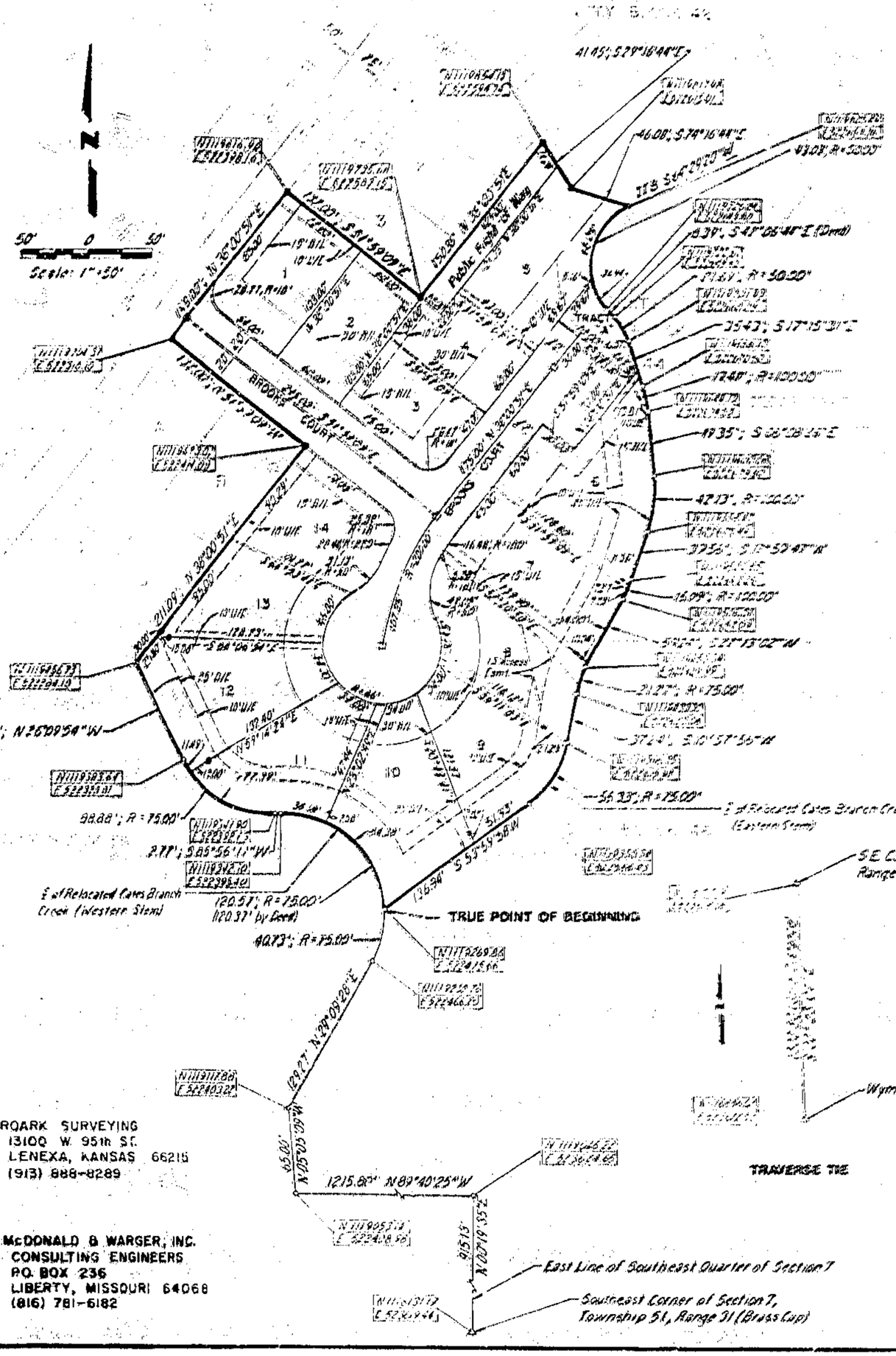
G 23615

PLAT OF BROOKS LANDING

LIBERTY, CLAY COUNTY, MISSOURI

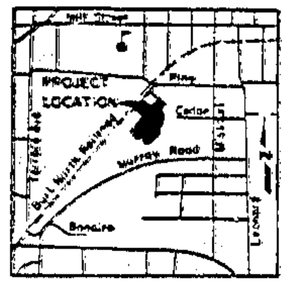


NOTE: The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System. Grid coordinates are shown unless noted otherwise. Ground distances are shown unless noted otherwise. Combined Grid Factor = 0.99996297

LEGEND

- ● = Set 5/8" iron with cap
- ○ = 5/8" iron with cap to be set after construction
- ⊗ = Brass cap on top of concrete wall of relocated creek channel. Distance to your lot corner noted.

NOTE: Easterly and southerly boundaries of this plat fall in the centerlines of active relocated creek (concrete) or within existing creek and cannot be monumented.



VICINITY MAP

DEVELOPER:
THOMAS HAVENS
1015 EAST H HIGHWAY
LIBERTY, MISSOURI 64068

ROARK SURVEYING
13100 W. 95th ST.
LENEXA, KANSAS 66215
(913) 888-8289

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

DESCRIPTION: This is a resurvey and resubdivision of a part of City Blocks 42, 44 and 46, and all of Lots 4 thru 15, 1 and 2, vacated Second Street, and unnamed right-of-way (adjacent to Lots 10, 11, 12, 13 and 2) in Wilmott's Addition, a subdivision; all in that part of the Southeast Quarter of Section 7, Township 51, Range 31, Liberty, Clay County, Missouri, more particularly described as follows: Commencing at the Southeast corner of said Section 7; thence North 00°19' 35" East, along the East line of said Southeast Quarter, a distance of 915.13 feet; thence North 89°40' 25" West, a distance of 1215.80 feet; thence North 00°03' 09" West, a distance of 65.00 feet to a point on the centerline of relocated Cates Branch (the next six courses are along the centerline of relocated or proposed relocated Cates Branch); thence North 29°04' 29" East, a distance of 129.27 feet; thence northeasterly along a curve to the left, said curve being tangent to the last described line and having a radius of 75.00 feet and an arc length of 40.73 feet to the True Point of Beginning; thence continuing northwesterly along said curve, a distance of 120.57 feet; thence South 85°56' 11" West, a distance of 2.77 feet; thence northwesterly along a curve to the right, said curve being tangent to the last described line and having a radius of 75.00 feet and an arc length of 88.88 feet; thence North 26°02' 54" West, a distance of 81.45 feet to the southernmost corner of Lot 3, Wilmott's Addition; thence departing said centerline of Cates Branch along the southeasterly line of Lots 3 and 8, Wilmott's Addition, North 38°00' 51" East, a distance of 311.00 feet to a point on the southerly line of unnamed right-of-way in Wilmott's Addition; thence North 51°59' 09" West, a distance of 132.00 feet along said right-of-way line to a point on the easterly right-of-way line of First Street, said point also being the northwesterly corner of Lot 4, Wilmott's Addition; thence North 38°00' 51" East, a distance of 143.00 feet along said easterly right-of-way line to the northwesterly corner of Lot 3, Wilmott's Addition; thence departing said right-of-way line along the southwesterly line of said Lot 3, South 51°59' 09" East, a distance of 132.00 feet to a point on the westerly right-of-way line of vacated Second Street, said point also being the southernmost corner of said Lot 3; thence North 38°00' 51" East, a distance of 150.36 feet along said westerly right-of-way line to a point on the southwesterly line of Lot 7, City Block 42; thence departing said westerly right-of-way line along the southwesterly line of Lot 7, City Block 42, South 26°16' 46" East, a distance of 41.65 feet to the southwesterly corner of said Lot 7; thence South 74°16' 44" East, a distance of 46.00 feet, to a point on the centerline of relocated Cates Branch eastern stem; (the next fourteen courses are along the centerline of relocated Cates Branch eastern stem); thence along a curve to the left having an initial tangent bearing of South 66°29' 20" East, a radius of 50.00 feet, and an arc length of 93.03 feet; thence South 42°06' 44" East, a distance of 8.39 feet; thence southerly along a curve to the right, said curve being tangent to the last described line and having a radius of 50.00 feet and an arc length of 21.09 feet; thence South 17° 13' 31" East, a distance of 35.43 feet; thence southeasterly along a curve to the right, said curve being tangent to the last described line and having a radius of 100.00 feet and an arc length of 19.40 feet; thence South 06°08' 26" East, a distance of 40.35 feet; thence southeasterly along a curve to the right, said curve being tangent to the last described line and having a radius of 100.00 feet and an arc length of 42.13 feet; thence South 17°50' 47" West, a distance of 39.36 feet; thence southwesterly along a curve to the right, said curve being tangent to the last described line and having a radius of 100.00 feet and an arc length of 16.09 feet; thence South 27° 13' 02" West, a distance of 50.24 feet; thence southwesterly along a curve to the left, said curve being tangent to the last described line and having a radius of 75.00 feet and an arc length of 21.27 feet; thence South 10° 57' 56" West, a distance of 3.24 feet; thence southwesterly along a curve to the right, said curve being tangent to the last described line and having a radius of 75.00 feet and an arc length of 56.33 feet; thence South 57°59' 56" West, a distance of 136.94 feet to the True Point of Beginning. The described tract of land contains 1.410 acres, more or less.

DEDICATION: The undersigned proprietor of the property described herein has caused the same to be subdivided in the manner shown on this plat, and said property shall hereafter be known as BROOKS LANDING. 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 printed BROOKS LANDING, 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 public purposes, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, on any or all of those areas, under and along the strips of land outlined on the 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" or "D/E".

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: The undersigned proprietor has hereunto set his hand this 9th day of November, 1988.

Thomas Havens — ATTEST:

STATE OF MISSOURI)
COUNTY OF Clay) SS:

On this 9th day of November, 1988, before me personally appeared Thomas Havens, known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal in my office in said County and State the day and year last above written.

My Commission Expires: SHARON BARRETT SEIFERT NOTARY PUBLIC STATE OF MISSOURI CLAY COUNTY MY COMMISSION EXP. JAN. 8, 1992

Sharon Barrett Seifert — Notary Public

APPROVED by the Planning and Zoning Commission of the City of Liberty the 21 day of June, 1988.

Chairman - Aaron M. Reed

APPROVED by the City Council of the City of Liberty the 26 day of September, 1988 Ordinance # 5215

Mayor - Glenda F. Zoll — Deputy City Clerk - Donna L. Holloway — City Engineer - Charles L. Strand

This plat prepared by: Roark Surveying, 13100 West 95th Street, Lenexa, KS 66215

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.

Daniel R. Roark, 11-7-88 — Daniel R. Roark, Land Surveyor

10/14/39 741
Plat Bk 24

Clay County Land Survey Document
http://www.ClayGeo.com