Clay County, Missouri
Land Survey Document

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L 95889

WELLINGTON PARK FOURTH PLAT

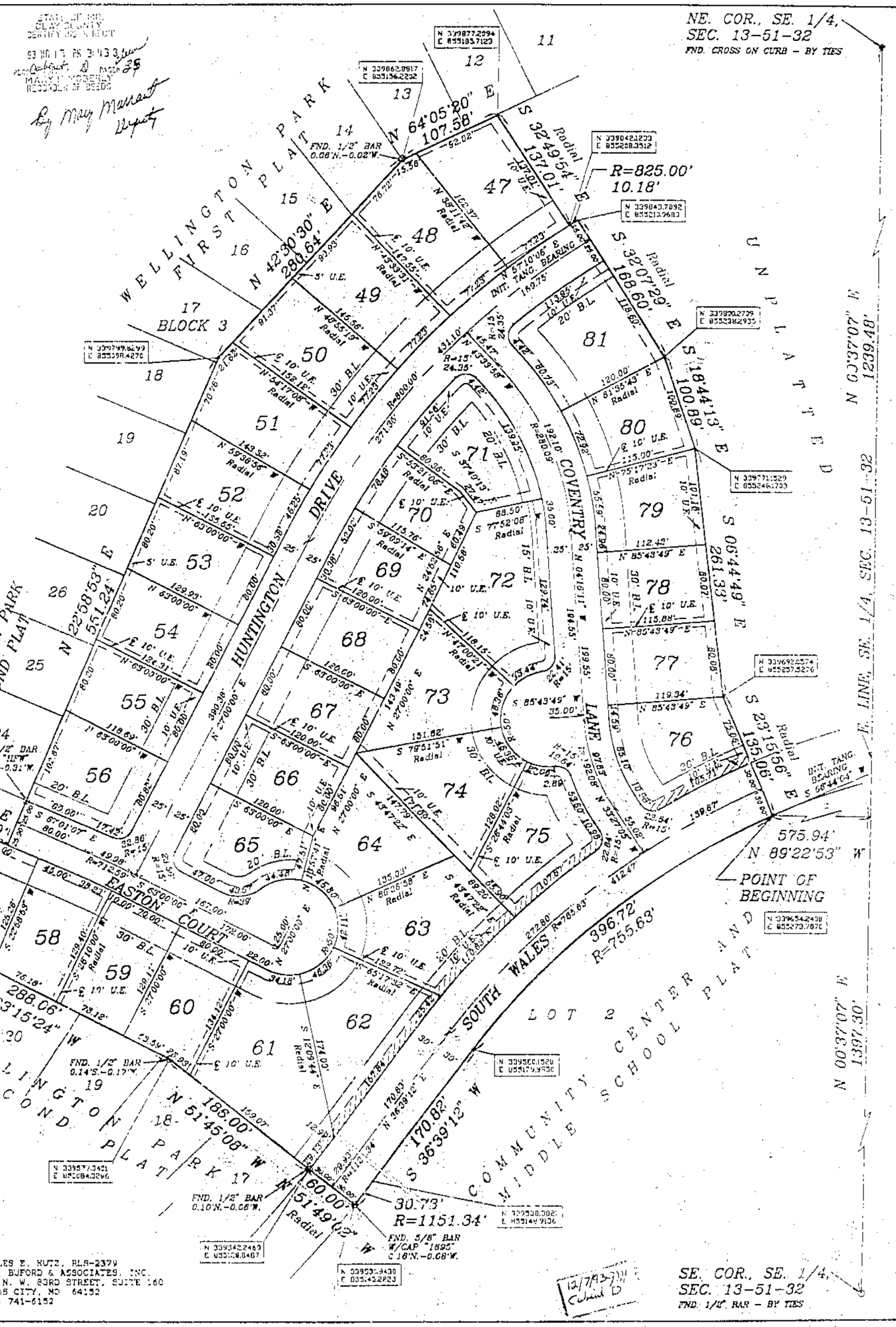
A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI

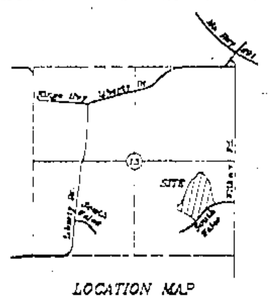
STATE OF MO.
CLAY COUNTY
CENTRY OF ST. CT
93 NOV 17 PM 3:43
MARY E. MORRISEY
RECORDER OF DEEDS

LEGAL DESCRIPTION:

CONTAINING 534.115 SQ. FT. OR 12.2624 ACRES

A TRACT OF LAND IN THE SE 1/4 OF SECTION 13-T.51-R.32, LIBERTY, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SE 1/4; THENCE N 00°-37'-07" E, ALONG THE EAST LINE OF SAID SE 1/4, 1397.30 FEET; THENCE N 89°-22'-53" W, 575.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH WALES, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF LOT 2, COMMUNITY CENTER AND MIDDLE SCHOOL PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 755.63 FEET, AND AN INITIAL TANGENT BEARING OF S 66°-44'-04" W, AN ARC DISTANCE OF 396.72 FEET; THENCE S 36°-39'-12" W, CONTINUING ALONG SAID LINE, TANGENT TO THE LAST DESCRIBED CURVE, 170.82 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1151.34 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 30.73 FEET; THENCE N 51°-49'-02" W, RADIAL TO THE LAST DESCRIBED CURVE, 60.00 FEET TO THE NORTHERLY LINE OF WELLINGTON PARK SECOND PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI; THENCE N 51°-45'-08" W, ALONG SAID LINE, 185.00 FEET; THENCE N 63°-15'-24" W, CONTINUING ALONG SAID LINE, 288.06 FEET; THENCE N 22°-58'-53" E, ALONG THE EASTERLY LINE OF SAID WELLINGTON PARK SECOND PLAT AND THE SOUTHEASTERLY LINE OF WELLINGTON PARK FIRST PLAT, 551.24 FEET; THENCE N 42°-30'-30" E, ALONG THE SOUTHEASTERLY LINE OF SAID WELLINGTON PARK FIRST PLAT, 280.64 FEET; THENCE N 64°-05'-20" E, CONTINUING ALONG SAID LINE, 107.58 FEET; THENCE S 32°-49'-54" E, 197.01 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 825.00 FEET, AND AN INITIAL TANGENT BEARING OF N 57°-10'-06" E, AN ARC DISTANCE OF 10.18 FEET; THENCE S 32°-07'-29" E, RADIAL TO THE LAST DESCRIBED CURVE, 168.60 FEET; THENCE S 18°-44'-13" E, 100.89 FEET; THENCE S 06°-44'-49" E, 261.33 FEET; THENCE S 23°-15'-56" E, 135.06 FEET TO THE POINT OF BEGINNING.





LOCATION MAP
Sec. 13, Twp. 51N., Rgn. 32W.

DEVELOPER
Joe Duffey & Jim Haug
1200 Landmark
Liberty, Mo. 64068

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

DSC: WELLINGTON PARK
FILE: WELLINGFAD.DWG

Robert L. Buford Land Surveyors
7211 N. W. 83RD ST. SUITE 160 KANSAS CITY, MO. 64152 (816) 741-6152

THIS PLAT PREPARED BY: CHARLES E. KUTZ, RLS-2379
R. L. BUFORD & ASSOCIATES, INC.
7211 N. W. 83RD STREET, SUITE 160
KANSAS CITY, MO 64152
(816) 741-6152

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:

WELLINGTON PARK - FOURTH PLAT

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 BLOCK NUMBER APPEARING NEAR THE CENTER OF THE RESPECTIVE BLOCKS FOLLOWED BY THE WORDS: WELLINGTON PARK - FOURTH PLAT.

EASEMENTS:

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 OVER, 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:

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES:

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 21 DAY OF October, 1993.

JOE H. DUFFEY — HUSBAND
MARY JANE DUFFEY — WIFE
JAMES F. HAUG — HUSBAND
BETTY L. HAUG — WIFE

NOTARY CERTIFICATION:

STATE OF MISSOURI }
} SS:
COUNTY OF Clay }

ON THIS 21 DAY OF October, 1993, 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 MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: May 28, 1996
NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION LIBERTY, MISSOURI

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY, MISSOURI THIS 22 DAY OF September, 1993.

AARON M. REUCK — CHAIRMAN

CITY COUNCIL LIBERTY, MISSOURI

APPROVED BY THE CITY COUNCIL OF CITY OF LIBERTY, MISSOURI THIS 28 DAY OF September, 1993.

ORDINANCE NO. 6412

MAYOR ROBERT G. SAUNDERS
DEPUTY CITY CLERK DONNA G. HOLLOWAY
CITY ENGINEER - STEVEN P. HANSEN

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING:
SEMI-PERMANENT MONUMENTATION:
1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2379" SET AT ALL LOT CORNERS EXCEPT AS SHOWN HEREON.
PERMANENT MONUMENTATION:
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " O " OR " Δ ", IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY METRO CONTROL MONUMENT SHERRY USING A COMBINED GRID FACTOR OF 0.9999656. THE FOLLOWING TRAVERSE TABLE REFLECTS THE FIELD TRAVERSE FROM THIS MONUMENT TO THE PLAT SHOWN HEREON:

FROM	TO	BEARING	DISTANCE
KC MON "WILSHIRE"	DH-10	S 29°-36'-23" W	759.66'
DH-10	KC MON "SHERRY"	S 31°-53'-24" E	1377.74'
KC MON "SHERRY"	DH-11	S 12°-51'-21" W	1853.18'
DH-11	DH-12	N 79°-16'-55" E	592.05'
DH-12	DH-13	N 75°-51'-07" E	805.14'
DH-13	DH-1	N 87°-39'-55" E	1210.44'
DH-1	DH-2	N 87°-33'-52" E	961.84'
DH-2	DH-3	N 67°-48'-51" E	987.13'
DH-3	POINT-C	N 43°-30'-42" E	357.20'
POINT-C	POINT-E	N 78°-02'-26" E	1032.32'
POINT-E	POINT G	N 28°-07'-37" E	252.46'
POINT-G	POINT P-1	N 68°-40'-30" E	830.02'
POINT-P-1	POINT OF BEGINNING WELLINGTON PARK FOURTH PLAT	S 50°-24'-36" E	533.82'

4. NO VEHICULAR ACCESS WILL BE ALLOWED FROM SOUTH WALES FOR LOTS 61, 62, 63, 75 AND 76.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

9-29-95
CHARLES E. KUTZ — MO. LS-2379