Clay County, Missouri
Land Survey Document

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FEB 7 1992

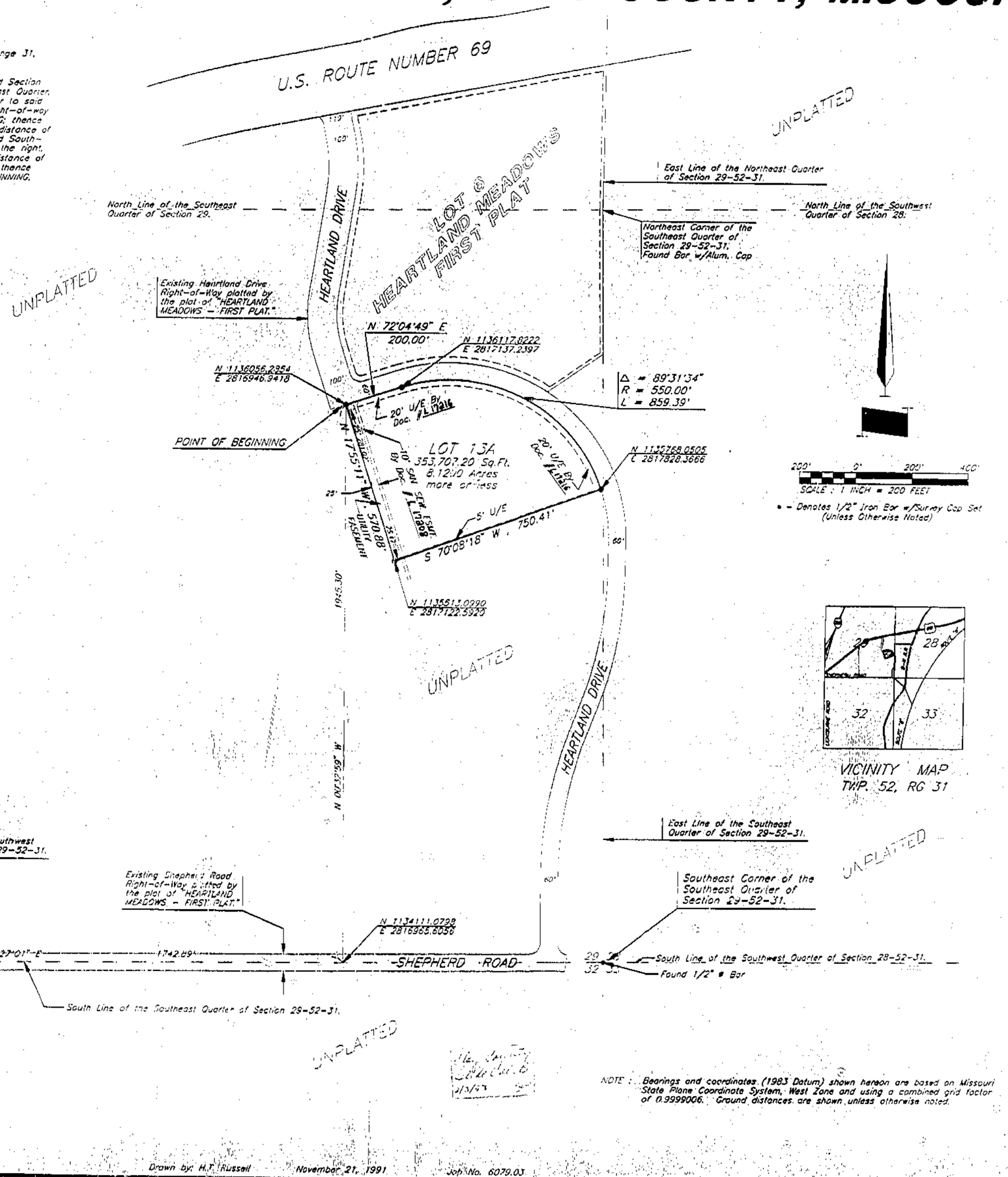
HEARTLAND MEADOWS - SECOND PLAT

LIBERTY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 29, Township 52, Range 31, City of Liberty, Clay County, Missouri, described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of said Section 29; thence North 39°27'51" East, along the South line of said Southeast Quarter, a distance of 1742.63 feet; thence North 00°12'59" West, perpendicular to said South line, a distance of 1945.30 feet to a point on the Southerly right-of-way line of Heartland Drive, as now established, to the POINT OF BEGINNING; thence North 72°04'49" East, along said Heartland Drive right-of-way line, a distance of 200.00 feet to a point of curvature; thence Northeasterly, Easterly, and Southeasterly continuing along said right-of-way line and along a curve to the right, having a radius of 550.00 feet and a central angle of 89°31'34", a distance of 859.39 feet; thence South 70°08'18" West, a distance of 750.41 feet; thence North 17°55'11" West, a distance of 570.88 feet to the POINT OF BEGINNING, containing 353,707.20 square feet or 8.1200 acres, more or less.



NOTE : Bearings and coordinates (1983 Datum) shown hereon are based on Missouri State Plane Coordinate System, West Zone and using a combined grid factor of 0.9999006. Ground distances are shown unless otherwise noted.

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 HEARTLAND MEADOWS - SECOND PLAT.

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 underground conduits for water, gas, sewer mains, underground wires and necessary above ground appurtenances thereto, or any or all of them over, under and along the strip 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.

In testimony whereof, the undersigned proprietor has hereunto set its hand this 5th day of February, 19 92.

HALLMARK CARDS, INCORPORATED, a Missouri Corporation

By: Robert A. Kipp, Vice President — Attest: Charles J. Egan, Jr., Secretary

STATE OF Missouri)
COUNTY OF Jackson)

On this 5th day of February, 1992, before me appeared Robert A. Kipp and Charles J. Egan, Jr., to me personally known, who being by me duly sworn, did say that they are Vice President and Secretary, respectively, of Hallmark Cards, Incorporated, a Missouri Corporation, and that the foregoing instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Robert A. Kipp and Charles J. Egan, Jr., acknowledged said instrument to be the free act and deed of said corporation.

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.

Notary Public — My Commission Expires:

Donna Jo Thornberry
Print Name

DONNA JO THORNBERRY
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires February 18, 1994

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this Dec. 9, 1991.

Chairman, Aaron M. Rueck

Approved by the City Council of the City of Liberty, Missouri, this: January 13, 1992

Ordinance No. 6274

Mayor, Robert J. Saunders

Deputy City Clerk, Donna L. Hollibay

City Engineer, Steven P. Hansen

SURVEYORS CERTIFICATE

I hereby certify this 27th day of January, 1992, that this survey is based on an actual survey made under my direct supervision and that said 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.

Larry S. Hearn, MO. LS-1885

Drawn by: H.T. Russell — November 21, 1991 — Job No. 6079.03

Owner: HALLMARK CARDS, INCORPORATED

GBA
GEORGE, BUTLER ASSOCIATES, INC.
CONSULTING ENGINEERS / ARCHITECTS
LANDSCAPE ARCHITECTS / PLANNERS