MAPLE GARDENS EAST 2ND PLAT

LIBERTY, CLAY COUNTY, MISSOURI

G 96654

LEGEND:

- t. Permanent Monument Set
- ● Found Bar
- Set 1/2" Bar & Cap
- U.E. Utility Easement
- B.L. Building Setback Line

SECTION LOCATION

DEVELOPER:
David L. Lautenschlager
dba RE/MAX of Liberty
2 Victory Drive
Liberty, MO 64068

TRAVERSE TABLE
(Ground Listners)

Starting at Hall [illegible] Back site Reader [illegible] [illegible] feet to Pt. [illegible] [illegible] 311.81 feet to Pt. 4, [illegible] Southwest corner of [illegible]

NOTE: The bearings and coordinates [illegible] are based on the [illegible] System. [illegible] Based on the [illegible]

Description: A Replat of a tract of land located in the South half of Section 6, Township 51, Range 31, in Liberty, Clay County, Missouri, described as follows: Beginning at the Northeast corner of Lot 6, MAPLE GARDENS EAST 1ST PLAT, a subdivision in Liberty, Clay County, Missouri; thence South 89°48'50" East, 482.93 feet; thence South 00°16'04" East, 100.00 feet; thence South 89°48'50" East, 115.00 feet to a point on the West right-of-way line of Morse Avenue, as now established; thence South 00°16'04" East along said West right-of-way line, 202.69 feet; thence North 89°44'01" West, 185.43 feet; thence South 00°28'18" West, 209.08 feet to a point on the South line of said Section 6; thence North 89°55'10" West along said South line, 310.73 feet; thence North 00°04'42" East along the East line of Lots 4 and 5, MAPLE GARDENS, a subdivision in Liberty, Clay County, Missouri, 210.00 feet to the Northeast corner of said Lot 4; thence North 89°55'10" West along the North line of said Lot 4, 70.09 feet to the Southeast corner of Lot 3, said MAPLE GARDENS EAST 1ST PLAT; thence along the Easterly line of MAPLE GARDENS EAST 1ST PLAT the following three courses: North 00°27'59" East, 186.04 feet; North 89°32'01" West, 38.20 feet; North 00°27'59" East, 311.81 feet to the Point of Beginning, containing 5.26 Acres, more or less. Also, being a part of City Blocks 15, 16, and 17, Barnes Official Map of Liberty, Missouri, dated January 1927; and part of Lot 6, MAPLE GARDENS, a subdivision.

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 MAPLE GARDENS EAST 2ND 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 MAPLE GARDENS EAST 2ND 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 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 strips of land outlined on this plat and designated "Utility Easement" or "U.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 2nd day of April, 1991.

David L. Lautenschlager (Husband) — E. Kay Lautenschlager (Wife)

STATE OF MISSOURI } s.s.
COUNTY OF CLAY } On this 2nd day of April, 1991, before me personally appeared David L. Lautenschlager and E. Kay Lautenschlager, husband and wife, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as their own free act and deed.

In Testimony Whereof: I have hereunto set my hand and affixed my official seal at my office in said County and State, the day and year last above written.

My Commission Expires _____ Notary Public: _____

WANDA J. MILLIKIN, Notary Public - State of Missouri, Clay County, My Commission Expires May 31, 1993

In Testimony Whereof: Clay County Savings And Loan Association has caused this instrument to be executed by its Vice President and its Corporate Seal to be hereto affixed by its Secretary this 2nd day of April, 1991.

_____ Vice President — _____ Secretary

STATE OF MISSOURI } s.s.
COUNTY OF Clay } On this 2nd day of April, 1991, before me appeared Debra S. Holloway to me personally known, who being by me duly sworn, did say that she is Vice President of Clay County Savings And Loan Association, 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 the authority of its governing body, and that said [illegible] acknowledged said instrument to be the free act and deed of said Corporation, and she duly acknowledges the execution of the same.

In Testimony Whereof: I have hereunto set my hand and affixed my notarial seal at my office in said County and State aforementioned the day and year above written.

My Commission Expires _____ Notary Public: _____

KATHRYN E. VARNUM, Notary Public - State of Missouri, Commissioned in Clay County, My Commission Expires March 29, 1994

In Testimony Whereof: Norman C. Preston Revocable Living Trust U/D/T March 29, 1988 has caused this instrument to be executed this 2nd day of April, 1991.

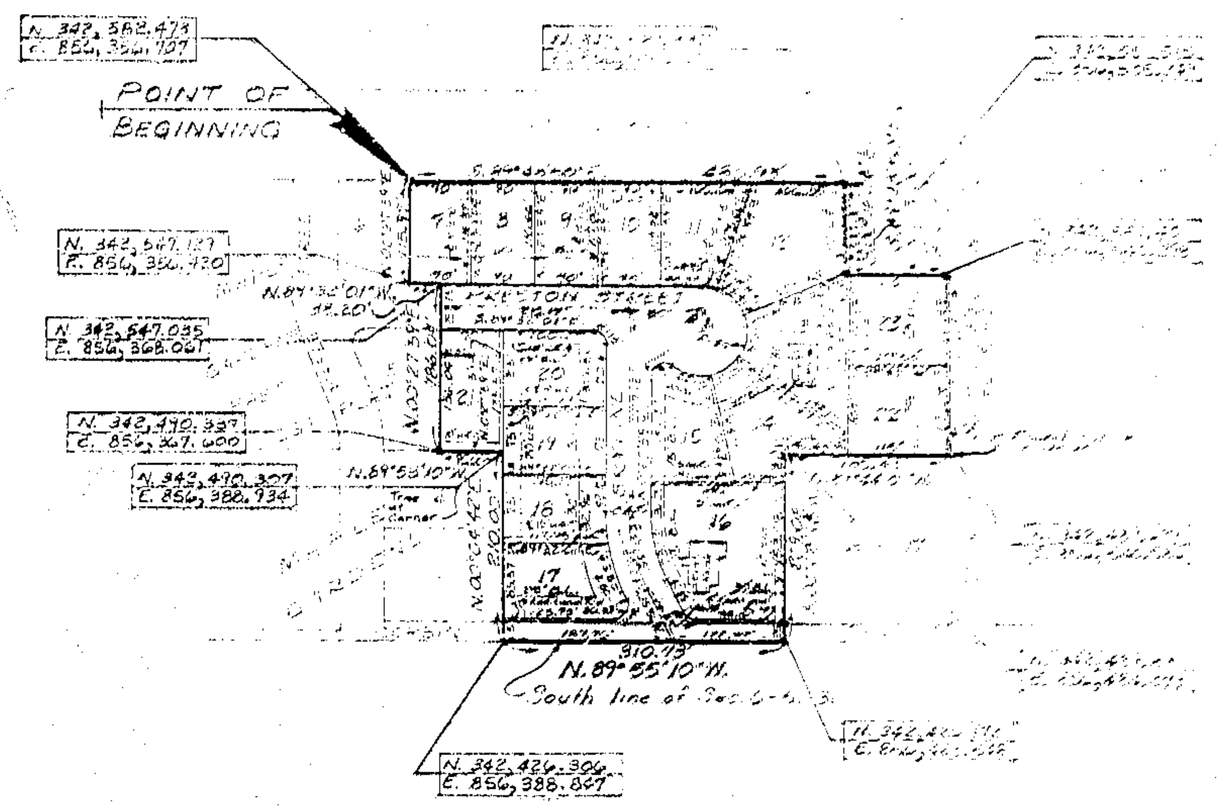
Norman C. Preston — Nancy J. Preston

STATE OF MISSOURI } s.s.
COUNTY OF Clay } On this 2nd day of April, 1991, before me appeared Norman C. Preston and Nancy J. Preston, to me personally known, who being by me duly sworn did say that they have full power to execute in behalf of "Preston Revocable Living Trust" U/D/T March 29, 1988.

In Testimony Whereof: I have hereunto set my hand and affixed my notarial seal at my office in said County and State above mentioned the day and year above written.

My Commission Expires _____ Notary Public: _____

WANDA J. MILLIKIN, Notary Public - State of Missouri, Commissioned in Clay County, My Commission Expires May 31, 1993



Surveyor's 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: _____

Approved by the Planning and Zoning Commission of the City of Liberty this _____ day of _____, 1990.

Aaron M. Reuck, Chairman

Approved by the City Council of the City of Liberty, this _____ by Ordinance No. 3935

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

Steven P. Hansen, City Engineer

HANDS • FARROW • WEISKIRCH ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-8020

By: _____ 3-29-91
E. Don Weiskirch MO PLS No. 1439

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