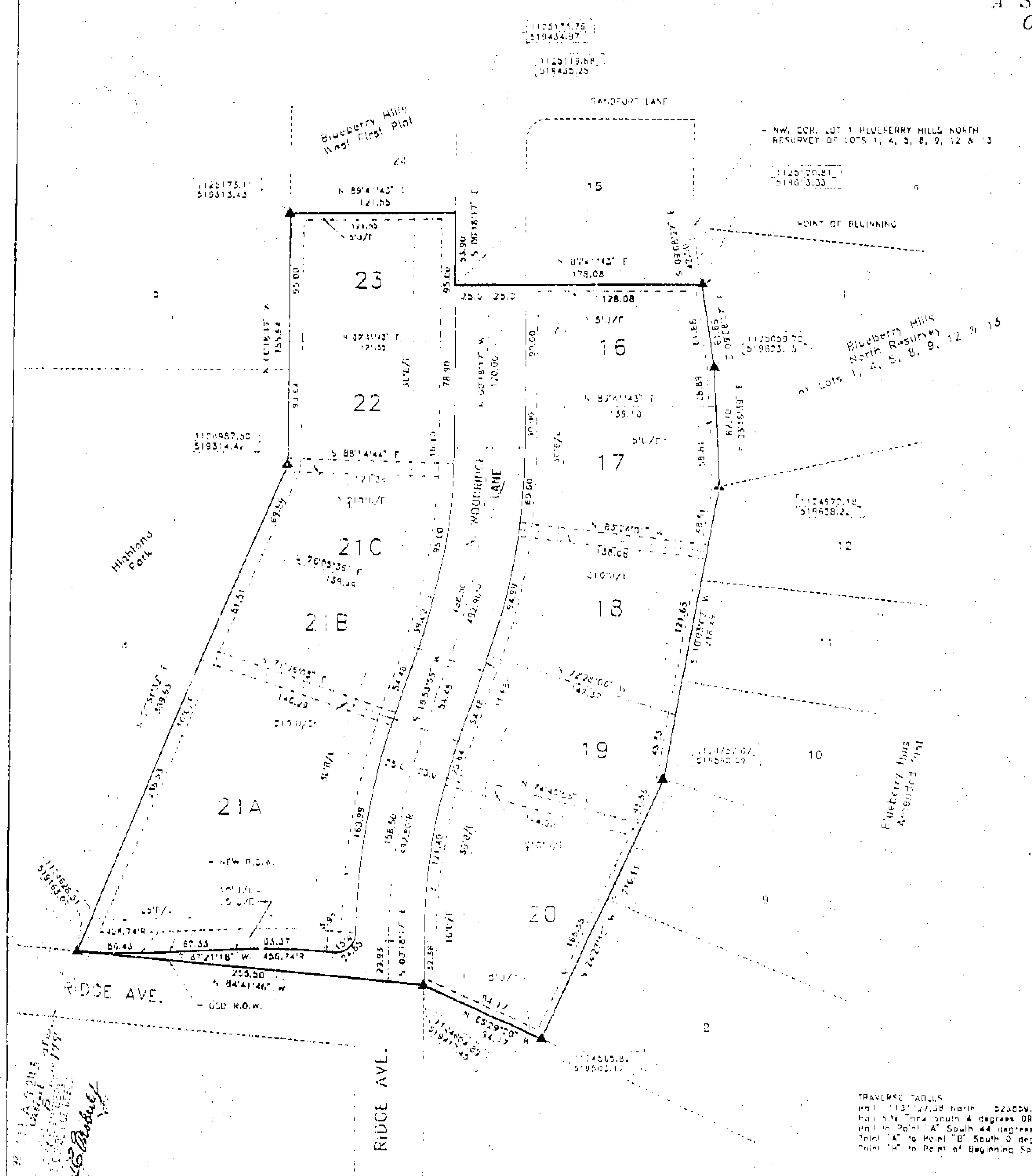
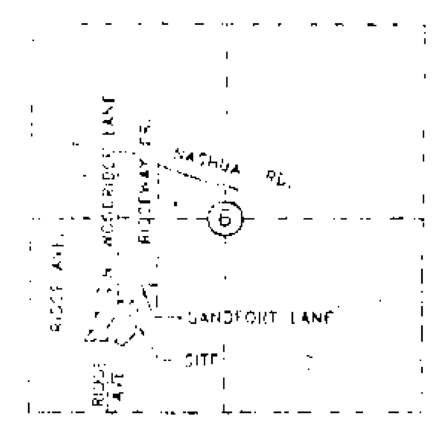
Clay County, Missouri
Land Survey Document

L 34194 JUN 1 9 1992

BLUEBERRY HILLS WEST SECOND PLAT

A SUBDIVISION IN LIBERTY
Clay County, Missouri





Location Map

TRAVERSE TABLES
HMI 113127.38 North 523859.74 East
HMI Site Tana South 4 degrees 08 minutes 49 seconds West
HMI to Point "A" South 44 degrees 47 minutes 44 seconds West 6034.14 feet
Point "A" to Point "B" South 0 degrees 39 minutes 55 seconds East 921.34 feet
Point "B" to Point of Beginning South 0 degrees 25 minutes 30 seconds West 803.91 feet.

NOTE: The coordinates and bearings shown on this plat are based upon the Missouri State Plane Coordinate System West Zone using a combined Grid Factor of 0.999904257.

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

DESCRIPTION:
This is a subdivision of all that part of the Southwest Quarter of Section 6, Township 51, Range 31 in the City of Liberty, Clay County, Missouri, including part of Tract "A", BLUEBERRY HILLS NORTH RESURVEY OF LOTS 1,4,5,8,9,12 and 13, a subdivision of land in the City of Liberty, Clay County, Missouri, also part of Lots 13 thru 17, inclusive, Block 2, BLUEBERRY HILLS, a subdivision of land in the City of Liberty, Clay County, Missouri. Also, part of Block 4, HIGHLAND PARK, a subdivision of land in the City of Liberty, Clay County, Missouri, all of which is more particularly described as follows: Commencing at the Northwest corner of Lot 1, said BLUEBERRY HILLS NORTH RESURVEY OF LOTS 1,4,5,8,9,12 and 13; thence South 9 degrees 08 minutes 27 seconds East along the West line of said Lot 1, a distance of 42.50 feet to the point of beginning of the tract of land herein to be described; thence continuing South 9 degrees 08 minutes 27 seconds East along the West line of said Lot 1, a distance of 61.88 feet; thence South 3 degrees 18 minutes 39 seconds East along the West line of said Lot 1, a distance of 87.70 feet; thence South 10 degrees 03 minutes 02 seconds West along the Westerly line of Lots 10,11 and 12, BLUEBERRY HILLS, a subdivision of land in the City of Liberty, Clay County, Missouri, a distance of 218.49 feet to the Northwest corner of Lot 9, BLUEBERRY HILLS; thence South 24 degrees 27 minutes 12 seconds West along the Westerly line of Lots 8 and 9, BLUEBERRY HILLS, a distance of 210.11 feet to the Northerly line of Lot 7, BLUEBERRY HILLS; thence North 65 degrees 28 minutes 20 seconds West along the North line of said Lot 7, a distance of 94.17 feet to the Northwest corner of said Lot 7, also being on the Northerly right of way of Ridgeway Avenue; thence North 84 degrees 41 minutes 42 seconds West along said right of way, a distance of 255.50 feet to a point on the South line of said Block 4, HIGHLAND PARK; thence North 22 degrees 51 minutes 32 seconds East, a distance of 339.63 feet to a point on the Easterly line of said Block 4, HIGHLAND PARK; thence North 0 degrees 18 minutes 17 seconds West along the Easterly line of said HIGHLAND PARK, a distance of 155.64 feet to the Southwest corner of Lot 24, BLUEBERRY HILLS WEST FIRST PLAT, a subdivision of land in the City of Liberty, Clay County, Missouri; thence North 89 degrees 41 minutes 43 seconds East along the South line of said Lot 24, a distance of 121.55 feet to the Southeast corner of said Lot 24, said point also being on the Westerly right of way line of N. Woodridge Lane; thence South 0 degrees 18 minutes 17 seconds East along said right of way, a distance of 53.90 feet; thence North 89 degrees 41 minutes 43 seconds East along the Southerly line of Lot 15, of said BLUEBERRY HILLS WEST FIRST PLAT and its Westerly prolongation thereof, a distance of 178.08 feet to the point of beginning. The above described tract of land contains 4.10 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 "BLUEBERRY HILLS WEST SECOND PLAT."

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: BLUEBERRY HILLS WEST 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 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 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 or 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: West Blueberry Hills Development Corporation, a corporation in the State of Missouri, has caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be affixed this 20th day of May, 1992.

WEST BLUEBERRY HILLS DEVELOPMENT CORPORATION

Steve K. Havens, President

Mike Little John, Secretary

STATE OF MISSOURI)
COUNTY OF CLAY) ss.
On this 20th day of May, 1992, before me appeared Steve K. Havens, to me personally known who being by me duly sworn did say that he is President of West Blueberry Hills Development Corporation and that the seal affixed to this instrument is the Corporate Seal of said West Blueberry Hills Development Corporation and that this instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that said Steve K. Havens acknowledged said instrument to be 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.

My Commission Expires: March 27, 1996

Deana J. Aylett
NOTARY PUBLIC

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this April 22nd, 1992

Aaron M. Reuck, Chairman

Approved by the City Council of the City of Liberty, Missouri, this April 27, 1992

Ordinance No. 6341

Mayor: Robert J. Saunders

Deputy City Clerk: Donna K. Holloway

City Engineer: Steven P. Hansen

Note: All Previously Platted lots, (being lots 13 thru 17 inclusive, Blueberry Hills Amended Plat,) Building lines, Easements and all other restrictions which effect these lots are hereby vacated by the recording of this Plat of "BLUEBERRY HILLS WEST SECOND PLAT."

Prepared For:

WEST BLUEBERRY HILLS DEVELOPMENT CORPORATION
1015 East "H" Highway
Liberty, MO. 64068

PREPARED BY:

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

I hereby certify that the plat of "BLUEBERRY HILLS WEST SECOND PLAT" 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: April 30, 92

SAM A. AYLETT LS-2074

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

Consent, Ratification & Acceptation
Filed 7-13-92 L 26740
Book 2135 Page 595

http://www.ClayCoGov.com