 GREENWAY
LENEXA, KANSAS 66215
(913) 888-8289

McDONALD & WARGER, INC.
CONSULTING ENGINEERS
P.O. BOX 236
LIBERTY, MISSOURI 64068
(816) 781-6182

NOTE: The bearings and coordinates shown on this Plat are based upon the Missouri State Plane Coordinate System West Zone, using a combined grid factor of 0.999904257

DEVELOPERS:

WESTLAND INDUSTRIES, INC.
P.O. BOX 296
LIBERTY, MO. 64068

C. GERALD JAMES & MARY JANE JAMES
1331 CAMELOT DRIVE
LIBERTY, MO. 64068

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

9/1/88 PM
Book 23

STATE OF MISSOURI
DANIEL R. ROARK
NUMBER LS-1995
REGISTERED LAND SURVEYOR

PLAT OF WESTWOODS - 6TH PLAT

This is a survey of a part of the NW 1/4 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 NW 1/4 of said Section 7, said Northwest corner being the true point of beginning of subject tract; thence South 89°46' 32" East, along the North line of the NW 1/4 of said Section 7, a distance of 301.45 feet; thence South 00°13' 30" West, a distance of 27.14 feet; thence along a curve to the right, having a radius of 220 feet, a central angle of 25°26' 00", a distance of 97.66 feet; thence South 25° 39' 50" West, a distance of 72.96 feet; thence along a curve to the left, having a radius of 330 feet, a central angle of 35°49' 00", a distance of 206.29 feet; thence South 10°09' 30" East, a distance of 154.81 feet; thence along a curve to the right, having a radius of 1120 feet, a central angle of 17°40' 30", a distance of 345.50 feet; thence South 7°31' 00" West, a distance of 121.42 feet; thence along a curve to the left, having a radius of 340 feet, a central angle of 30° 27' 16", a distance of 180.72 feet; thence South 62°00' 00" West, a distance of 114.85 feet; thence along a curve to the left, having a radius of 280 feet, a central angle of 76°15' 41", a distance of 372.68 feet; thence along a curve to the left, having a radius of 280 feet, a central angle of 10°22' 23", a distance of 50.68 feet; thence along a curve to the right, having a radius of 225 feet, a central angle of 11°55' 32", and whose initial tangent is South 78°28' 57" West, a distance of 46.83 feet; thence North 00°24' 24" East, a distance of 50.00 feet; thence continuing North 00°24' 24" East, a distance of 1558.14 feet, to the true point of beginning of subject tract, containing 7.647 acres, more or less of unplatted land.

The undersigned proprietors of the property described herein have designated said property to be known hereafter as "WESTWOODS, SIXTH PLAT". Said description may be supplemented by individual unit numbers as set forth by a Certificate of Survey recorded on any of said WESTWOODS, SIXTH PLAT and filed on record in the Office of Recorder of Deeds, Clay County, Missouri, concurrently herewith and hereafter by the owner of said unit.

The Declaration of Covenants, Conditions and Restrictions for Block 1, WESTWOODS, a subdivision in the City of Liberty, Clay County, Missouri and filed in the Recorder of Deeds Office for Clay County, Missouri on September 20, 1979, in Book 1369, beginning on Page 778, are adopted and incorporated herein as the Covenants, Conditions and Restrictions of this WESTWOODS, SIXTH PLAT, all such covenants, conditions and restrictions for both WESTWOODS and WESTWOODS, SIXTH PLAT, to be and are hereby made one and the same.

An easement or license is hereby granted to the City of Liberty, Missouri, or the serving 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 open, 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 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 Easmt." 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 October, 1987.

WESTLAND INDUSTRIES, INC.

Frank D. Miller, President

ATTEST: Margaret Miller, Secretary

STATE OF Missouri }
COUNTY OF Clay } SS:

BE IT REMEMBERED that on this 2nd day of October, 1987, 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.

My Appointment Expires: March 31, 1989

Rhonda L. Hagnefe
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 }
COUNTY OF Clay } SS:

BE IT REMEMBERED, that on this 2nd day of October, 1987, 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.

My Appointment Expires: March 31, 1989

Rhonda L. Hagnefe
Notary Public

APPROVED by the Planning and Zoning Commission of the City of Liberty the 19 day of May, 1987.

Aaron M. Kadck
Chairman - Aaron M. Kadck

APPROVED by the City Council of the City of Liberty the 8TH day of JUNE, 1987 Ordinance No. 5334

Glenna Y. Todd
Mayor - Glenna Y. Todd

Clai B. Frost
Deputy City Clerk - Donna L. Holloway

Charles L. Stroud 10-7-87
City Engineer - Charles L. Stroud

This plat prepared by: Roark Surveying, 9414 Greenway Lane, Lenexa, Kansas 66215

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

Daniel R. Roark 10-7-87
Daniel R. Roark, LS-1995