Clay County, Missouri
Land Survey Document

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I. 40237 AUG 12 1992

STATE OF MO.
CLAY COUNTY
LIBERTY
92 AUG 12 A 9:36
Cabinet D Slide 2
MARY E. PERRIGLY
RECORDER OF DEEDS
By Mary Marnet
Deputy

CANTERBURY — TENTH PLAT

A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

CONTAINING 696.645 SQ. FT. OR 15.9927 ACRES

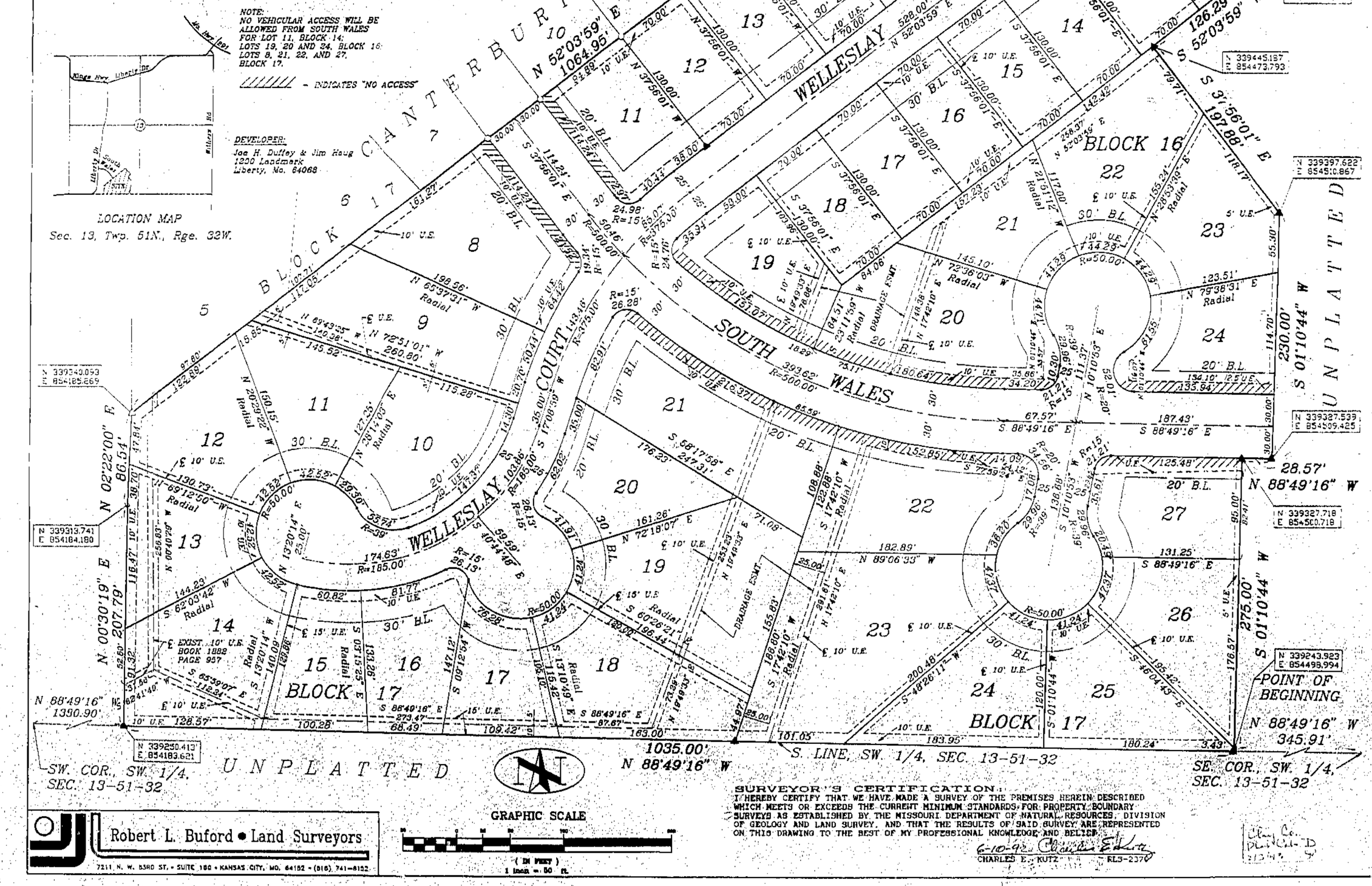
A TRACT OF LAND SITUATED IN THE SW 1/4 OF SECTION 13-T.51-R.32, LIBERTY, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SW 1/4; THENCE N 88°-49'-16" W, ALONG THE SOUTH LINE OF SAID SW 1/4, 345.91 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 88°-49'-16" W, CONTINUING ALONG SAID SOUTH LINE, 1035.00 FEET; THENCE N 00°-30'-19" E, 207.79 FEET; THENCE N 02°-22'-00" E, 86.54 FEET TO THE SW CORNER OF LOT 3, BLOCK 17, CANTERBURY NINTH PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI; THENCE N 52°-03'-59" E, ALONG THE SOUTHEASTERLY LINE OF SAID CANTERBURY NINTH PLAT, 1064.95 FEET TO THE NW CORNER OF LOT 19, BLOCK 14, CANTERBURY SEVENTH PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI; THENCE S 37°-56'-01" E, ALONG THE SOUTHWESTERLY LINE OF SAID CANTERBURY SEVENTH PLAT, 180.00 FEET; THENCE N 52°-03'-59" E, CONTINUING ALONG SAID LINE, 20.00 FEET, TO THE NW CORNER OF LOT 11, BLOCK 16, OF SAID CANTERBURY SEVENTH PLAT; THENCE S 37°-56'-01" E, CONTINUING ALONG SAID LINE, 130.00 FEET TO THE SW CORNER OF LOT 11, BLOCK 16, OF SAID CANTERBURY SEVENTH PLAT; THENCE S 52°-03'-59" W, 126.29 FEET; THENCE S 37°-56'-01" E, 197.88 FEET; THENCE S 01°-10'-44" W, 230.00 FEET; THENCE N 88°-49'-16" W, 28.57 FEET; THENCE S 01°-10'-44" W, 275.00 FEET TO THE POINT OF BEGINNING.

LOCATION MAP
Sec. 13, Twp. 51N., Rge. 32W.

NOTE:
NO VEHICULAR ACCESS WILL BE ALLOWED FROM SOUTH WALES FOR LOT 11, BLOCK 14; LOTS 19, 20 AND 24, BLOCK 16; LOTS 8, 21, 22, AND 27, BLOCK 17.

//////// - INDICATES "NO ACCESS"

DEVELOPER:
Joe H. Duffey & Jim Haug
1230 Landmark
Liberty, Mo. 64068



Robert L. Buford • Land Surveyors
7211 N. W. 83RD ST. • SUITE 160 • KANSAS CITY, MO. 64152 • (816) 741-6152

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

6-10-92
CHARLES E. KUTZ — PLS-2379

DEDICATION:

THE UNDERSIGNED PROPRIETORS 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:

CANTERBURY — TENTH 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 BLOCK NUMBER APPEARING NEAR THE CENTER OF THE RESPECTIVE BLOCKS FOLLOWED BY THE WORDS: CANTERBURY — TENTH PLAT

EASEMENTS:

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, OPEN, 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:

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES:

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 16th DAY OF June, 1992

JOE H. DUFFEY — HUSBAND
MARY DANE DUFFEY — WIFE
JAMES F. HAUG — HUSBAND
BETTY L. HAUG — WIFE

NOTARY CERTIFICATION:

STATE OF MISSOURI }
COUNTY OF Clay } SS:

ON THIS 16th DAY OF June, 1992, BEFORE ME PERSONALLY APPEARED THE ABOVE PERSONS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR 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 January 27, 1995
NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION
LIBERTY, MISSOURI

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY, MISSOURI THIS 19 DAY OF May, 1992.

AARON M. REUCK — CHAIRMAN

CITY COUNCIL
LIBERTY, MISSOURI

APPROVED BY THE CITY COUNCIL OF CITY OF LIBERTY, MISSOURI THIS 26 DAY OF May, 1992.

ORDINANCE NO. 6378

SEE BOOK [illegible] PAGE 567

MAYOR — ROBERT J. SALMORES
DEPUTY CITY CLERK — DONNA L. HOLLOWAY
CITY ENGINEER — STEVEN P. HANSEN

THIS PLAT PREPARED BY: CHARLES E. KUTZ, RLS-2379
R. L. BUFORD & ASSOCIATES, INC.
7211 N. W. 83RD STREET, SUITE 160
KANSAS CITY, MO. 64152
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BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SEMI-PERMANENT MONUMENTATION:
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2379" SET AT ALL LOT CORNERS EXCEPT AS SHOWN HEREON.
   PERMANENT MONUMENTATION:
   3/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED "O" ▲ "

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN "O" OR "△", IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY METRO CONTROL MONUMENT SHERRY USING A COMBINED GRID FACTOR OF 0.9999056. THE FOLLOWING TRAVERSE TABLE REFLECTS THE FIELD TRAVERSE FROM THIS MONUMENT TO THE PLAT SHOWN HEREON:

FROM	TO	BEARING	DISTANCE
KC MON "WILSHIRE"	DH-10	S 39°-56'-23" W	759.66'
DH-10	KC MON "SHERRY"	S 31°-59'-24" W	1577.71'
KC MON "SHERRY"	DH-11	S 12°-51'-21" W	1852.18'
DH-11	DH-12	N 79°-10'-55" E	592.05'
DH-12	DH-13	N 75°-30'-07" E	805.14'
DH-13	DH-1	N 87°-39'-55" E	1210.44'
DH-1	POINT RR	S 89°-56'-36" E	465.33'
POINT RR	SW COR PLAT	S 85°-45'-32" E	253.01'

4. NO VEHICULAR ACCESS WILL BE ALLOWED FROM SOUTH WALES FOR LOT 11, BLOCK 14; LOTS 19, 20 AND 24, BLOCK 16; LOTS 8, 21, 22 AND 27, BLOCK 17.