Clay County, Missouri
Land Survey Document

L 38826 JUL 2 9 1992

OAK POINT

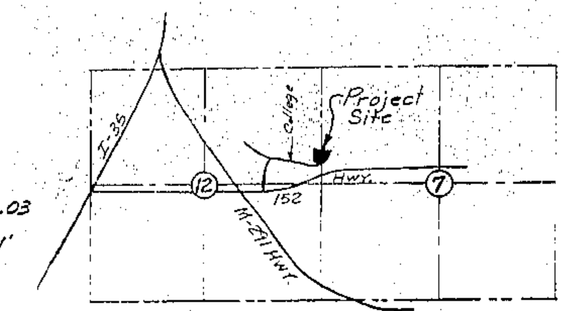
LIBERTY, CLAY COUNTY, MISSOURI

Descriptions: All that part of the Northeast Quarter of Section 12, Township 51, Range 32, and all that part of the Northwest Quarter of Section 7, Township 51, Range 31, now in the City of Liberty, Clay County, Missouri, more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 7; thence North 0°26'13" East, along the West line of the Northwest Quarter of said Section 7, and along the East line of the Northeast Quarter of said Section 12, a distance of 580.48 feet, to a point on the Northwesterly right-of-way line of College Street, as now established, said point also being the True Point of Beginning of subject tract; thence Northeasterly and Northerly, along the Northwesterly and Westerly right-of-way line of said College Street, said line being, on a curve to the left, having a radius of 260 feet, a central angle of 47°30'25", and whose initial tangent bearing is North 58°42'12" East, a distance of 183.82 feet; thence North 89°33'47" West, a distance of 110.86 feet, to a point on the West line of the Northwest Quarter of said Section 7, and 722.30 feet North of the Southwest corner thereof, as measured along said West line; thence North 77°21'17" West, a distance of 184.95 feet; thence South 0°08'43" West, a distance of 220.03 feet, to a point on the Northerly right-of-way line of said College Street; thence South 89°51'17" East, along the Northerly right-of-way line of said College Street, a distance of 44.22 feet, to a point of curvature; thence Easterly and Northeasterly, along the Northerly and Northwesterly right-of-way line of said College Street, said line being, on a curve to the left, having a radius of 260 feet, and a central angle of 31°26'31", a distance of 142.68 feet, to the True Point of Beginning, of subject tract, except any part in roads, if any. The above described tract contains 1.0 Acres, more or less.

STATE PLANE TRAVERSE TABLE
(Ground Distances)

Starting at Monument CLAY (341,599.867 m.N., 853,732.678 m.E.) with an initial backsight to WILSHIRE; thence N. 74°55'50" E., 3,672.62 feet to Point 2; thence N. 80°44'50" E., 1284.03 feet to Point 3; thence N. 87°37'22" E., 527.11 feet to Point 4; thence S. 27°01'45" E., 347.80 feet to Point 5, said Point being the Northwest Corner of this Plat.

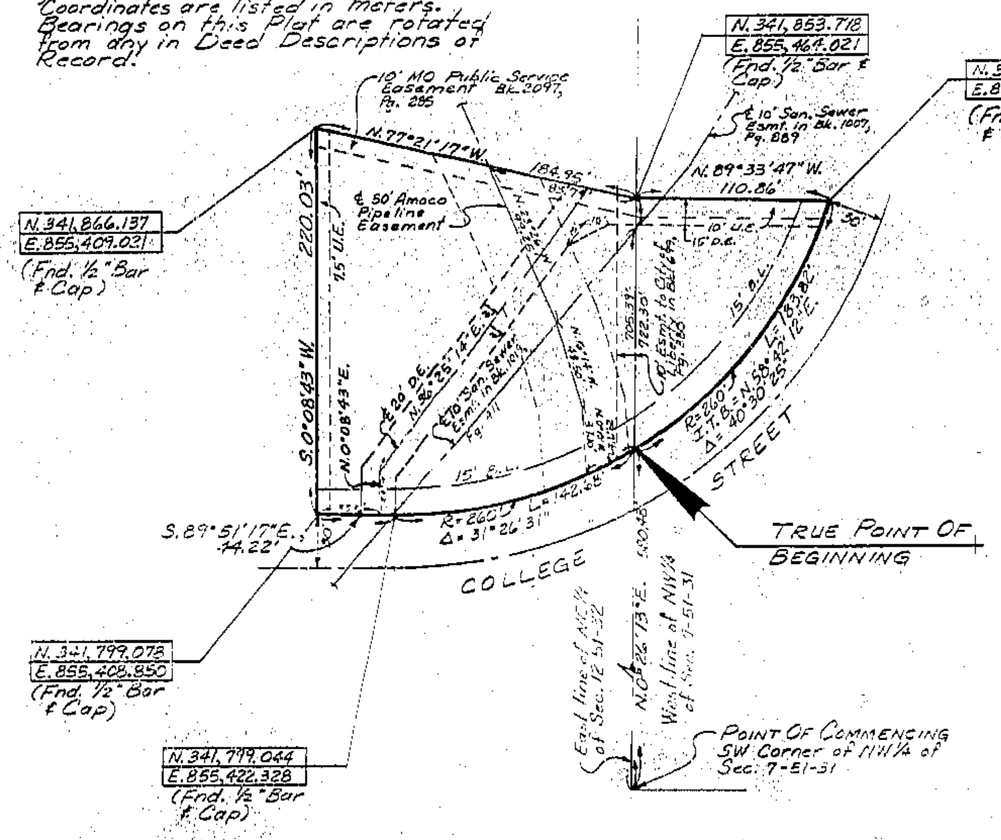
NOTE: The bearings and coordinates shown hereon are based on the Missouri State Plane Coordinate System (1983 and as amended), West Zone and using a combined grid factor of 0.9999092. The Coordinates are listed in meters. Bearings on this Plat are rotated from any in Deed Descriptions of Record.



SECTION LOCATION
Sec. 7, Twp. 51, Rng. 31
Sec. 12, Twp. 51, Rng. 32
(No Scale)

N

Scale: 1" = 50'
0' 10' 25' 50' 100'



DEVELOPER:
Robert V. Sanders
P. O. Box 27
Liberty, MO 64068

Dedication: The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as OAK POINT. 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 OAK POINT, 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, 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 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: The undersigned proprietors have hereunto set their hands this 28th day of July, 1992.

Larry L. Brown — Joseph E. Evans — Robert V. Sanders
M. Sharon Brown — Judy Ann Evans — Colleen G. Sanders

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

On this 28th day of July, 1992, before me personally appeared Larry L. Brown and M. Sharon Brown, husband and wife, and Joseph E. Evans and Judy Ann Evans, husband and wife, and Robert V. Sanders and Colleen G. Sanders, husband and wife, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as their own free act and deed.

In Witness Thereof: I have hereunto set my hand and affixed my notarial seal at my office in said County and State the day and year last above written.

My Commission Expires _____ Notary Public: _____

GREG THOMSON
NOTARY PUBLIC STATE OF MISSOURI
COUNTY OF CLAY
MY COMMISSION EXPIRES OCT. 2, 1994

Approved by the Planning and Zoning Commission of the City of Liberty this 9th day of May, 1992.

Aaron M. Reuck, Chairman

Approved by the City Council of the City of Liberty this 26 day of May, 1992
Ordinance No. 6360

Robert J. Saunders, Mayor — Donna L. Holloway, Deputy City Clerk

Steven P. Hansen, City Engineer

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: July 30, 1992

James M. Farrow — MO. LS No. 1658

STATE OF MISSOURI
JAMES M. FARROW
NUMBER
LS-1658
REGISTERED LAND SURVEYOR

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

OAK POINT
LIBERTY, CLAY COUNTY, MISSOURI

Job No.	1289
Scale:	1" = 50'
Date:	4-27-92
Drawn:	CDF
Ch'kd:	JMF
Apprvd:	
Revisions:	5-14-92
Sheet No.	1 of 1

B-200

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