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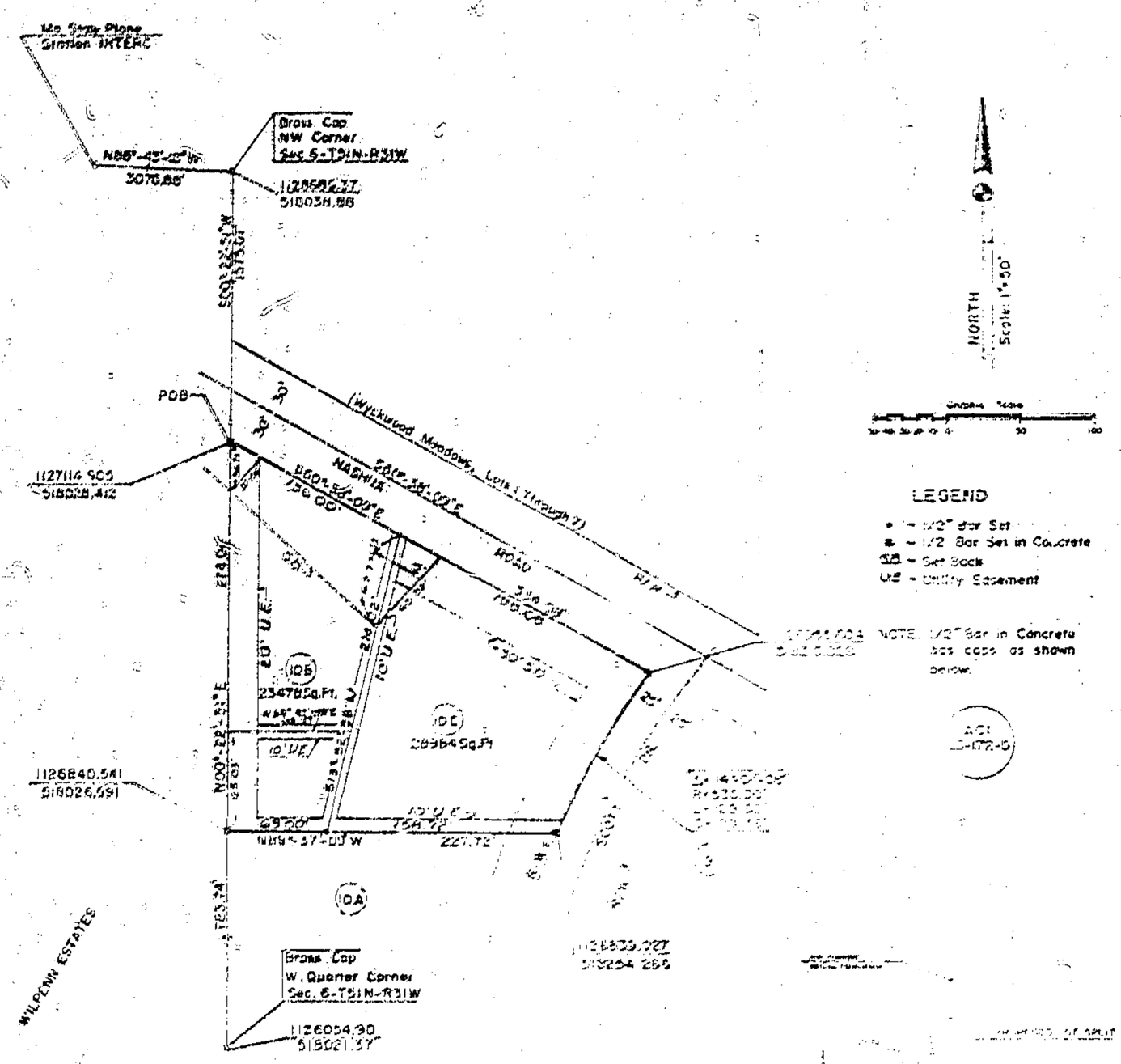
Clay County Missouri
Land Survey Documents

G 79215




DESCRIPTION

A subdivision of land in the Northwest Quarter of Section 6, Township 51 North of the base line, Range 31 West of the fifth principal meridian, Liberty, Clay County, Missouri, described as follows: Beginning at a point on the west line of said Northwest Quarter that is South 00°-22'-51" West, 1575.07 feet from the Northwest Corner of said Section 6, said point being on the southerly right-of-way of Nashua Road; thence from said point-of-beginning South 60°-38'-09" East, 324.08 feet along said southerly right-of-way to the westerly right-of-way of Scott Drive, said point being on a curve to the left, nontangent, with a radius of 530.00 feet and a chord that bears South 30°-17'-53" West; thence 129.68 feet along said curve and westerly right-of-way through a central angle of 14°-01'-08"; thence North 89°-37'-09" West, 227.72 feet to the west line of said Northwest Quarter, said point being North 00°-22'-51" East, 785.74 feet from a brass cap at the West Quarter Corner of said Section 6; thence North 00°-22'-51" East, 274.00 feet along said West line to said point-of-beginning. Said subdivision contains 2.20436 acres comprising two lots numbered 10B and 10C and is subject to all easements, restrictions and encumbrances of record. Said subdivision is a replat of Lot 10 of McQuery's Subdivision of Highland Park Lot 11, 12 and 13. The Bearing system is referenced to the Missouri Plane Coordinate System, West Zone. All distances given are ground distances. The grid factor is 0.9998935.

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 10B and 10C of the Subdivision of Lot 10 of McQuery's Subdivision of Highland Park Lot 11, 12 and 13.

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: Subdivision of Lot 10 of McQuery's Subdivision of Highland Park Lot 11, 12 and 13.

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, or any or all of them over, 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 2nd day of August, 1989.

PROPRIETORS

James H. McQuery

Eleanor McQuery

State of Missouri
County of Clay } ss

On this 29th day of August, 1989, 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 written above.

Notary Public

My commission expires:

Approved by the Planning and Zoning Commission of the City of Liberty this 4th day of April, 1989.

Chairman, Aaron M. Rauch

Approved by the City Council of the City of Liberty this 25 day of April, 1989.

Ordinance No.: 5716

Mayor, Deanna Todd

Deputy Clerk, Donna Holloway

Approved by the City Engineer of the City of Liberty this 7th day of June, 1989.

Steven C. Hansen

DEVELOPER: James H. and Eleanor McQuery
1001 Nashua Road
Liberty, Missouri 64068
(816) 781-5033

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__.

Director of Revenue
Mary E. Moberly

I HEREBY CERTIFY: that the within plat of the Subdivision of Lot 10 of McQuery's Subdivision of Highland Park Lot 11, 12 and 13 is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys adopted 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 State Plane Coordinate System, West Zone; that the section and quarter subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners and street centerlines have been marked with permanent monuments as indicated on this plat; that I have complied with all state and City/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 D. Mayer
Missouri Professional Land Surveyor, Missouri Reg. No. 2001

Date: June 6, 1989

4/20/1990
Title Plat