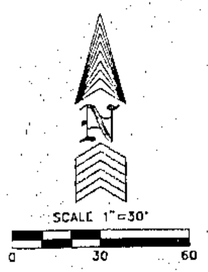
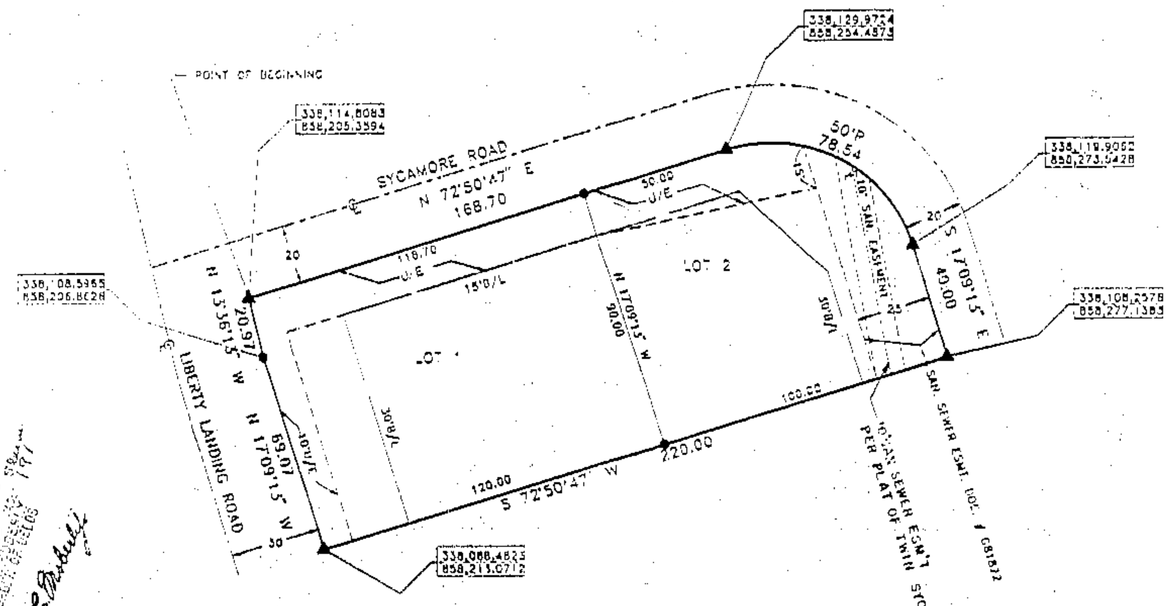
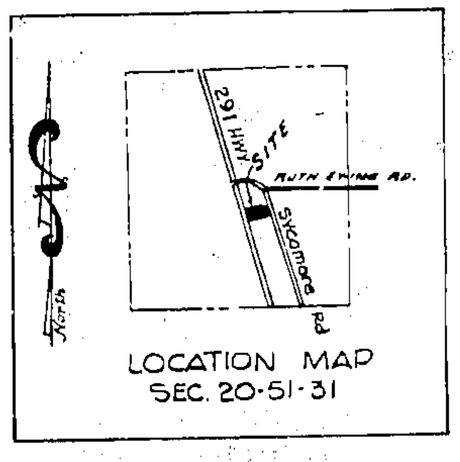
L34061 JUN 28

LAPEE ADDITION

A SUBDIVISION IN LIBERTY
Clay County, Missouri







Location Map

DESCRIPTION:
All of Lot 9, TWIN SYCAMORES, LOTS 13 THRU 17 AND RESURVEY OF LOTS 9 AND 10, a subdivision of land in the City of Liberty, Clay County, Missouri, particularly described as follows: Beginning at the Northwest corner of said Lot 9; thence North 72 degrees 50 minutes 47 seconds East along the Northerly line of said Lot 9, a distance of 168.70 feet; thence Southeasterly along a curve to the right, being tangent to the last described course and having a radius of 50.0 feet, an arc distance of 78.54 feet; thence South 17 degrees 09 minutes 13 seconds East along the Easterly line of said Lot 9, a distance of 40.0 feet to the Southeasterly corner of said Lot 9; thence South 72 degrees 50 minutes 47 seconds West along the Southerly line of said Lot 9, a distance of 220.0 feet to the Southwesterly corner of said Lot 9; thence North 17 degrees 09 minutes 13 seconds West along the Westerly line of said Lot 9, a distance of 69.07 feet to an angle point in the Westerly line of said Lot 9; thence continuing along the Westerly line of said Lot 9 North 13 degrees 36 minutes 13 seconds West, a distance of 70.97 feet to the point of beginning of the tract of land herein described. The above tract of land contains 0.44 Acres more or less.

Dedication. The undersigned proprietor of the property described hereon has caused the same to be subdivided in the manner as shown on this plat and said property shall hereafter be known as "LAPEE ADDITION."

It shall be a sufficient description of the lots on this plat to hereafter designate the same by 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 LAPEE ADDITION.

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, in any or all of them upon, 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 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 proprietor has hereunto set his hand this 27th day of May, 1992.

Edith La Pee
Edith Lapee

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

On this 27th day of May, 1992, before me, the undersigned notary public personally appeared Edith Lapee, a single person, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his 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 March 28, 1996

Diane L Aylett
NOTARY PUBLIC

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this May 19, 1992

Aaron M. Reuck
Aaron M. Reuck, Chairman

Approved by the City Council of the City of Liberty, Missouri, this May 26, 1992

Ordinance No. 6359

Mayor Robert L. Saunders

Deputy City Clerk Dana L. Kelloway

City Engineer: Steven P. Hansen

Prepared By:

AYLETT SURVEY COMPANY
7200 NORTH GRAND
GLADSTONE MISSOURI 64118 (816) 436-0732
SURVEYORS AND ENGINEERS

I hereby certify that the plat of LAPEE ADDITION subdivision is based on an actual survey made by me or 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. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my professional knowledge and belief.

DATE: May 22 92 Sam A. Aylett
SAM A. AYLETT

STATE OF MISSOURI SAM ANTHONY AYLETT NUMBER S-2074 REGISTERED LAND SURVEYOR

TRAVERSE TABLE

KC # 9 Sighting KC # 8 South 88 degrees 10 minutes 23 seconds East
KC # 9 to Point A South 73 degrees 30 minutes 43 seconds West, 1252.99 (Grid Meters)
Point A to point of beginning North 64 degrees 23 minutes 27 seconds East 217.26 (grid Meters)

NOTE: The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9999048
All coordinates are in meters.

LEGEND:
B/L = Building Line.
U/E = Utility Easement.

△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

○ Denotes Existing Bar

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

Clay County Clerk
Book 21 Page 8
4/8/93

Prepared For:

EDITH LAPEE
2101 LIBERTY LANDING ROAD
LIBERTY MISSOURI

25170

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