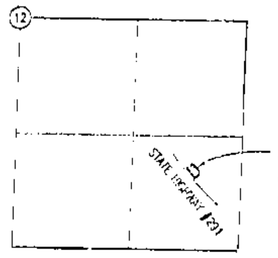
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

L 87926



LOT SPLIT SURVEY
LOT ONE AND LOT TWO
OAK PLAZA ADDITION – FIRST PLAT

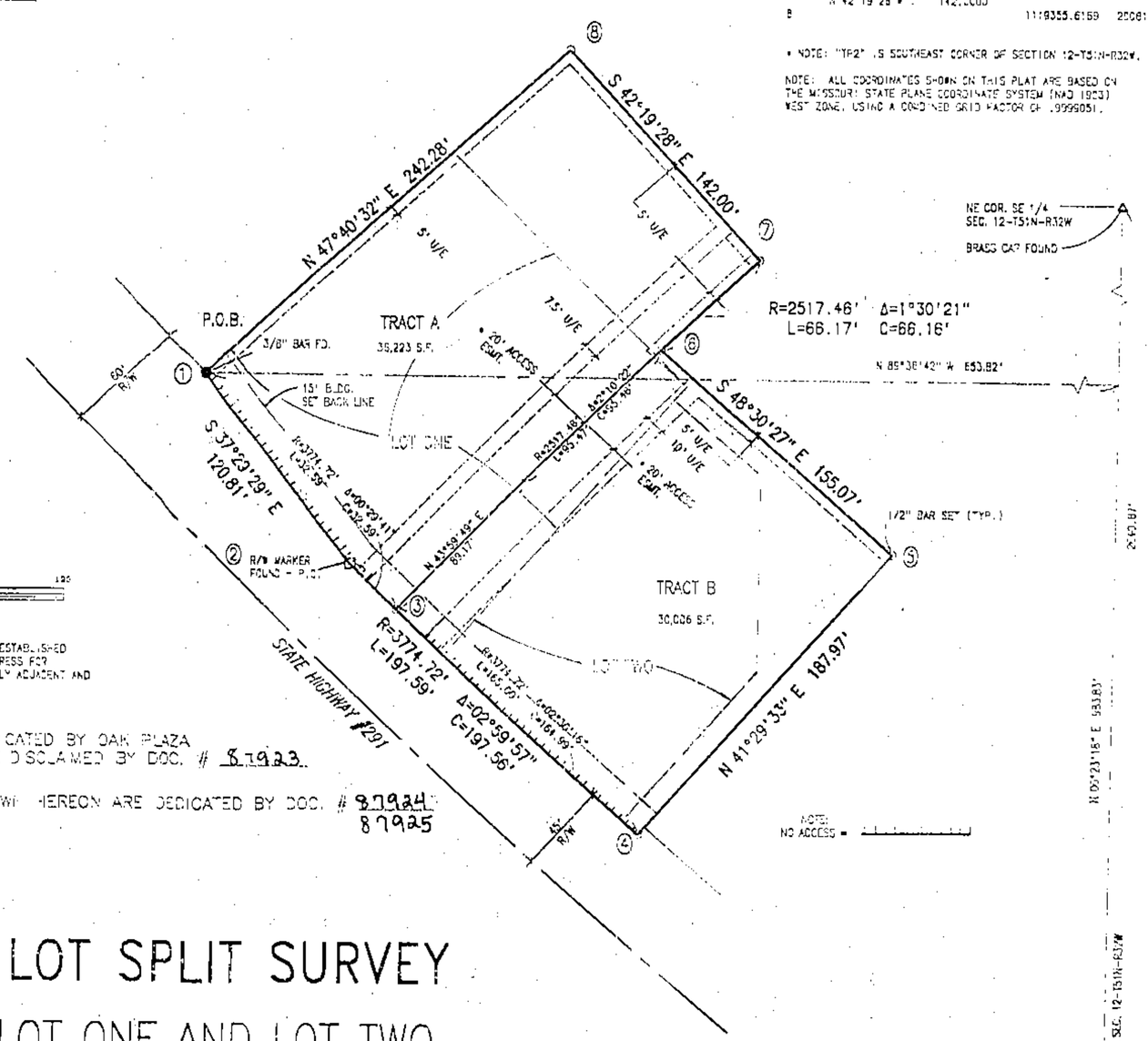
VICINITY MAP
SE 1/4, SEC 12-T51N-R32W

STATE PLANE TRAVERSE TABLE

Point	Bearing	Distance	Northing	Easting
CONTROLLING			1115252.9950	2807207.2520
"B"	S 74 38 20 W	983.8038		
			1115077.2290	2806887.3460
	N 00 59 43 W	3127.4798		
TP2*			1118264.2400	2806913.0220
	N 00 20 20 E	327.6204		
TP3			1118732.0510	2806918.1840
	N 03 33 52 E	812.3500		
TP4			1119343.1490	2806835.3010
	S 77 40 20 W	735.6300		
1			1119192.4812	2805985.8827
	S 37 29 29 E	120.8100		
2			1119096.8230	2806039.4127
	S 45 45 21 E	32.5860		
3			1119073.8869	2806062.7507
	S 47 15 19 E	184.9870		
4			1118981.9069	2806183.9208
	N 41 29 33 E	197.5572		
5			1119102.7024	2806308.4529
	N 48 30 27 W	155.0719		
6			1119245.4409	2806192.2973
	N 46 55 32 E	66.1040		
7			1119250.6200	2806240.8958
	N 42 19 28 W	142.2000		
8			1119355.6159	2806145.0134

* NOTE: "TP2" IS SOUTHEAST CORNER OF SECTION 12-T51N-R32W.

NOTE: ALL COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) WEST ZONE, USING A COMBINED GRID FACTOR OF .9999051.



Scale 1" = 40'

* NOTE: THE ACCESS EASEMENT SHOWN HEREON IS ESTABLISHED FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR TRACT A, TRACT B AND THE PROPERTY NAMED ATELY ADJACENT AND NORTHEAST OF THIS LOT SPLIT SURVEY.

NOTE: ALL UTILITY EASEMENTS DEDICATED BY OAK PLAZA ADDITION – FIRST PLAT ARE DISCLAIMED BY DOC. # 87923.

ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED BY DOC. # 87924 87925

LOT SPLIT SURVEY

LOT ONE AND LOT TWO
OAK PLAZA ADDITION – FIRST PLAT
CITY OF LIBERTY
CLAY COUNTY, MISSOURI

AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 12, TOWNSHIP 51, NORTH, RANGE 32 WEST

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°23'18" EAST 983.83 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°38'42" WEST, 853.82 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING ON THE NORTHERLY LINE OF MISSOURI HIGHWAY 291 AND BEING THE WESTERNMOST POINT OF LOT ONE, "OAK PLAZA ADDITION – FIRST PLAT" A SUBDIVISION IN THE CITY OF LIBERTY; THENCE SOUTH 37°29'29" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MISSOURI HIGHWAY 291, 120.81 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3774.72 FEET, A DISTANCE OF 197.59 FEET; THENCE LEAVING SAID NORTHERLY LINE, NORTH 41°29'33" EAST, 187.97 FEET; THENCE NORTH 48°30'27" WEST, 155.07 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT WITH A CHORD LENGTH OF 66.16 FEET BEARING NORTH 46°55'22" EAST AND A RADIUS OF 2517.46 FEET, AN ARC LENGTH OF 66.17 FEET; THENCE NORTH 42°19'28" WEST, 142.00 FEET TO THE NORTHWESTERLY LINE OF "OAK PLAZA ADDITION – FIRST PLAT" EXTENDED; THENCE SOUTH 47°40'32" WEST ALONG SAID NORTHWESTERLY LINE AND ITS EXTENSION, 242.28 FEET TO THE POINT OF BEGINNING, CONTAINING 1.520 ACRES.

DEDICATION: THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS (HAVE) CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING SURVEY.

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS SURVEY AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR OTHERWISE LOCATED BETWEEN THIS LINE AND THE LOT OR STREET LINE.

IN TESTIMONY WHEREOF, RALPH AND DOROTHY CRUSE, OWNERS OF THE ABOVE-MENTIONED TRACT, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 1st DAY OF September.

BY Ralph E. Cruse BY Dorothy M. Cruse
RALPH CRUSE DOROTHY CRUSE

STATE OF
COUNTY OF

ON THIS 1 DAY OF Sept, 19 93, BEFORE ME PERSONALLY APPEARED THE ABOVE PERSONS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT Clay County Missouri, THE DAY AND YEAR LAST WRITTEN ABOVE.

Pamela S. O'Donnelly
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-17-96

PAMELA S. O'DONNELLY
NOTARY PUBLIC
STATE OF MISSOURI
CLAY COUNTY
BY COMMISSION EXPIRES OCT. 17, 1996

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT UNDER THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF LIBERTY, MISSOURI.

Patti Banks 9-15-93
PATTI BANKS, DIRECTOR OF COMMUNITY DEVELOPMENT. DATE

I HEREBY CERTIFY THIS 27TH DAY OF APRIL, 1993, THAT THIS SURVEY 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.

JOHN E. SELK
LS-2400
STATE OF MISSOURI
LICENSED LAND SURVEYOR

JOHN E. SELK, P.L.S.

Clay County Plat Bk. D
10/6/93