Clay County, Missouri
Land Survey Document

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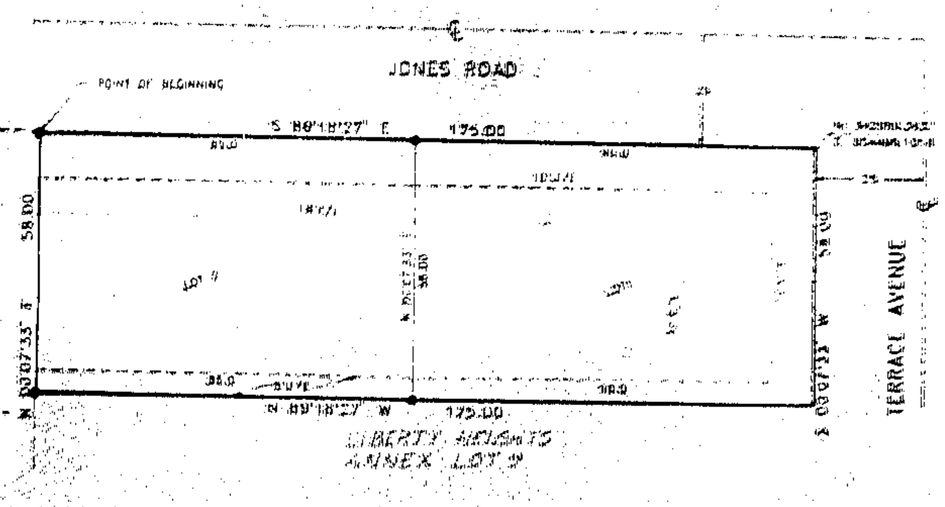
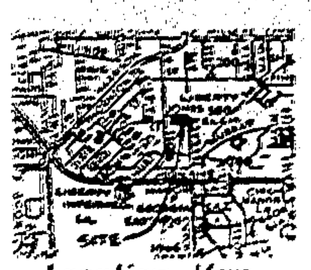
B-168

BEGGS ADDITION

A SUBDIVISION IN LIBERTY
Clay County, Missouri

STATE OF MO
CLAY COUNTY
COUNTY CLERK
BK NO 28 PG 53-53
Cabinet B plan 168
MARY E. SHEPHERD
RECORDER OF DEEDS
By May Marquart
Dept





Location Map

DESCRIPTION:
All that part of the Southwest Quarter of Section 7, Township 51, Range 31 in the City of Liberty, Clay County, Missouri, described as follows: Beginning at the Northeast corner of Lot 9, Block 1, H.C. GROOM FIRST ADDITION, a subdivision of land in the City of Liberty, Clay County, Missouri; thence South 89 degrees 18 minutes 27 seconds East along the Southerly right of way of Jones Road, a distance of 175.00 feet to its intersection with the Westerly right of way of Terrace Avenue; thence South 0 degrees 07 minutes 33 seconds West along the Westerly right of way of Terrace Avenue, a distance of 58.0 feet; thence North 89 degrees 18 minutes 27 seconds West, a distance of 175.00 feet to the Easterly line of said Lot 9, Block 1, H.C. GROOM FIRST ADDITION; thence North 0 degrees 07 minutes 33 seconds East along the East line of said Lot 9, Block 1, H.C. GROOM FIRST ADDITION, a distance of 58.0 feet to the point of beginning. The above described tract of land contains 0.23 Acres more or less.

Dedication. The undersigned proprietor of the property described herein have the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as BEGGS ADDITION.

It shall be a sufficient description of the lots on this plat to hereafter designate the same by number appearing near the center of the lot followed by the block number appearing near the center of the respective block followed by the words: BEGGS ADDITION.

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 purposes water, gas and sewer mains, poles, wires, pipelines 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 on 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.

IN TESTIMONY WHEREOF: The undersigned proprietor has hereunto set his hand this 3rd day of April, 1991.

Charles W. Beggs

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

On this 3rd day of April, 1991, before me, the undersigned notary public personally appeared Charles W. Beggs, a single person, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his 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.

My Commission Expires: LISA MARIE LINCOLN
Notary Public, Notary Seal
State of Missouri
Commissioned in Clay County
My Commission Expires September 20, 1993

Lisa Marie Lincoln
NOTARY PUBLIC

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this March 19, 1991

Aaron M. Reuth
Aaron M. Reuth, Chairman

Approved by the City Council of the City of Liberty, Missouri, this March 25, 1991

Ordinance No. 6111

Mayor Glenna Y. Todd

Deputy City Clerk, Donna R. Gallaway

City Engineer, Steven R. Hanson

NOTE: The coordinates and bearings shown on this plat are based upon the Missouri State Plane Coordinate System, West Zone, using a combined grid factor of 0.9998053

TRAVERSE TABLE
Distances and Grid

Symbols North 240,496.211 East 857,195.450
Symbol Site NW Corner Section 6-51-31 North 2° 32' 02" East
Symbol to Point A North 23° 43' 50" West 1053.78 feet
Point A to Point B North 84° 22' 49" West 2793.21 feet
Point B to Point C North 10° 51' 07" East 550.07 feet
Point C to Point D North 11° 22' 06" West 349.21 feet
Point D to NW. Corner of Plat North 0° 01' 32" East 221.04 feet

PREPARED BY:

AYLETT SURVEY COMPANY
7200 NORTH GRAND
GLADSTONE, MISSOURI 64118 (816) 436-0732
SURVEYORS AND ENGINEERS

I hereby certify that the plat of BEGGS ADDITION subdivision is based upon an actual survey made by me or under my direct supervision and that the 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 it has been complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my professional knowledge and belief.

DATE: 7-27-91 Sam A. Aylett

SAM ANTHONY AYLETT
NUMBER 1-2516
STATE OF MISSOURI
AYLETT LAND SURVEYING

REFERENCE
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

○ Symbolic Existing 5/8" Rebar

● Symbolic 5/8" Rebar with Plastic Cap #2016

Clay County
Mo Rec B
Page 168