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Clay County, Missouri
Land Survey Document

G 33305 MAR 23 1989

STATE OF MO.
CLAY COUNTY
CERTIFY THIS INSTRUMENT
89 MR 23 A 9:12
BOOK 24 PAGE 35-36
MARY S. MOBERLY
RECORDER OF DEEDS
By Lynda Eduardo Deputy

BENT OAKS - FIRST PLAT
LIBERTY, MISSOURI
LOTS 1 TO 65, TRACTS A, B & C
(SHEET 1 OF 2)

DEDICATION

The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner shown on the plat and said property shall hereafter be known as "BENT OAKS - FIRST PLAT". It shall be a sufficient description of the lots on this plat to describe them by the number appearing near the center of the lot followed by the words "BENT OAKS - FIRST PLAT", a subdivision in Liberty, Clay County, Missouri.

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

DRAINAGE EASEMENTS: 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 strip of land outlined on this plat designated "DRAINAGE EASEMENT" or "D.E."

BUILDING LINES: 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.

STREETS: The streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

"POWER LINE EASEMENT": An easement or license is hereby granted to Missouri Public Service Company to locate, construct, and maintain poles, wires, anchors and appurtenances thereto or any or all of them upon, under and along the strips of land outlined on this plat designated as "POWER LINE EASEMENT" or "P.L.E."

LANDSCAPE EASEMENT: The homeowner association does hereby reserve the right to enter upon, locate, construct, plant and maintain, or authorize the location, construction, planting or maintenance of fountains and landscape features such as grass, trees, shrubs, bushes, and entrance markers or monuments and appurtenances thereto or any or all of them upon, under and along the strips of land outlined on this plat designated as "LANDSCAPE EASEMENT" or "L.E."

ACCESS EASEMENT: An easement or license is also hereby granted to the City of Liberty, Missouri, to enter upon and maintain and to authorize the entrance upon and maintenance and use as pedestrian thoroughfares the strips of land outlined on this plat and designated as "ACCESS EASEMENT" or "A.E."

IN TESTIMONY WHEREOF, Bent Oaks Associates, a Missouri General Partnership, has caused this instrument to be signed by its Managing General Partner on this 24th day of March, 1989.

Bent Oaks Associates

John H. Farquhar
Managing General Partner
One Victory Drive, Suite 200
Liberty, Missouri 64068

State of Missouri)
County of Clay)

On this 24th day of March, 1989 before me appeared John H. Farquhar to me personally known, who being by me duly sworn, did say that he is the Managing General Partner of Bent Oaks Associates, and that this instrument was signed in behalf of said Partnership by authority of its governing body and that said John H. Farquhar acknowledged said instrument to be the free act and deed of said Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the office the day and year first written above.

My Commission expires: [illegible]

Elinor Baggett Jones
Notary Public

Approved by the Planning and Zoning Commission of the City of Liberty this December 20, 1988

Mike Rauch
Chairman - Mike Rauch

Approved by the City Council of the City of Liberty this January 23, 1989

Ordinance No.: 5695

Glenn Y. Tapp
Mayor - Glenn Y. Tapp

Donna L. Holloway
Deputy City Clerk - Donna Holloway

Approved by the City Engineer of the City of Liberty this

David Miller
Acting City Engineer - David Miller, P.E.

LEGAL DESCRIPTION
BENT OAKS - FIRST PLAT

All that part of the northeast quarter of Section 23, Township 51 north, Range 32 west, in the City of Liberty, Clay County, Missouri described as follows:

Beginning at the northeast corner of said northeast quarter; thence north 89° 45' 18" west along the south line thereof, a distance of [illegible] feet to the east right-of-way line of Liberty Drive, as said right-of-way was established by the Missouri State Highway Commission on December 3, 1974; thence northerly, northeasterly, and southeasterly along said east right-of-way line for the next eight courses; thence north 0° 29' 18" east a distance of 831.86 feet; thence north 14° 31' 29" east a distance of 303.38 feet; thence north 39° 46' 43" east a distance of 302.21 feet; thence north 28° 11' 19" east a distance of [illegible] feet; thence north 24° 24' 49" east a distance of 158.38 feet; thence south 69° 23' 07" east a distance of 15.00 feet; thence north 22° 56' 38" east a distance of 298.85 feet; thence north 39° 02' 08" east a distance of 225.22 feet; thence north 42° 11' 21" east a distance of 69.59 feet; thence south 29° 21' 38" east, departing from said right-of-way line, a distance of [illegible] feet; thence south 63° 08' 13" east a distance of 250 feet; thence south 12° 21' 29" west a distance of 260.60 feet; thence south 39° 50' 39" east a distance of 195.99 feet; thence south 55° 56' 02" east a distance of 290.69 feet; thence north 38° 58' 13" east a distance of 278.53 feet; thence north 33° 56' 33" east a distance of 145.00 feet; thence north 67° 01' 53" east a distance of 92.26 feet; thence south 10° 20' 23" west a distance of 260.00 feet; thence south 11° 01' 41" east a distance of 263.88 feet; thence south 70° 08' 54" east a distance of 277.68 feet; thence south 41° 28' 39" east a distance of [illegible] feet; thence south 24° 23' 25" west a distance of 205 feet; thence south 62° 49' 00" east a distance of 446.77 feet to the east line of said northeast quarter; thence south 0° 34' 34" west along said east line a distance of 250.00 feet to the point of beginning.

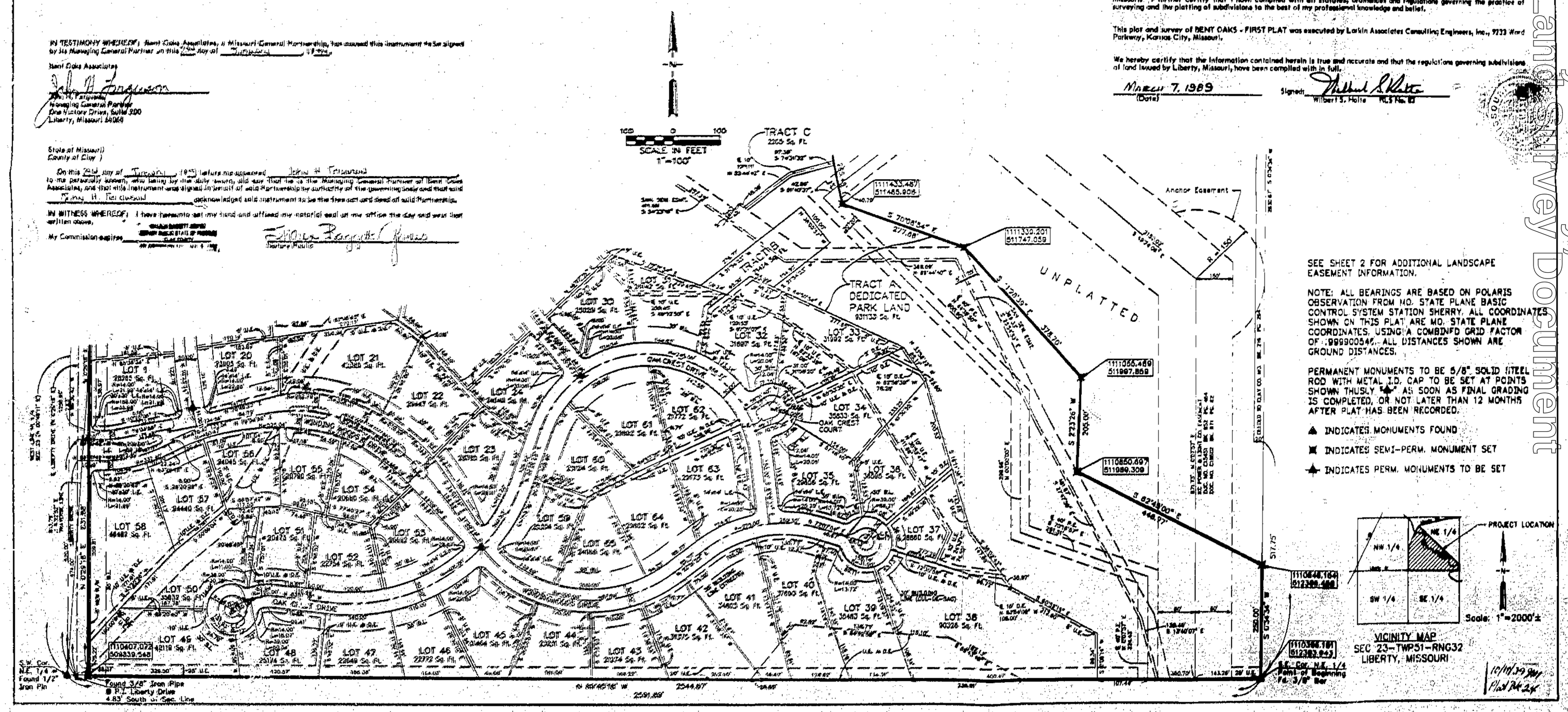
The above contains 3,241,630 square feet, or 74.38 acres, more or less.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY; that the plat of BENT OAKS - 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.

This plat and survey of BENT OAKS - FIRST PLAT was executed by Larkin Associates Consulting Engineers, Inc., 9233 Ward Parkway, Kansas City, Missouri.

We hereby certify that the information contained herein is true and accurate and that the regulations governing subdivisions of land issued by Liberty, Missouri, have been complied with in full.

March 7, 1989
(Date)

Signed: Wilbert S. Holte
Wilbert S. Holte PLS No. 83