Clay County, Missouri
Land Survey Document

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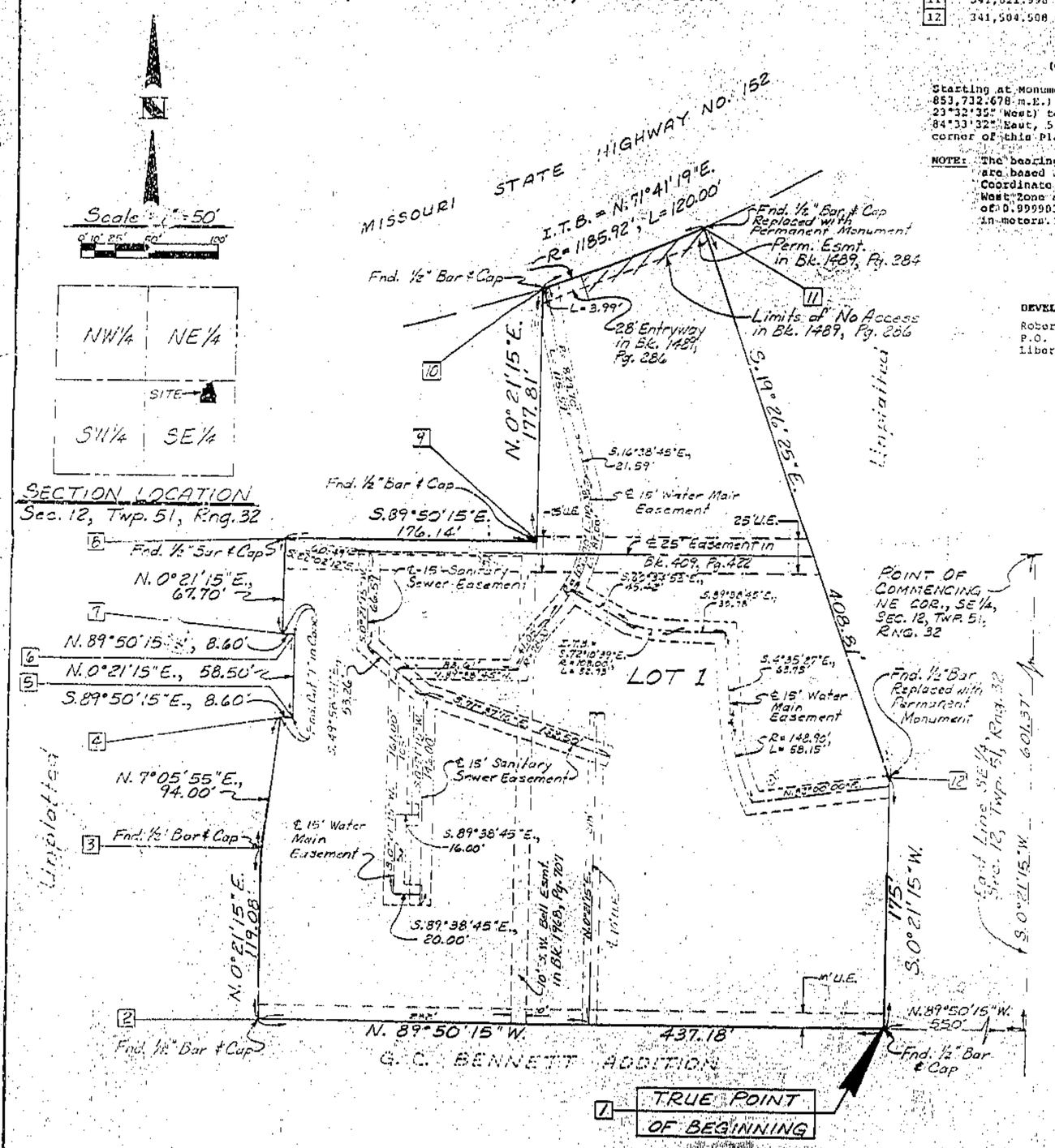
APR 7 6 1993

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS
93 AP -6 A 11:23
RECORDER'S OFFICE D PAGE 15
MARY E. MOODEY
RECORDER OF DEED.
By Margaret Brown
Deputy

THE COBBLESTONES

LIBERTY, CLAY COUNTY, MISSOURI



STATE PLANE COORDINATES TABLE

1	341,451.174 m.N.	855,293.764 m.E.
2	341,451.552 m.N.	855,160.525 m.E.
3	341,487.843 m.N.	855,160.749 m.E.
4	341,516.272 m.N.	855,164.290 m.E.
5	341,516.265 m.N.	855,166.910 m.E.
6	341,534.093 m.N.	855,167.021 m.E.
7	341,534.101 m.N.	855,164.400 m.E.
8	341,554.733 m.N.	855,164.527 m.E.
9	341,554.581 m.N.	855,218.209 m.E.
10	341,608.771 m.N.	855,218.544 m.E.
11	341,621.998 m.N.	855,252.626 m.E.
12	341,504.508 m.N.	855,294.094 m.E.

TRAVERSE TABLE
(Ground Distances)

Starting at Monument CLAY (341,599.867 m.N., 853,732.678 m.E.) with an initial backsight (South 23°32'35" West) to WILSHIRE; thence South 84°33'32" East, 5,145.34 feet to the Southeast 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 0.9999032. The coordinates are listed in meters.

DEVELOPERS:

Robert V. Sanders, Et.al.
P.O. Box 27
Liberty, MO 64068

DESCRIPTION: A tract of land located in the Southeast Quarter of Section 12, Township 51, Range 32, in Liberty, Clay County, Missouri, more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 12; thence South 0°21'15" West, along the East line of the Southeast Quarter of said Section 12, 601.37 feet; thence North 89°50'15" West, along a line parallel to the South line of the North Half of the Southeast Quarter of said Section 12 and along the North line and its extension of said G.C. BENNETT ADDITION, 550 feet, to the True Point of Beginning of the tract herein described; thence continuing North 89°50'15" West, along a line parallel to the South line of the North Half of the Southeast Quarter of said Section and along the North line and its extension of G.C. BENNETT ADDITION, 437.18 feet; thence North 0°21'15" East, 119.08 feet; thence North 7°05'55" East, 94.00 feet; thence South 89°50'15" East, 8.60 feet; thence North 0°21'15" East, 58.50 feet; thence South 89°50'15" East, 8.60 feet; thence North 0°21'15" East, 67.70 feet; thence South 89°50'15" East, 176.14 feet; thence North 0°21'15" East, 177.81 feet, to a point on the Southerly right-of-way line of Missouri State Highway No. 152; thence Northeasterly, along the Southerly right-of-way line of said Missouri State Highway No. 152, said line being on a curve to the left with an initial tangent bearing of North 71°41'19" East, having a radius of 1185.92 feet, an arc length of 120.00 feet; thence South 19°26'25" East, 408.81 feet; thence South 0°21'15" West, 175 feet to the True Point of Beginning. Containing 3.9 Acres, more or less.

DEDICATIONS: 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 THE COBBLESTONES. 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: Lot 4, THE COBBLESTONES, 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."

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 Sanitary Sewer Pipelines and appurtenances thereto, upon, under, and along the strips of land outlined on this plat and designated "Sanitary Sewer Easement" or "S.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 Water Main Pipelines and appurtenances thereto, upon, under, and along the strips of land outlined on this plat designated "Water Main Easement" or "W.E."

IN TESTIMONY WHEREOF: COBBLESTONES DEVELOPMENT, a Missouri Partnership, has caused this plat to be executed by its Managing Partner, this 2nd day of April, 1993.

COBBLESTONES DEVELOPMENT

Alan Rohlfing, Managing Partner

STATE OF MISSOURI)
COUNTY OF CLAY) s.s. On this 2nd day of April, 1993, before me personally appeared Alan Rohlfing, who being by me duly sworn, did say that he is Managing Partner of COBBLESTONES DEVELOPMENT, a Missouri Partnership, and that he executed the within and foregoing instrument as the free act and deed of said Partnership for the uses and purposes therein set forth.

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: 3-21-94

Deborah A. Hardy
Notary Public

Approved by the Planning and Zoning Commission of the City of Liberty this March 16, 1993

Aaron M. Reuter, Chairman

Approved by the City Council of the City of Liberty this March 29, 1993 Ordinance No. 6550

Robert V. Saunders, Mayor

Donna L. Holloway, Deputy City Clerk

Steven P. Hansen, City Engineer

4/14/93 gm
Cabinet D

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: April 1, 1993

James M. Farrow, MO LS No. 1655

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

STATE OF MISSOURI
JAMES M. FARROW
NUMBER 1655
REGISTERED LAND SURVEYOR

THE COBBLESTONES

LIBERTY, CLAY COUNTY, MISSOURI

Job No.	1399
Scale	Noted
Date	2-12-93
Drawn	CDF; JMF
Ck'ed	JMF
Apprd.	
Revisions	3/5/93; 3/24/93; 4/1/93
Sheet No.	1 of 1