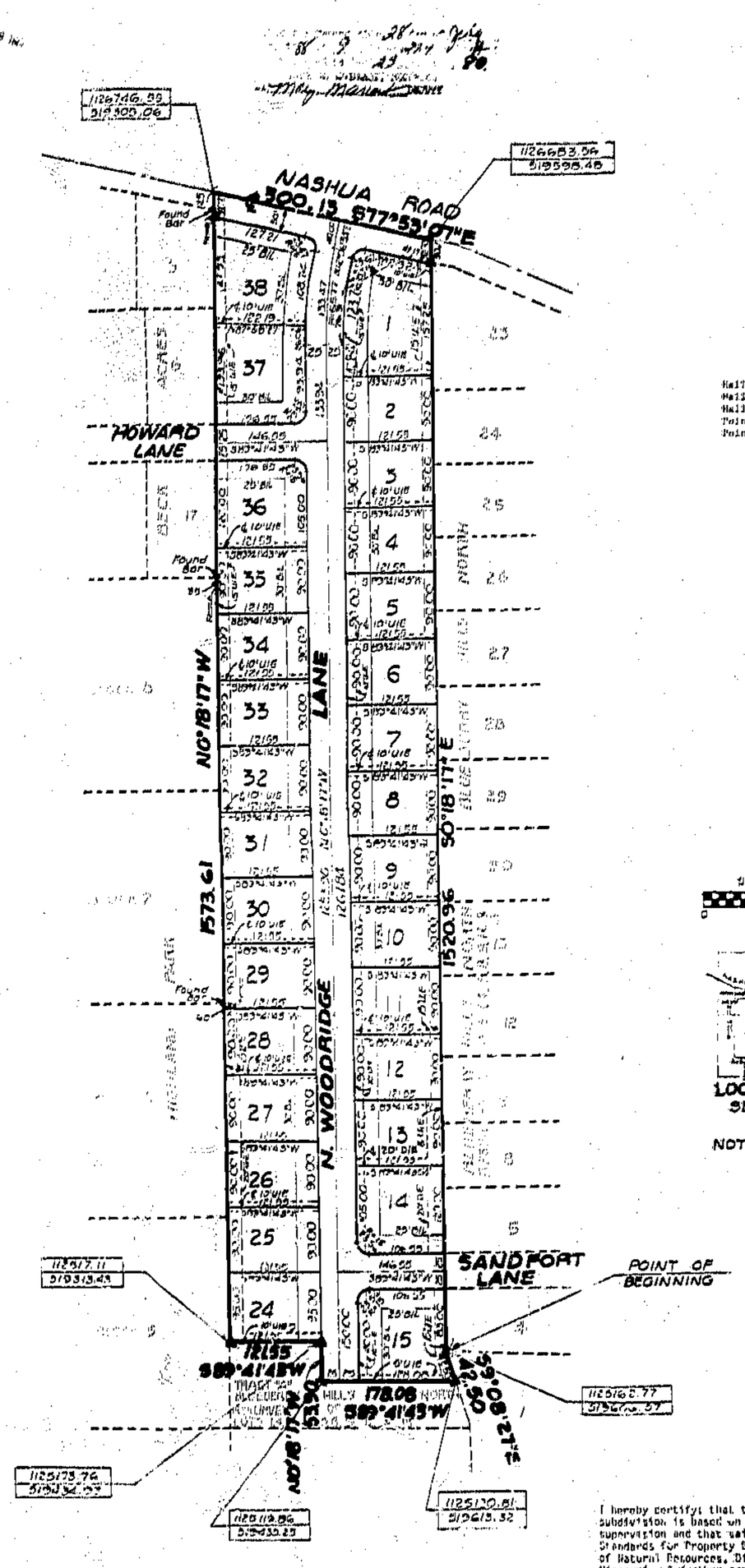
Clay County, Missouri
Land Survey Document

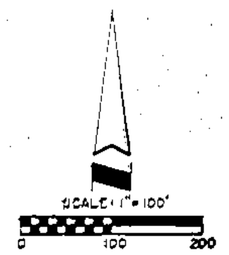
G 14213

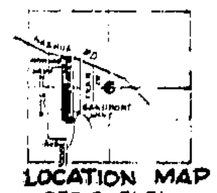
BLUEBERRY HILLS WEST
FIRST PLAT



TRAVERSE TABLE

Hall 1431127.38 North 522859.24 East
Hall Site Tank South 4 degrees 09 minutes 09 seconds West
Hall to Point "A" South 46 degrees 47 minutes 46 seconds West 4056.56 feet
Point "A" to Point "B" South 0 degrees 39 minutes 55 seconds East 928.36 feet
Point "B" to point of beginning





LOCATION MAP
SEC 6-51-31

NOTE: The Coordinates and bearings shown on this plat are based upon the Missouri State Plane Coordinate System, West Zone using a combined Grid Factor of 0.9999304737

Δ Denotes Monument to be set after construction of streets and utilities

Declaration Covenants - Restrictions
Co 14814 filed 7/28/88
Book 1867 Page 413

DESCRIPTION: This is a subdivision of part of Section 6, Township 51 North, Range 31 West, in the City of Liberty, Clay County, Missouri including part of Tract "A", BLUEBERRY HILLS NORTH RESURVEY OF LOTS 1,4,5,8,9,12 and 13, a subdivision of land in the City of Liberty, Clay County, Missouri, all of which is more particularly described as follows: Beginning at the Northwest Corner of Lot 1 of said BLUEBERRY HILLS NORTH RESURVEY OF LOTS 1,4,5,8,9,12 and 13; thence South 0 degrees, 08 minutes, 39 seconds East along the West line of said Lot 1, a distance of 42.50 feet; thence South 89 degrees, 41 minutes, 43 seconds West, a distance of 51.90 feet; thence South 0 degrees, 18 minutes, 17 seconds West, a distance of 878.08 feet; thence North 0 degrees, 18 minutes, 17 seconds West, a distance of 1573.61 feet to a point on the East line of HIGHLAND PARK, a subdivision of land in the City of Liberty, Clay County, Missouri; thence North 0 degrees, 18 minutes, 17 seconds West along the East line of said HIGHLAND PARK and the East line of BECK ACRES, a subdivision of land in the City of Liberty, Clay County, Missouri, a distance of 1573.61 feet to a point on the Centerline of Nashua Road; thence South 77 degrees, 53 minutes, 07 seconds East along the Centerline of Nashua Road, a distance of 300.13 feet to a point on the West line of BLUEBERRY HILLS NORTH, a subdivision of land in the City of Liberty, Clay County, Missouri; thence South 0 degrees, 18 minutes, 17 seconds East along the West line of said BLUEBERRY HILLS NORTH and the West line of Lots 4,5,8,9,12, and 13 of said BLUEBERRY HILLS NORTH RESURVEY OF LOTS 1,4,5,8,9,12 and 13, a distance of 1520.96 feet to the Point of Beginning. Containing 10.587 Acres more or less.

DEDICATION: The undersigned proprietors of the real estate described hereon 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 "BLUEBERRY HILLS WEST - FIRST PLAT".

EASEMENTS: An easement or license is hereby granted to the City of Liberty, Missouri, to locate, construct and maintain, and to authorize the location, construction, maintenance or use of conduits, gas and water mains, poles, wires, anchors and appurtenances thereto, or any or all of them, 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".

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 this line and the street line.

IN TESTIMONY WHEREOF: West Blueberry Hills Development Corporation, a corporation in the State of Missouri, has caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be affixed this 14th day of June, 1988.

WEST BLUEBERRY HILLS DEVELOPMENT CORPORATION

Paul E. Painter, President

Carol A. Painter, Secretary

STATE OF MISSOURI
COUNTY OF Clay

On this 14th day of June, 1988, before me appeared Paul E. Painter to me personally known who being by me duly sworn did say that he is President of West Blueberry Hills Development Corporation, and that the seal affixed to this instrument is the Corporate Seal of said West Blueberry Hills Development Corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said Paul E. Painter acknowledged said instrument to be free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri, on the day and year last aforesaid.

My Commission Expires: [illegible]

Eleanor Beggs Jones, NOTARY PUBLIC

CITY COUNCIL COMPLETION OF LIBERTY, MISSOURI

RECEIVED: 6-16-88
APPROVED: 6-16-88
[illegible]
Justin M. Rabish

CITY COUNCIL OF LIBERTY, MISSOURI

RECEIVED: 7-11-88
APPROVED: May 9, 1988
ORDINANCE NO. 5849
Mayor: Deanna L. Todd
Deputy City Clerk: Donna L. Holloway

Approved by the City Engineer this 21st day of June, 1988.
Charles Schmid
City Engineer

I hereby certify that the plat of BLUEBERRY HILLS WEST 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: June 14, 1988

Harold E. Rutherford, L.S. 298

AYLETT, RUTHERFORD & EUTSLER
SURVEYING, INC.
7200 N. GRAND
GLADSTONE, MISSOURI 64118
(816) 436-0752

4/1/88 [illegible]
Book 23

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