Clay County, Missouri
Land Survey Document
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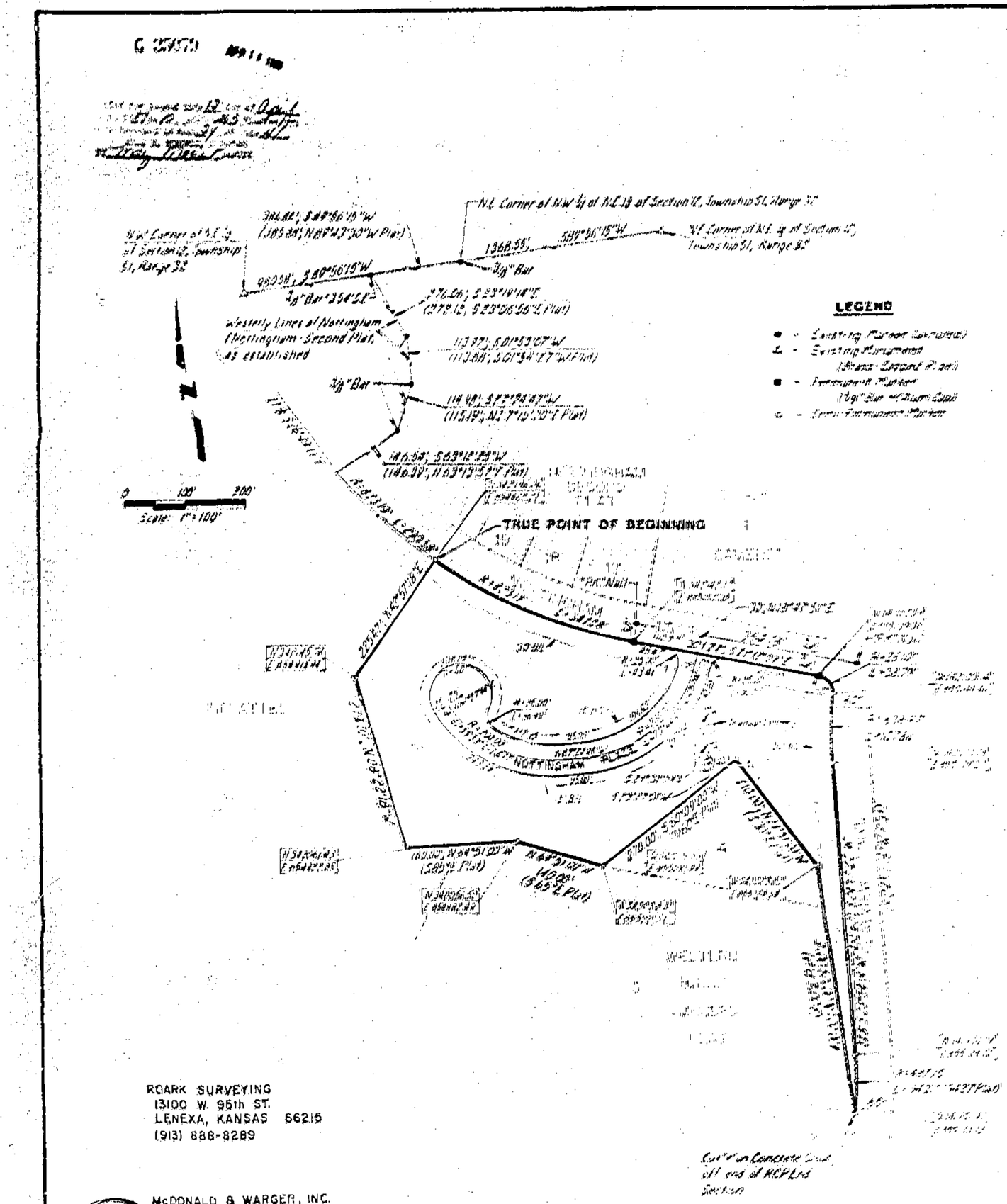

THE VILLAGE AT CAMELOT

LIBERTY, CLAY COUNTY, MISSOURI

DESCRIPTION: This is a subdivision of all that part of the Northeast Quarter of Section 12, Township 51, Range 32, in Liberty, Clay County, Missouri, more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 12; thence South 89°56' 15" West along the North line of said Northeast Quarter, a distance of 1368.55 feet to the Northeast corner of the Northwest Quarter of said Northeast Quarter, as established; thence continuing South 89°56' 15" West along said North line, a distance of 386.88 feet (North 89°43' 30" West, 385.88 feet by Plat of NOTTINGHAM, a subdivision of record in said city, county and state); thence South 23°19' 14" East along the westerly line of Lots 10, 9, 8 and their prolongation, in said subdivision, a distance of 276.06 feet to an established point (Platted as South 23°06' 50" East, 272.12 feet); thence South 01°53' 07" West along the westerly line of Lot 7 of said NOTTINGHAM subdivision and the westerly line of Lot 24, NOTTINGHAM - SECOND PLAT, a subdivision in said city, county and state, a distance of 113.97 feet to an established point (Platted as South 01°54' 27" West, 113.94 feet); thence South 27°36' 43" West along the westerly line of Lots 23 and 22 in said NOTTINGHAM - SECOND PLAT, a distance of 114.98 feet to an established point (Platted as North 27°17' 29" West, 115.19 feet); thence South 63°12' 25" East along the westerly line of Lot 21 and its prolongation in said NOTTINGHAM - SECOND PLAT, a distance of 166.34 feet to the southerly right-of-way line of Nottingham Drive, as established, 30 feet from the centerline thereof (Platted as North 63°13' 57" East, 166.19 feet); thence along said southerly right-of-way line and along a curve to the left having a radius of 823.19 feet, an initial tangent bearing of South 25°50' 11" East and a central angle of 20°13' 31", a distance of 290.58 feet to the True Point of Beginning of this tract; thence continuing along said southerly right-of-way line, and along a curve to the left having a radius of 823.19 feet and a central angle of 24°59' 27", a distance of 358.96 feet to a point of tangency; thence continuing along said southerly right-of-way line, South 71° 12' 03" East (Platted as North 71°09' 52" East) a distance of 371.27 feet to a point of curvature; thence along a curve to the right having a radius of 25.00 feet and a central angle of 85°05' 13", a distance of 37.13 feet to a point of reverse curvature, said point being on the westerly right-of-way line of Claycomo Drive, as established; thence along said westerly right-of-way line, and along a curve to the left having a radius of 625.47 feet and a central angle of 09°39' 42", a distance of 107.65 feet to a point of tangency; thence South 76°17' 22" West along said westerly right-of-way line (Platted South 04° 11' 18" West), a distance of 502.60 feet to a point of curvature; thence along said westerly right-of-way line and along a curve to the right having a radius of 447.70 feet and an initial tangent bearing of South 03°54' 14" West, a distance of 94.21 feet (Platted as 94.27 feet) to the Northeast corner of Lot 2 - WESTERN HILLS AMENDED PLAT OF LOTS 1, 2, 3 AND 4, a subdivision in said city, county and state; thence North 00°09' 00" East along the westerly line of Lots 3 and 4 in said subdivision, a distance of 400.00 feet (Platted as South 00 degrees East); thence North 29°31' 00" West along the northwesterly line of Lot 4 in said subdivision, a distance of 270.00 feet (Platted as North 60-degrees East); thence North 64°31' 00" West along the northerly line of Lot 3 in said subdivision, a distance of 140.00 feet to an angle point in said line (Platted as South 61-degrees East); thence North 84°31' 00" West along the northerly line of Lot 3 in said subdivision and its prolongation, a distance of 180.00 feet (Platted as South 85 degrees East); thence North 08°22' 18" West, a distance of 279.70 feet; thence North 42°57' 18" West, a distance of 225.47 feet to the southerly right-of-way line of Nottingham Drive, and the True Point of Beginning of subject tract, containing 5.50 acres, more or less.

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 THE VILLAGE AT CAMELOT.

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 and under all of the land outlined on this plat. Said easement or license shall be deemed to terminate at the exterior surface of the walls of any building improvements or other permanent structures and none of such easement or license shall underlie any building improvements or other permanent structure.

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 distributions, and underground drainage conduits and appurtenances for drainage purposes on, under and along the portion 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 proprietors have hereunto set their hands this 6th day of April, 1989.

Loren Chasteen
Loren Chasteen

ATTEST: J. Hope Chasteen
J. Hope Chasteen

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

On this 6th day of April, 1989, before me personally appeared Loren Chasteen and J. Hope Chasteen, husband and wife, known to me 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 in my office in said County and State the day and year last above written.

My Commission Expires: [redacted]

Sharon Baggett Grimes
Notary Public
Sharon Baggett Grimes

APPROVED by the Planning and Zoning Commission of the City of Liberty the 21 day of February, 1989.

Aaron M. Heuck
Chairman - Aaron M. Heuck

APPROVED by the City Council of the City of Liberty the 13th day of March, 1989 Ordinance # 5747

Wayne L. Wood
Mayor - Wayne L. Wood

Donna L. Galloway
Deputy City Clerk - Donna L. Galloway

David H. Miller
City Engineer - David H. Miller

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.

David R. Roark 4-5-89
Roderick R. Roark, LS-1995

10/11/89 PM
Plat Bk 26