Clay County, Missouri
Land Survey Document

NORTHWYCK PARK SIXTH PLAT

LIBERTY, CLAY COUNTY, MISSOURI

MO. STATE PLANE COORDINATES TABLE

PT.	NORTH (m)	EAST (m)
1	344,086.141	856,008.766
2	344,185.327	856,010.561
3	344,185.702	855,995.607
4	344,178.825	856,012.148
5	344,231.906	856,031.919
6	344,258.410	856,076.167
7	344,246.995	856,099.422
8	344,262.172	856,154.672
9	344,263.277	856,227.687
10	344,260.520	856,248.734
11	344,218.913	856,236.100
12	344,218.366	856,238.168
13	344,165.984	856,228.798
14	344,161.999	856,238.937
15	344,104.585	856,224.190
16	344,093.202	856,131.740
17	344,109.468	856,123.082
18	344,094.494	856,120.681
19	344,094.906	856,024.347
20	344,110.044	856,079.976
21	344,110.489	856,079.559
22	344,099.997	856,068.507
23	344,070.618	856,036.947

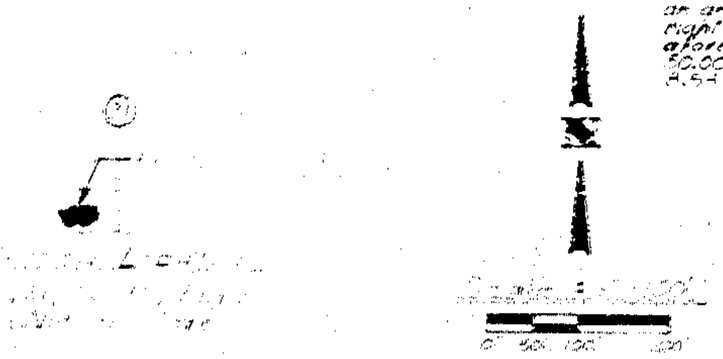
NOTE: Bearings and coordinates shown hereon are based on Missouri State Plane Coordinate System (1983 and as amended), West Zone and using a combined grid factor of 0.9999[illegible] Coordinates based on [illegible]

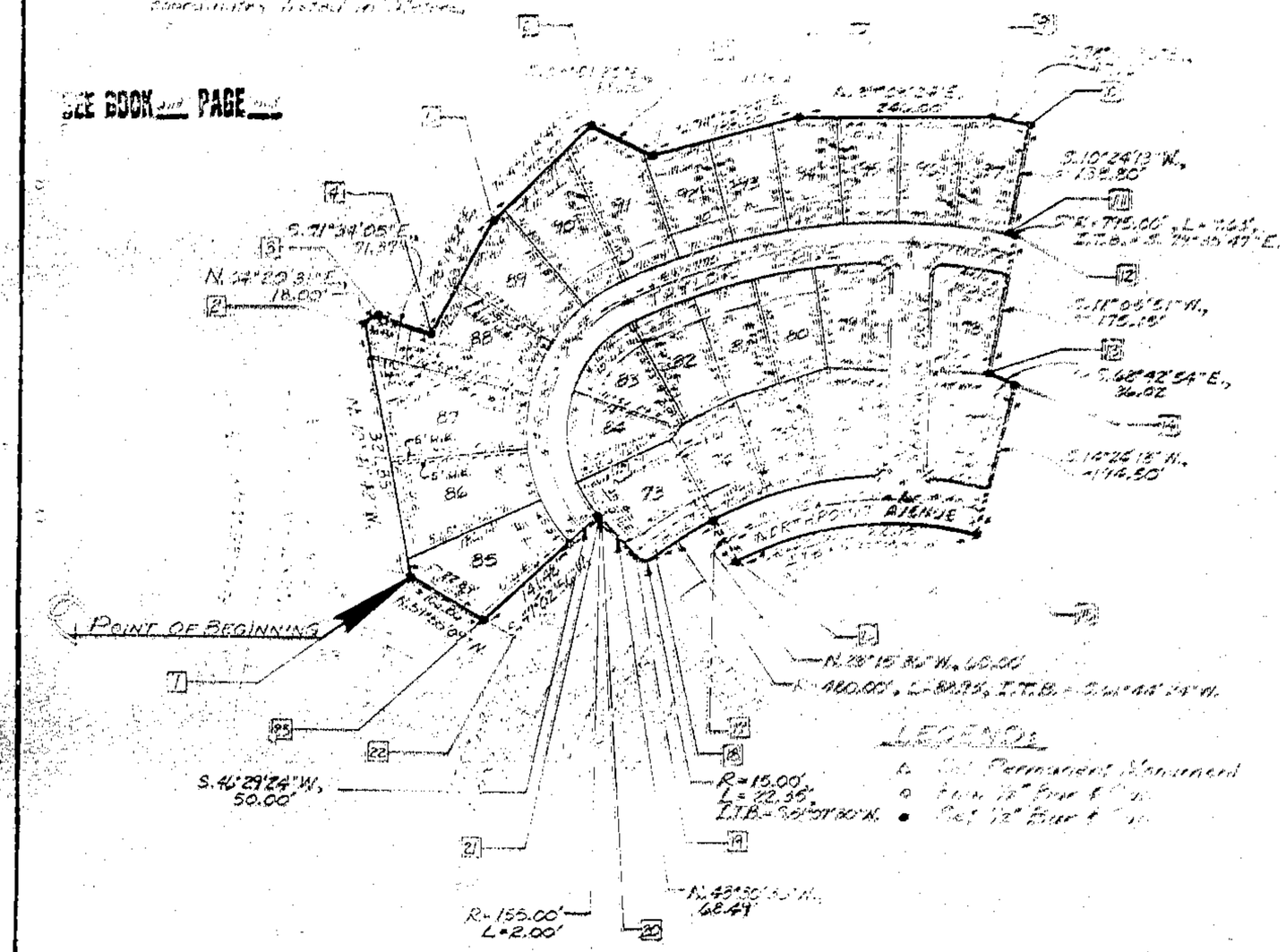
TRAVERSE TABLE

Starting at Monument [illegible] Point 21, a 5/8" Rebar on the back lot line of Lot 71, Northwyck Park [illegible]

DEVIATIONS

North [illegible] East [illegible]





Description: This is a subdivision being a replat of Lot 73, NORTHWYCK PARK FIFTH PLAT, a subdivision, and part of the Southwest Quarter of Section 31, Township 52, Range 31, and part of Northpoint Avenue, lying in NORTHPOINT, a subdivision, in said Quarter Section, 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 in said City and State; (the following five courses are along said plat); thence North 10°41'42" West, 321.85 feet; thence North 64°20'31" East, 18.00 feet; thence South 71°34'05" East, 71.37 feet; thence North 28°17'54" East, 160.54 feet; thence North 45°13'45" East, 170.07 feet; thence South 63°51'20" East, 85.00 feet; thence North 74°38'24" East, 188.00 feet; thence North 89°08'24" East, 246.00 feet; thence South 78°31'36" East, 42.16 feet; thence South 10°24'13" West, 138.80 feet to a point on a curve being a radius of 795.00 feet; thence Easterly along said curve to the right with an initial tangent bearing of South 79°35'47" East, an arc distance of 9.63 feet; thence South 11°05'51" West, 175.15 feet; thence South 62°42'54" East, 36.02 feet; thence South 14°24'18" West, 194.50 feet, to a point on the Southerly right-of-way of said Northpoint Avenue, said point also lying on a curve, having a radius of 420.00 feet; thence Westerly along said right-of-way and curve to the left, with an initial tangent bearing of North 75°35'42" West, an arc distance of 312.75 feet, to the most Easterly corner of Northwyck Park Fifth Plat, a subdivision in said City and State; thence North 28°15'36" West, 60.00 feet to a point on the Northerly right-of-way of said Northpoint Avenue, said point also lying on a curve, having a radius of 480.00 feet; thence Westerly 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 88.93 feet, to the P.C. of a curve to the right; thence along said curve having an initial tangent bearing of South 51°07'30" West, a radius of 15.00 feet, an arc distance of 22.35 feet to the P.T. of said curve; thence North 43°30'36" West, 68.49 feet to the P.C. of a curve to the right; thence along said curve having a radius of 155.00 feet, an arc distance of 2.00 feet to a point on the Westerly line of aforesaid Northwyck Park Fifth Plat; (the following three courses are along the Westerly line of said plat); thence South 46°29'24" West, 50.00 feet; thence South 47°02'56" West, 141.48 feet; thence North 59°55'09" West, 106.86 feet to the Point of Beginning; containing 8.54 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 SIXTH PLAT. It shall be a sufficient description of the Lots on this plat to hereafter designate the lot number appearing near the center of the Lot followed by the words "of platted NORTHWYCK PARK SIXTH 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 gas 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 Witness Whereof: NORTHWYCK DEVELOPMENT COMPANY has caused these presents to be signed by its President and its seal to be attached this 17th day of July, 1991.

NORTHWYCK DEVELOPMENT COMPANY

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

STATE OF MISSOURI } ss.
COUNTY OF CLAY

On this 17th day of July, 1991, before me appeared Robert J. Ellis, to me personally known, who being by me duly sworn did say that 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 Whereof: 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, 1993 — Notary Public [redacted]

Approved by the Planning and Zoning Commission of the City of Liberty this May 21, 1991

Chairman: Aaron M. Reuck

Approved by the City Council of the City of Liberty this July 8, 1991 — Ordinance No. 6169

Mayor: Robert J. Saunders — 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: July 16, 1991

HANDS • FARROW • WEISKIRCH
ENGINEERS
800 1/2 NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-8000

By: E. Dan Weiskirch, P.E., RLS No. 1439

http://www.ClayCoGov.com