Clay County, Missouri
Land Survey Document

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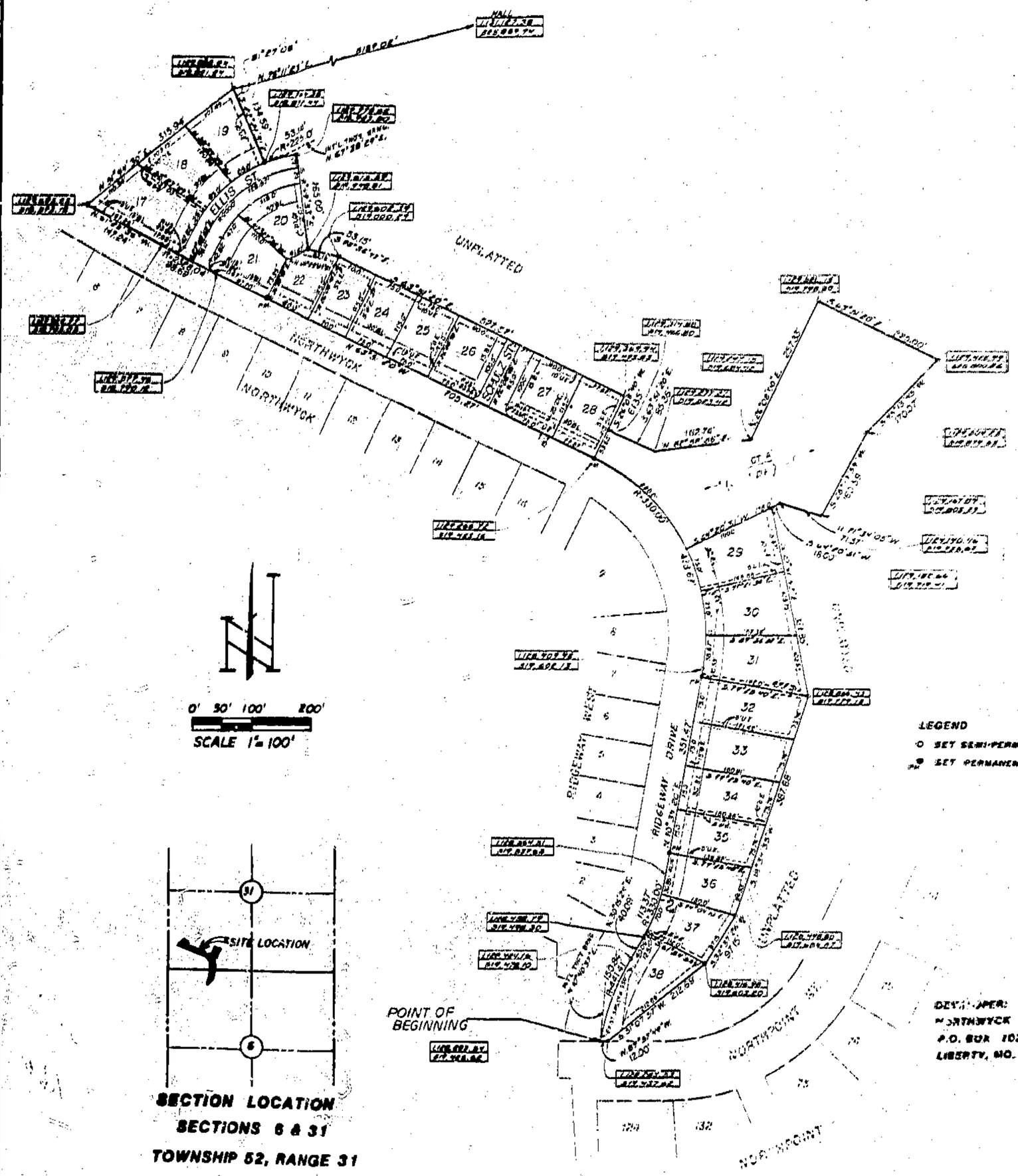
G 2561

FINAL PLAT

NORTHWYCK PARK FIRST PLAT

LIBERTY, CLAY COUNTY, MISSOURI

STATE OF MO.
CLAY COUNTY
[illegible]
88 M 28 A 9:17
[illegible] 33 [illegible] 52
MARYE MASSEY
RECORDER OF DEEDS



Legal Description:

All that part of the Northeast quarter of Section 6, Township 51, Range 31, and the Southeast quarter of Section 31, Township 52, Range 31, all in Liberty, Clay County, Missouri, more particularly described as follows: Beginning at a point on the Northerly line of NORTHPOINT, a subdivision in said City and County, said point being 70.44 feet East of the Northwest corner of said NORTHPOINT, said point also being on the Easterly right-of-way of Ridgeway Drive, said point also being on a curve having an initial tangent bearing of North 20 degrees, 40 minutes, 37 seconds East (the following 5 courses are along the Easterly right-of-way of Ridgeway Drive and the Northerly right-of-way of Northwick); thence along said curve to the right having a radius of 469.46 feet, a distance of 150.08 feet to a point of tangency; thence North 30 degrees, 15 minutes, 23 seconds East, 85.09 feet to a point of curve having a radius of 330.00 feet; thence along said curve to the left, 111.37 feet to a point of tangency; thence North 19 degrees, 38 minutes, 20 seconds East, 351.47 feet to a point of curve having a radius of 330.00 feet; thence along said curve to the left, 438.47 feet to a point of tangency; thence North 83 degrees, 51 minutes, 20 seconds West, 752.39 feet to a point of curve having a radius of 2328.06 feet; thence along said curve to the right, 70.69 feet to a point of tangency; thence North 83 degrees, 25 minutes, 16 seconds West, 147.13 feet; thence North 51 degrees, 34 minutes, 30 seconds East, 105.46 feet; thence South 22 degrees, 23 minutes, 13 seconds East, 158.59 feet to a point on a curve having a radius of 225.00 feet; thence Easterly along said curve to the right with an initial tangent bearing of North 67 degrees, 38 minutes, 29 seconds East, a distance of 53.13 feet; thence South 8 degrees, 48 minutes, 33 seconds East, 185.00 feet; thence South 75 degrees, 32 minutes, 43 seconds East, 53.15 feet; thence South 63 degrees, 51 minutes, 20 seconds East, 527.57 feet; thence South 26 degrees, 08 minutes, 40 seconds West, 81.15 feet; thence South 63 degrees, 51 minutes, 20 seconds East, 85.38 feet; thence North 40 degrees, 54 minutes, 59 seconds East, 186.71 feet; thence North 28 degrees, 55 minutes, 40 seconds East, 257.33 feet; thence South 67 degrees, 56 minutes, 20 seconds East, 235.08 feet; thence South 45 degrees, 13 minutes, 46 seconds West, 270.48 feet; thence South 28 degrees, 19 minutes, 56 seconds West, 160.50 feet; thence North 71 degrees, 30 minutes, 06 seconds West, 22.37 feet; thence South 65 degrees, 28 minutes, 31 seconds West, 102.08 feet; thence South 19 degrees, 41 minutes, 32 seconds East, 121.35 feet; thence South 12 degrees, 34 minutes, 15 seconds West, 307.28 feet; thence South 37 degrees, 37 minutes, 48 seconds West, 90.95 feet; thence South 57 degrees, 07 minutes, 47 seconds West, 312.67 feet; thence North 89 degrees, 57 minutes, 48 seconds West, 57.00 feet to the point of beginning. (Containing 7.9881 acres.)

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 NORTHWYCK PARK FIRST 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 NORTHWYCK PARK FIRST PLAT, a subdivision in Liberty, Clay County, Missouri."

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 or use of conduits, for all and any purpose, water, gas, and sewer mains, poles, wires, anchors and appurtenances over, on or in all of them upon, under and along the strips of land designated on this plat and designated "U.E." or "D.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 overland flow, and underground drainage conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "D.E." or "D.E."

[illegible] shown on this plat are hereby dedicated to public use and hereby so dedicated.

[illegible] as shown on this plat and not [illegible] shall be [illegible] on the [illegible] thereon.

The undersigned owners, Northwyck Development Company, has caused these presents to be [illegible] by its President and attested by its Secretary this 13th day of February, 1988.

Robert J. Ell, President

Gary D. Schly, Secretary

State of Missouri
County of Clay

On this 13th day of February, 1988, before me appeared Robert J. Ell, to me personally known, who being by me duly sworn did state that he is the President of Northwyck Development Company and that the seal affixed to the foregoing instrument is the seal of said Corporation and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors and that said Robert J. Ell acknowledged said instrument to be the free act and deed of said Corporation.

My Commission expires September 24, 1987

Terry L. Wolf
Notary Public

Approved by the Planning and Zoning Commission of the City of Liberty this 2/16/88

Chairman - Aaron M. Rouse

Approved by the City Council of the City of Liberty this 12th day of [illegible] Ordinance No. [illegible]

Mayor - Dennis R. Carter

Deputy City Clerk - Donna L. Mallory

City Engineer - Charles Sproul

This plat prepared by: Environmental Designers, Ltd., 3800 North Mazon Highway, Sugar Creek, Missouri 64050

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.

2-24-88
Date

Licensed Professional Land Surveyor

State Coordinates and coordinates shown hereon are based on Missouri State Plane Coordinate System [illegible] Zone [illegible]

9/1/88 [illegible]
Book 23