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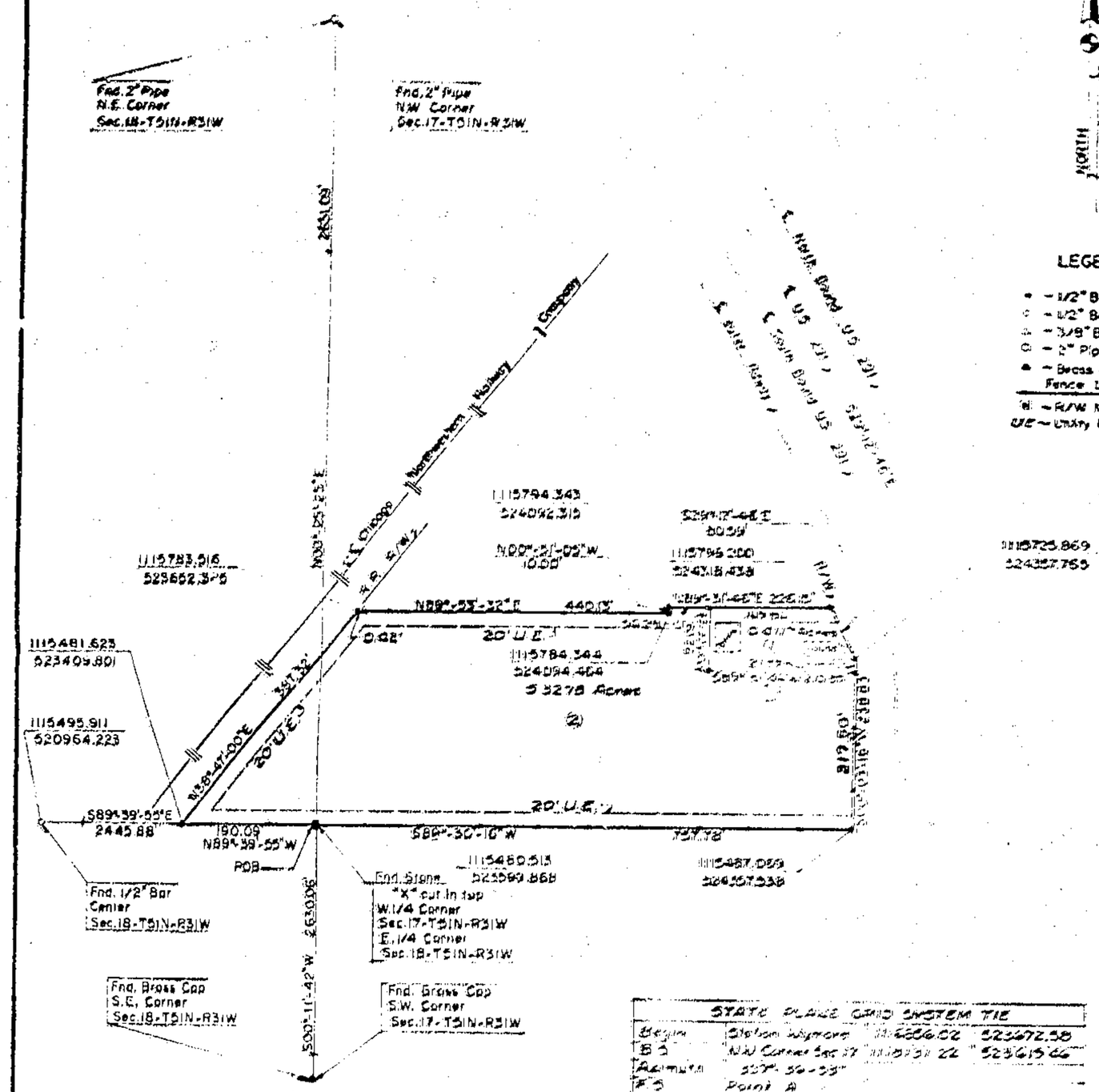
Clay County, Missouri
Land Survey Document

G 22303

NOV 7 - 1988

THOMAS ACRES



NORTH
Scale: 1" = 100'

GRAPHIC SCALE

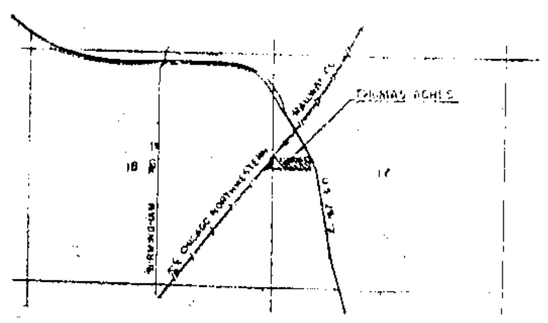
LEGEND

- ● – 1/2" Bar Set
- ○ – 1/2" Bar Found
- ⊕ – 3/8" Bar Found
- ⊙ – 2" Pipe Found
- ▲ – Brass Cap Found
- Fence Line
- R/W – R/W Marker
- U.E. – Utility Easement

1115725.869
524357.753

STATE PLANE GRID SYSTEM TIE			
Begin	Station Unknown	1115286.02	523572.58
B.S.	N.W. Corner Sec.17	1115159.22	523619.66
Azimuth	327°-56'-55"		
F.S.	Point A		
Azimuth	165°-03'-58"		
Ground Dist	720.62		
S.L. Dist	720.543	1116257.592	522012.276
F.S.	Point B		
Azimuth	167°-31'-06"		
Ground Dist	369.01		
S.L. Dist	369.349	1115774.360	522372.604
F.S.	Point C		
Azimuth	176°-20'-38"		
Ground Dist	179.01		
S.L. Dist	178.991	1115600.266	522537.145
F.S.	W.1/4 Corner Sec.17		
Azimuth	264°-27'-45"		
Ground Dist	806.60		
S.L. Dist	806.313	1115480.515	522569.868

B.S. = Back Sight
F.S. = Fore Sight
S.L. = Sea Level
Grid Factor = 0.9996995



VICINITY SKETCH

DESCRIPTION

A subdivision of land in the Southwest Quarter of the Northwest Quarter of Section 17 and the Southeast Quarter of the Northeast Quarter of Section 18, all in Township 51 North of the base line, Range 31 West of the fifth principal meridian, Liberty, Clay County, Missouri, described as follows: Beginning at the East Quarter Corner of said Section 18 (West Quarter Corner of said Section 17); thence from said point of beginning North 89°-39'-55" West, 190.09 feet along the south line of the Northeast Quarter of said Section 18 to the southeasterly right-of-way of the Chicago Northwestern Railway Company; thence North 38°-47'-00" East, 307.32 feet along said right-of-way to a point in the Southwest Quarter of the Northwest Quarter of said Section 17; thence North 89°-30'-32" East, 442.12 feet; thence North 00°-31'-05" West, 10.00 feet; thence North 89°-31'-46" East, 225.15 feet to the Westerly right-of-way of U.S. Highway Route 291; thence South 29°-12'-46" East, 80.53 feet along said right-of-way; thence South 00°-03'-16" West, 238.03 feet along said right-of-way to the south line of the Northwest Quarter of said Section 17; thence South 89°-30'-16" West, 727.70 feet along said south line to said point of beginning. Said subdivision contains 5.7395 acres comprising lots one and two and is subject to all easements, restrictions, and encumbrances of record. The bearing system is referenced to the Missouri Plane Coordinate System, West Zone. All distances given are ground distances. The grid factor equals 0.9996995.

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 Lot One and Two of Thomas Acres.

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: Thomas Acres

Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

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, for all and any purpose, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, on any or all of them upon, under and along the strips of land outlined on this plat and designated "UTILITY EASEMENT" or "U.E.".

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, the undersigned proprietors have hereunto set their hands this 27th day of June, 1988.

PROPRIETORS

Stanley A. Thomas, Jr. — Margaret Thomas

State of Missouri
County of Clay } ss

On this 27th day of June, 1988 before me personally appeared the above persons, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in said County and State the day and year last above written.

Barbara H. Ellington
Notary Public

My commission expires: Dec. 8, 1991

BARBARA H. ELLINGTON
NOTARY PUBLIC, STATE OF MISSOURI
CLINTON COUNTY
MY COMMISSION EXP. DEC. 8, 1991

10/11/89 PM
Plat Bk 24

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this 21 day of June, 1988.

Chairman, Aaron M. Rauch

Approved by the City Council of the City of Liberty this 21st day of June, 1988.

Ordinance No. 5555

Mayor, Glenna V. Faught

Deputy Clerk, Donna L. Williams

SEAL

Approved by the City Engineer of the City of Liberty this 19th day of September, 1988.

Charles L. Stroud

DEVELOPERS: Stanley A. Thomas, Jr. and J. Margaret Thomas
1118 Ridgeway Drive
Liberty, Missouri 64068
(816) 781-3400

This is to certify that this instrument was filed for record in the Clay County Register of Deeds' office on the ____ day of _____, 19__, in Book _____, Page _____.

RECORDER OF DEEDS
Mary E. Moberly

Entered on transfer records this ____ day of _____, 19__.

RECORDER OF DEEDS
Mary E. Moberly

I HEREBY CERTIFY that the within plat of THOMAS ACRES 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 the bearings shown on this plat are based on the State Plane Coordinate System, West Zone, that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners have been marked with permanent monumentation as indicated on this plat; that I have complied with all state and Clay County statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Signed William H. Dettmer
William H. Dettmer
Missouri RLS #1334

Date: 7/22/88

ASSOCIATED CONSULTANTS, INC.
CONSULTING ENGINEERS
P.O. BOX 573 — 304 E. NORTH MAIN
RICHMOND, MISSOURI 64085-0573 — (816) 776-2335