REPLAT OF LOTS 22 & 23, MAPLE GARDENS EAST 2ND PLAT

LIBERTY, CLAY COUNTY, MISSOURI

1. 2432

SECTION LOCATION
Sec. 6, Twp. 51, Rng. 31
(No Scale)

DEVELOPER:
David L. Lautenschlager
c/o RE/MAX of Liberty
1140 Victory Drive
Liberty, MO 64068

LEGEND:

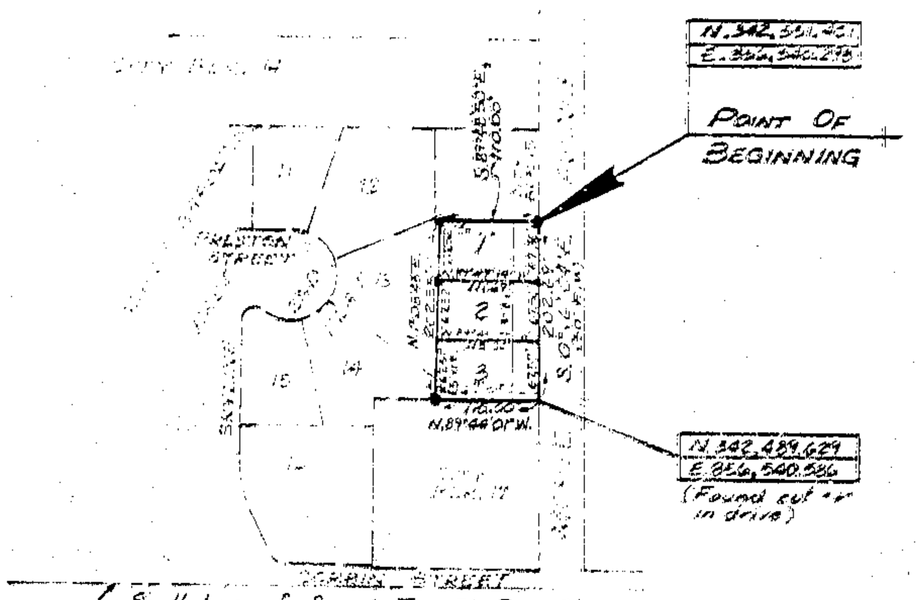
- △ Permanent Monument Set
- ○ Found Bar
- ● Set 1/2" Bar & Cap
- U.E. Utility Easement
- B.L. Building Setback Line

N

Scale: 1" = 100'

0 25 50 100 200

NOTE: The bearings and coordinates shown on this plat are based on the Missouri State Plane Coordinate System. Grid Coordinates are shown unless noted otherwise. Combined Grid Factor = 0.999904. (Based on the 1983 - West Zone.)



Description: A Replat of Lots 22 and 23, MAPLE GARDENS EAST 2ND PLAT, a subdivision in Liberty, Clay County, Missouri, described as follows: Beginning at the Northeast corner of said Lot 23, said point also being on the West right-of-way line of Morse Avenue, as now established; thence South 0°16'04" East along the East line of said Lots 23 and 22, said line also being the West right-of-way line of Morse Avenue, 202.69 feet to the Southeast corner of said Lot 22; thence South 89°46'01" West along the South line of said Lot 22, 115.09 feet to the Southwest corner thereof; thence North 0°16'04" West along the West line of said Lots 22 and 23, 202.55 feet to the Northwest corner of said Lot 23; thence North 89°46'00" East along the North of said Lot 23, 110.00 feet to the Point of Beginning; containing 0.52 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 REPLAT OF LOTS 22 & 23, 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 pertaining to the center of the lot followed by the words: of platted REPLAT OF LOTS 22 & 23, 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 July, 1991.

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

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

On this 2nd day of July, 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 Witness Thereof: 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 3-30-95 — Nancy L. Popps, Notary Public

NANCY L. POPPS, Notary Public - State of Missouri, Commissioned in Clay County, My Commission Expires March 30, 1995

In Witness Whereof: Clay County Savings And Loan Association has caused this instrument to be executed by its President and its Corporate Seal to be hereto affixed by its Secretary this 12th day of July, 1991.

President — Secretary

STATE OF MISSOURI } s.s.
COUNTY OF Clay }

On this 12th day of July, 1991, before me appeared Dixie S. Coltman, to me personally known, who being by me duly sworn did say that he is the 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 Dixie S. Coltman acknowledged said instrument to be the free act and deed of said Corporation, and he duly acknowledges the execution of the same.

In Witness 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: — Dixie L. McGee, Notary Public

DIXIE L. McGEE, Notary Public - State of Missouri, Commissioned in Clay County, My Commission Expires August 27, 1991

In Testimony Whereof: Preston Revocable Living Trust U/D/T March 29, 1988 has caused this instrument to be executed this 10th day of July, 1991.

Norman C. Preston — Nancy J. Preston

STATE OF MISSOURI } s.s.
COUNTY OF Clay }

On this 10th day of July, 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 Witness Thereof: 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: — Pamela L. Glazier, Notary Public

PAMELA L. GLAZIER, Notary Public - State of Missouri, Commissioned in Clay County, My Commission Expires Nov. 20, 1994

Approved by the Planning and Zoning Commission of the City of Liberty this 18th day of June, 1991.

Aaron M. Reuck, Chairman

Approved by the City Council of the City of Liberty this June 24, 1991 by Ordinance No. 6666.

Robert J. Saunders, Mayor — Donna L. Holloway, Deputy City Clerk

Steven P. Hansen, City Engineer

Surveyor's Certifications: 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: June 27, 1991

E. Dan Weiskirch MO RLS No. 1439

HANDS • FARROW • WEISKIRCH
ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5080

REPLAT OF LOTS 22 & 23, MAPLE GARDENS EAST 2ND PLAT
LIBERTY, CLAY COUNTY, MISSOURI

Job No. 692
Drawn: Noted
Date: 5-13-91
Drawn by:
Checked by:
Revisions: 6-14-91
Sheet No. 1 of 1

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