Clay County, Missouri
Land Survey Document

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G 74905

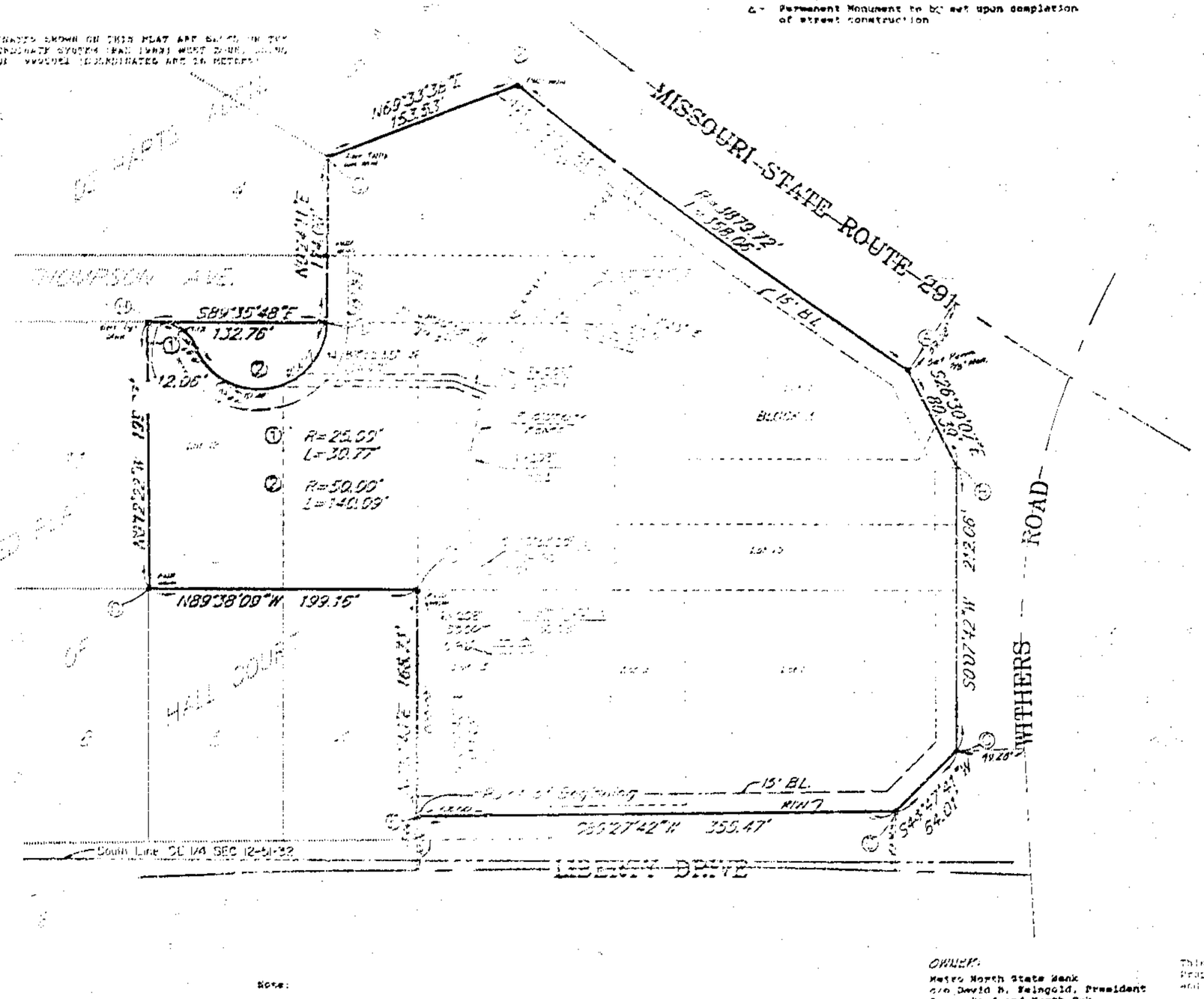
MNSB – Liberty

A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI

STATE PLANE TRAVERSE TABLE

Station	Bearings	Grid Distance (Meters)	Northing	Easting
	(N.A.D. 64 "21-07"W for Reference)			
Corner Lot 1	S41°[illegible]'27"W	280.563	[illegible]	[illegible]
Tie 1	[illegible]	[illegible]	[illegible]	[illegible]
Tie 2	[illegible]	259.474	[illegible]	[illegible]
Tie 3	[illegible]	24.243	[illegible]	[illegible]
Tie 4	S00°01'42"W	48.494	[illegible]	[illegible]
Tie 5	S40°07'45"W	152.859	[illegible]	[illegible]
Tie 6	S00°27'42"W	104.147	[illegible]	[illegible]
Tie 7	N00°35'40"E	95.816	[illegible]	[illegible]
Tie 8	N49°[illegible]'W	88.704	[illegible]	[illegible]
Tie 9	N00°[illegible]	90.963	[illegible]	[illegible]
Tie 10	N45°[illegible]'E	170.[illegible]	[illegible]	[illegible]
Tie 11	[illegible]	17.796	[illegible]	[illegible]
Tie 12	[illegible]	47.796	[illegible]	[illegible]
Tie 13	[illegible]	[illegible]	[illegible]	[illegible]
Tie 14	[illegible]	[illegible]	[illegible]	[illegible]

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) WEST ZONE, [illegible] A COMBINED GRID FACTOR OF [illegible]. DISTANCES ARE IN METERS.



Note:

All lots, utility and sanitary sewer easements, and utility lines dedicated by the above Grantor(s) are and shall be regulated in the plat thereof, which follows, in the plat

OWNER:
Metro North State Bank
c/o David B. Weingold, President
Parry Road and North Oak
Kansas City, Missouri 64156

LEGAL DESCRIPTION

A replat of Lots 1, 2, 3, 12, 13, 14 & 15, Block 1, and Lot 1, Block 2, Amended Plat of Hall Court, a subdivision of land in the City of Liberty, Clay County, Missouri, according to the recorded plat thereof, and Lot 3, DeHarte Addition, a subdivision of land in the City of Liberty, Clay County, Missouri, according to the recorded plat thereof, all that part of vacated Thompson Avenue, as now established, all that part of Missouri State Route 10 Relocation, as now established, and all that part of Liberty Drive , as now established, all lying in the Southeast Quarter of Section 12, Township 51, Range 32, in the City of Liberty, Clay County, Missouri, all being bounded and described as follows: Beginning at the Intersection of the west line of Lot 3, Block 1, said Amended Plat of Hall Court and the North right-of-way line of Liberty Drive, as now established; thence North 0°10'40" East, along the West line of said Lot 3, 168.72 feet, to the Northwest corner of said Lot 3; thence North 89°38'00" West, along the South line of Lots 13 and 12, said Block 1, 199.16 feet, to the Southwest corner of said Lot 12; thence North 0°12'22" West, along the West line of said Lot 12, 199.97 feet, to the Northwest corner thereof, said point being also on the South right-of-way line of Thompson Avenue, as now established; thence South 89°35'48" East, along the north line of said Lots 12 and 13, 132.76 feet, to its intersection with the South prolongation of the West line of Lot 3, said DeHarte Addition; thence North 0°24'11" East, along the West line of said Lot 3 and its South prolongation, 124.00 feet, to the Northwest corner thereof; thence North 69°24'35" East, along the northerly line of said Lot 3, 153.53 feet to its intersection with the southerly right-of-way line of Missouri State Route 291, as now established; thence southeasterly, along said southerly right-of-way line, on a curve to the left, having an initial tangent bearing of South 80°39'48" East, a radius of 1879.72 feet, an arc distance of 158.86 feet; thence South 23°30'07" East, along said right-of-way line, 80.30 feet, to its intersection with the West right-of-way line of Withers Road, as now established; thence South 0°07'42" East, along said West right-of-way line, 212.06 feet; thence South 44°47'41" West, along said west right-of-way line, 64.01 feet, to its intersection with the North right-of-way line of the aforementioned Liberty Drive; thence South 89°27'42" West, along said North right-of-way line 355.47 feet, to the Point of Beginning. Containing 8.18 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:

MNSB – LIBERTY

It shall be a sufficient description of the lots on this plat to hereafter have the same by the number appearing near the center of the lot followed by the block number appearing near the center of the respective blocks followed by the words: MNSB – Liberty, a subdivision of land in the City of Liberty, Clay County, Missouri, according to the recorded plat thereof.

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 strip 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 upon, under and along the strips of land outlined on this plat designated "DRAINAGE EASEMENT". 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.

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

IN TESTIMONY WHEREOF, METRO NORTH STATE BANK, a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be signed by its President and Vice President/Cashier and its seal affixed this 23rd day of July, 19 90.

David B. Weingold — David B. Weingold, President

Marguerite Dooley — Marguerite Dooley, Vice President/Cashier

STATE OF MISSOURI
COUNTY OF CLAY } S.S.

On this 23 day of July, in 90, before me appeared David B. Weingold and Marguerite Dooley, to me personally known who being duly sworn, did say that they are the President and Vice President/Cashier respectively, of METRO NORTH STATE BANK, and 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 the governing body and that said David B. Weingold and Marguerite Dooley acknowledged said instruments to be the free act and deed of said Corporation.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my notarial seal at my office the day and year last written above.

My Commission Expires Sept. 20, 1993 — Susan L. Burritt, Notary Public

Approved by the Planning and Zoning Commission of the City of Liberty, this April 17, 1990.

Aaron M. Reed — Chairman: Aaron M. Reed

Approved by the City Council of the City of Liberty, this July 23, 1990 Ordinance No. 6956

Glenna J. Todd — Mayor: Glenna J. Todd

Donna L. Holloway — Deputy City Clerk: Donna L. Holloway

City Engineer: Steven P. Hansen

This is to Certify that this plat was executed in accordance with the current Minimum Standards for Property Boundary Surveys, established by the Department of Natural Resources, Division of Geology and Land Survey.

W. James Gregory — W. James Gregory, MO. L.S. 1980 — 7-23-90 Date

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers – Land Surveyors
[illegible] NW. RAINEY ROAD — KANSAS CITY, MISSOURI 64161
(816) 587-4480

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