C 70217

NORTHWYCK PARK FIFTH PLAT

LIBERTY, CLAY COUNTY, MISSOURI

TRAVERSE TABLE

Starting at Monument Half (344,776.078 Ft. N., 857,652.545 ft. E.) with initial bearing right Rooster (N 62°57'16" W.) to point 1, N 76°11'39" W. 4089.24 feet to point 1, S. 4°54'20" W. 1289.04 feet to the most Northerly point of Lot 71 this Plat.

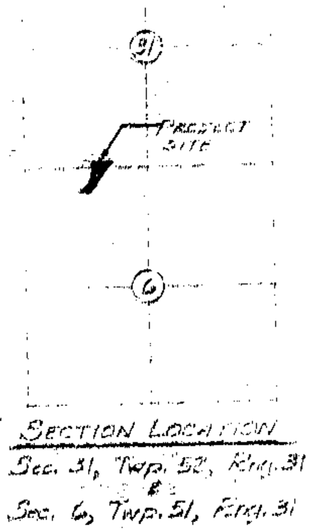
Note: Bearings and coordinates shown hereon are based on Missouri State Plane Coordinate System (1983), West Zone, and using a combined grid factor of 0.1994004, coordinates listed in Meters.

DEVELOPER:

Northwyck Development Company
P. O. Box 482
Liberty, Missouri 64068

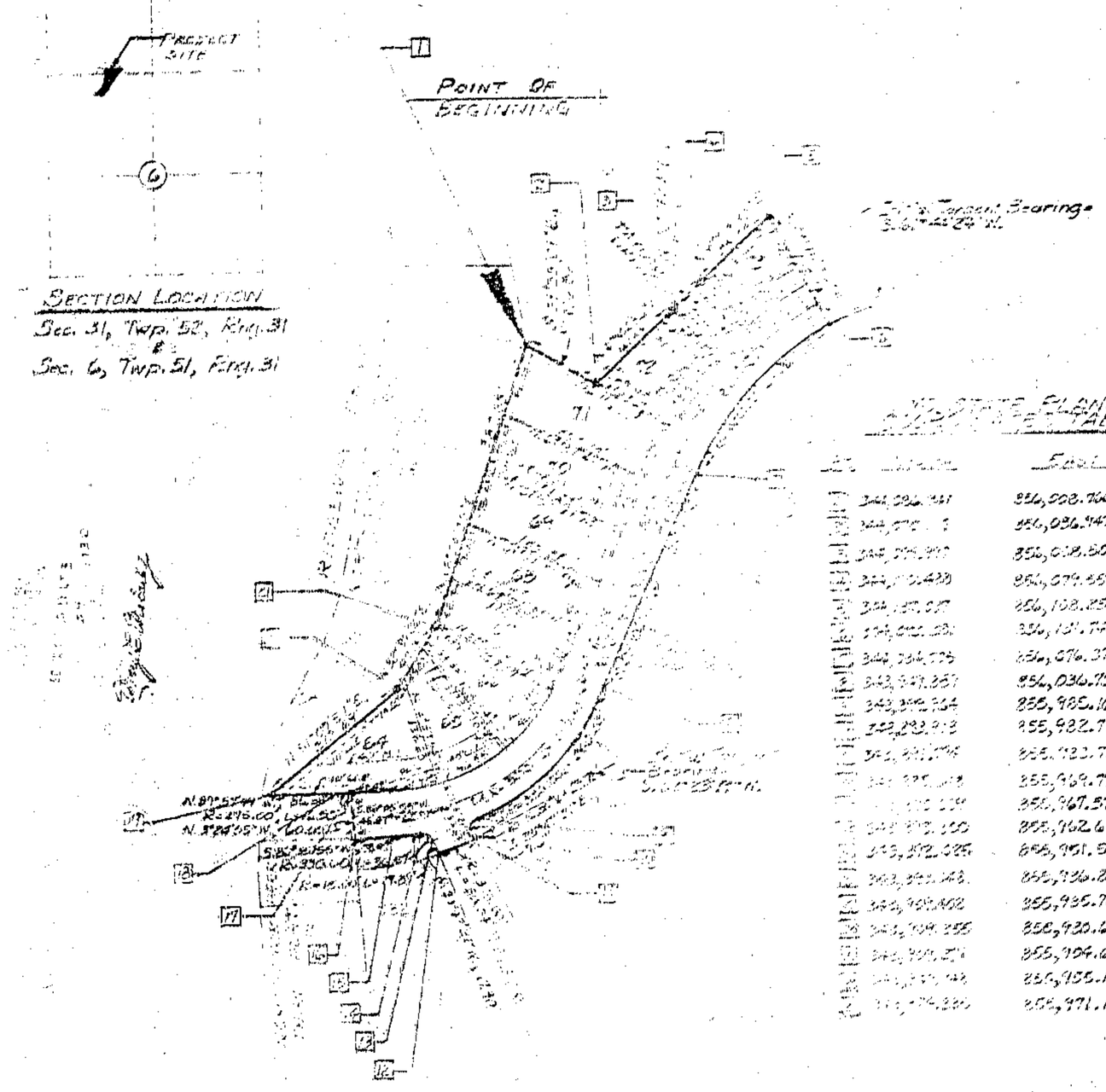
LEGEND:

- Set Permanent Monument
- Set Semi-Permanent Monument
- Found Semi-Permanent Monument



SECTION LOCATION

Sec. 31, Twp. 52, Rng. 31
&
Sec. 6, Twp. 51, Rng. 31



STATE PLANE TABLE

[illegible]	[illegible]	856,998.766
[illegible]	[illegible]	856,086.947
[illegible]	[illegible]	856,078.887
[illegible]	[illegible]	856,074.857
[illegible]	[illegible]	856,108.257
[illegible]	[illegible]	856,151.740
[illegible]	[illegible]	856,676.370
[illegible]	[illegible]	856,036.758
[illegible]	[illegible]	855,985.146
[illegible]	[illegible]	855,982.792
[illegible]	[illegible]	855,983.718
[illegible]	[illegible]	855,969.775
[illegible]	[illegible]	855,967.574
[illegible]	[illegible]	855,962.617
[illegible]	[illegible]	855,951.561
[illegible]	[illegible]	855,936.206
[illegible]	[illegible]	855,935.721
[illegible]	[illegible]	855,930.675
[illegible]	[illegible]	855,904.674
[illegible]	[illegible]	855,955.144
[illegible]	[illegible]	855,971.101

Description: All that part of the Southwest Quarter of Section 31, Township 52, Range 31, and the Northwest Quarter of Section 6, Township 51, Range 31, and part of Northpoint Avenue, lying in Northpoint, a subdivision in said Quarter Sections, all in Liberty, Clay County, Missouri, more particularly described as follows: Beginning at the Northeast corner of Lot 32, Northwyck Park First Plat, a subdivision of land in said City and State; thence South 59°55'09" East, 106.46 feet; thence North 47°02'56" East, 141.48 feet; thence North 46°24'24" East, 50.00 feet; thence North 49°13'45" East, 128.28 feet; thence South 28°15'56" East, 162.74 feet to a point on the Southeasterly right-of-way of said Northpoint Avenue, said point also lying on a curve having a radius of 330.00 feet; thence Southwesterly along said right-of-way and curve to the left with an initial tangent bearing of South 61°44'24" West, an arc distance of 267.25 feet to a point of tangency; thence South 25°02'11" West along said right-of-way, 307.52 feet to a point of curve having a radius of 330.00 feet; thence along said curve to the right an arc distance of 240.60 feet to a point of reverse curve, said curve having a radius of 15.00 feet; thence along said curve to the left an arc distance of 23.72 feet to a point of tangency; thence South 38°47'21" East, 7.61 feet, to a point on said Southeasterly right-of-way, said point also lying on a curve having a radius of 315.00 feet; thence Southwesterly along said right-of-way and curve to the right with an initial tangent bearing of South 62°23'19" West an arc distance of 50.04 feet; thence North 23°47'21" West, 17.90 feet to a point of curve having a radius of 15.00 feet; thence along said curve to the left an arc distance of 19.89 feet to a point of reverse curve, said curve having a radius of 330.00 feet; thence along said curve to the right an arc distance of 36.57 feet to a point of tangency; thence South 86°35'55" West, 48.47 feet to the Northeast corner of Lot 1, Northwyck Park Third Plat, a subdivision of land in said City and State; thence North 3°24'05" West, 60.00 feet to a point on the North right-of-way of said Northpoint Avenue, said point also lying on a curve having a radius of 275.00 feet; thence Southwesterly along said right-of-way and curve to the right an arc distance of 96.50 feet to a point of tangency; thence North 89°51'49" West along said right-of-way, 85.38 feet to the Southeast corner of Lot 38, said Northwyck Park First Plat (the following three courses are along said plat); thence North 51°07'37" East, 212.69 feet; thence North 32°37'26" East, 77.15 feet; thence North 18°34'35" East, 387.88 feet to the point of beginning; contains 4.50 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 NORTHWYCK PARK FIFTH PLAT. 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 platted NORTHWYCK PARK FIFTH PLAT, 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 of use of conduits, for all and any purposes, 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."

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: Northwyck Development Company has caused these presents to be signed by its President and its seal to be affixed this 4th day of April, 1990.

NORTHWYCK DEVELOPMENT COMPANY

By: Robert J. Ellis, President — Attest: Larry G. Schultz, Secretary

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 4th day of April, 1990, before me appeared Robert J. Ellis, to me personally known, who being by me duly sworn did say he is the President of Northwyck Development Company and that the seal affixed to this instrument is the seal of said Corporation and that said instrument was signed in behalf of said Corporation by authority of its governing body, and that said Robert J. Ellis acknowledged said instrument to be the free act and deed of said Corporation, and he duly acknowledges the execution of same.

In Witness Thereof: I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

My Commission Expires September 24, 1992 — Notary Public:

Approved by the Planning and Zoning Commission of the City of Liberty this March 20, 1990.

Chairman: Aaron M. Reuck

Approved by the City Council of the City of Liberty this March 26, 1990 Ordinance No. 5908

Mayor: Glenna Y. Todd — Deputy City Clerk: Donna L. Holloway

City Engineer: Steven P. Hansen

Certification: I hereby certify that this plat 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 to the best of my professional knowledge and belief.

Date of Certification: Mar. 30, 1990

SEE BOOK 187 PAGE 929

HANDS · FARROW · WEISKIRCH
ENGINEERS
10106 EAST TRUMAN ROAD
INDEPENDENCE, MISSOURI 64052
(816) 254-5000

By: G. Dan Weiskirch, MO. RLS No. [illegible]

4/23/91 9AM
Slide Plat

http://www.ClayGov.com
Clay County, Missouri
Land Survey Document