Clay County, Missouri
Land Survey Document

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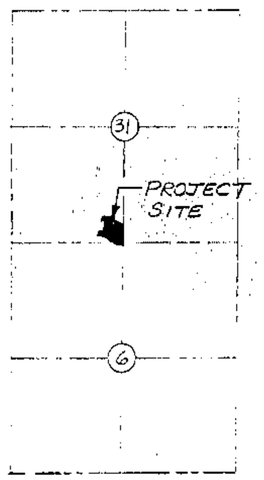
NORTHWYCK PARK SEVENTH PLAT

LIBERTY, CLAY COUNTY, MISSOURI

I. 29250



SECTION LOCATION
Sec. 31, Twp. 52, Rng. 31
and
Sec. 6, Twp. 51, Rng. 31
(No Scale)

N

Scale : 1"=100'
0' 25' 50' 100' 200'

DEVELOPER:

Northwyck Development Company
P. O. Box 482
Liberty, MO 64068

STATE PLANE TRAVERSE TABLE

Starting at Monument HALL (344,776.078 m. N., 857,252.545 m. E.) with initial backsight ROOSTER (N. 52°37'16" W.); S. 76°11'23" W., 4089.54 feet; S. 4°52'50" W., 1289.64 feet; S. 51°55'09" E., 216.11 feet; N. 72°16'09" E., 545.76 feet to the Southwest corner of this Plat.

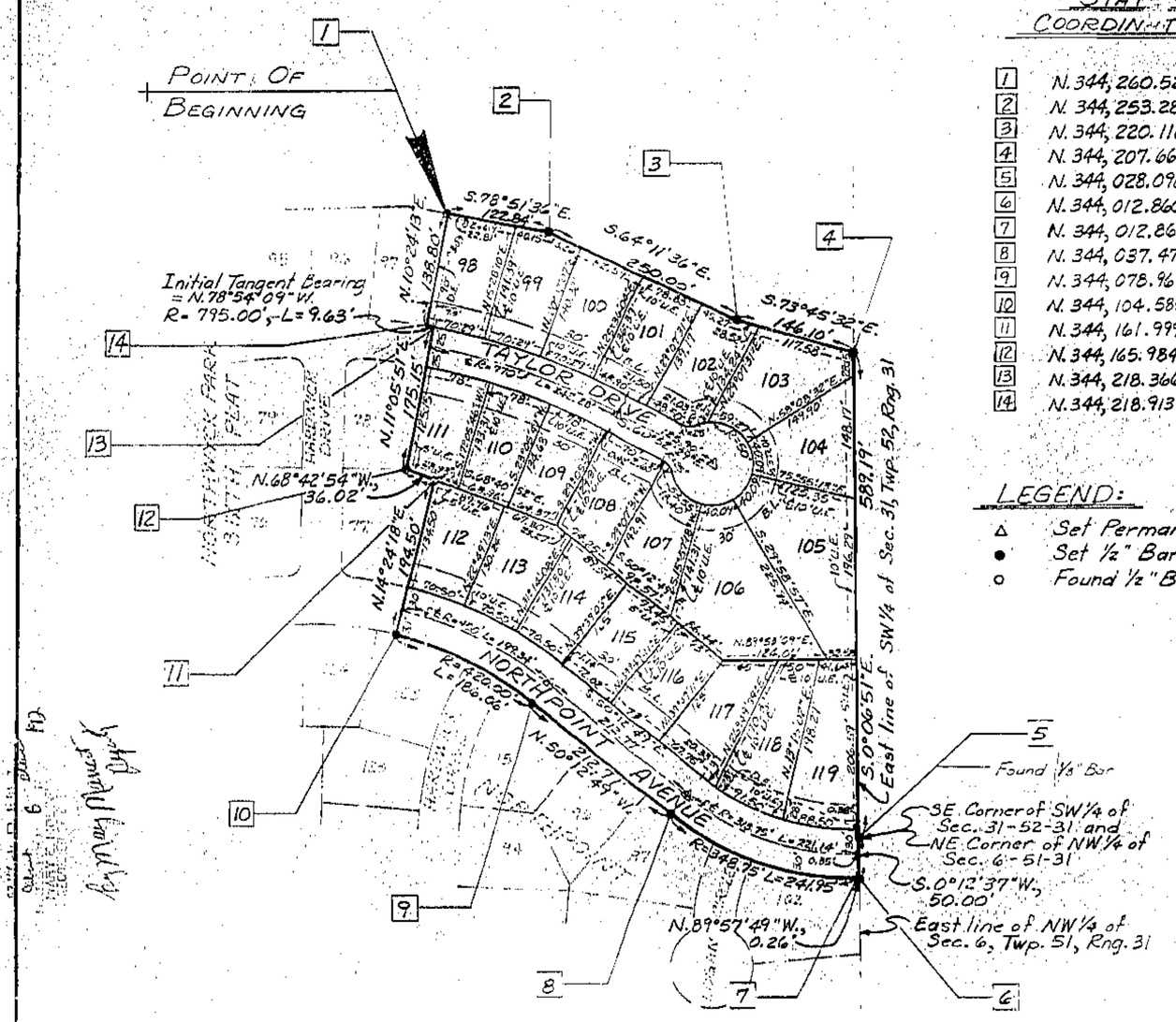
NOTE: Bearings and coordinates shown hereon are based on Missouri State Plane Coordinate System (1983 and as amended), West Zone and using a combined grid factor of 0.9999004, coordinates listed in Meters.

STATE PLANE COORDINATES TABLE

1	N. 344,260.520	E. 856,243.739
2	N. 344,253.287	E. 856,280.472
3	N. 344,220.118	E. 856,349.065
4	N. 344,207.664	E. 856,391.815
5	N. 344,028.098	E. 856,392.173
6	N. 344,012.860	E. 856,392.117
7	N. 344,012.860	E. 856,392.038
8	N. 344,037.472	E. 856,324.088
9	N. 344,078.969	E. 856,274.258
10	N. 344,104.585	E. 856,224.190
11	N. 344,161.999	E. 856,238.937
12	N. 344,165.984	E. 856,228.708
13	N. 344,218.366	E. 856,238.983
14	N. 344,218.913	E. 856,236.100

LEGEND:

△ Set Permanent Monument
● Set ½" Bar & Cap
○ Found ½" Bar & Cap



Description: A tract of land located in part of the Southwest Quarter of Section 31, Township 52, Range 31, and part of the Northwest Quarter of Section 6, Township 51, Range 31, and a Replat of part of Northpoint Avenue, lying in NORTHPOINT, a subdivision, all lying in Liberty, Clay County, Missouri, described as follows: Beginning at the Northeast corner of Lot 97, NORTHWYCK PARK SIXTH PLAT, a subdivision in Liberty, Clay County, Missouri; thence South 78°51'36" East, 122.84 feet; thence South 64°11'36" East, 250.00 feet; thence South 73°45'32" East, 146.10 feet to a point on the East line of the Southwest Quarter of said Section 31; thence South 0°06'51" East, along said East line, 589.19 feet to the Southeast corner of the Southwest Quarter of said Section 31, said point also being the Northeast corner of the Northwest Quarter of said Section 6; thence South 0°12'37" West along the East line of the Northwest Quarter of said Section 6, 50.00 feet to a point on the Southerly right-of-way of said Northpoint Avenue; thence along said Southerly right-of-way the following four courses: thence North 89°57'49" West, 0.26 feet to the P.C. of a curve; thence Northwesterly along said curve to the right, having a radius of 48.75 feet, an arc length of 241.95 feet to the P.T. of said curve; thence North 50°12'49" West, 212.77 feet to the P.C. of a curve; thence Northwesterly along said curve to the left having a radius of 420.00 feet, an arc length of 186.06 feet to a point on the Easterly line of said NORTHWYCK PARK SIXTH PLAT; the following five courses are along the Easterly line of said NORTHWYCK PARK SIXTH PLAT; thence North 14°24'18" East, 194.50 feet; thence North 68°42'54" West, 36.02 feet; thence North 11°05'51" East, 175.15 feet to a point on a curve; thence along said curve having an initial tangent bearing of North 78°54'09" West, a radius of 795.00 feet, an arc length of 9.63 feet; thence North 10°24'13" East, 138.80 feet to the Point of Beginning; containing 7.24 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 SEVENTH 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 NORTHWYCK PARK SEVENTH 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, pipe of 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."

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 Testimony Whereof: NORTHWYCK DEVELOPMENT COMPANY has caused these presents to be signed by its President and its seal to be affixed this 18th day of March, 1992.

NORTHWYCK DEVELOPMENT COMPANY

By: Robert J. Ellis
Robert J. Ellis, President

Attest: Larry G. Schulz
Larry G. Schulz, Secretary

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

On this 12th day of MARCH, 1992, before me appeared Robert J. Ellis, to me personally known, who being by me duly sworn did say 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 Thereof: I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

My Commission Expires February 27, 1996

Sherlene Cope
Notary Public:

Approved by the Planning and Zoning Commission of the City of Liberty this February 18, 1992

Aaron M. Reuck
Chairman: Aaron M. Reuck

Approved by the City Council of the City of Liberty this February 24, 1992 Ordinance No. 6301

Mayor: Robert J. Saunders

Donna L. Holloway
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: March 3, 1992

SEE BOOK 2112 PAGE 248

HANDS • FARROW • WEISKIRCH
ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

By: James M. Farrow
James M. Farrow MO LS No. 1658