Clay County, Missouri
Land Survey Document

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L 09293 DEC 1 0 1993

HEARTLAND MEADOWS - FOURTH PLAT

LIBERTY, CLAY COUNTY, MISSOURI

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS RECORD
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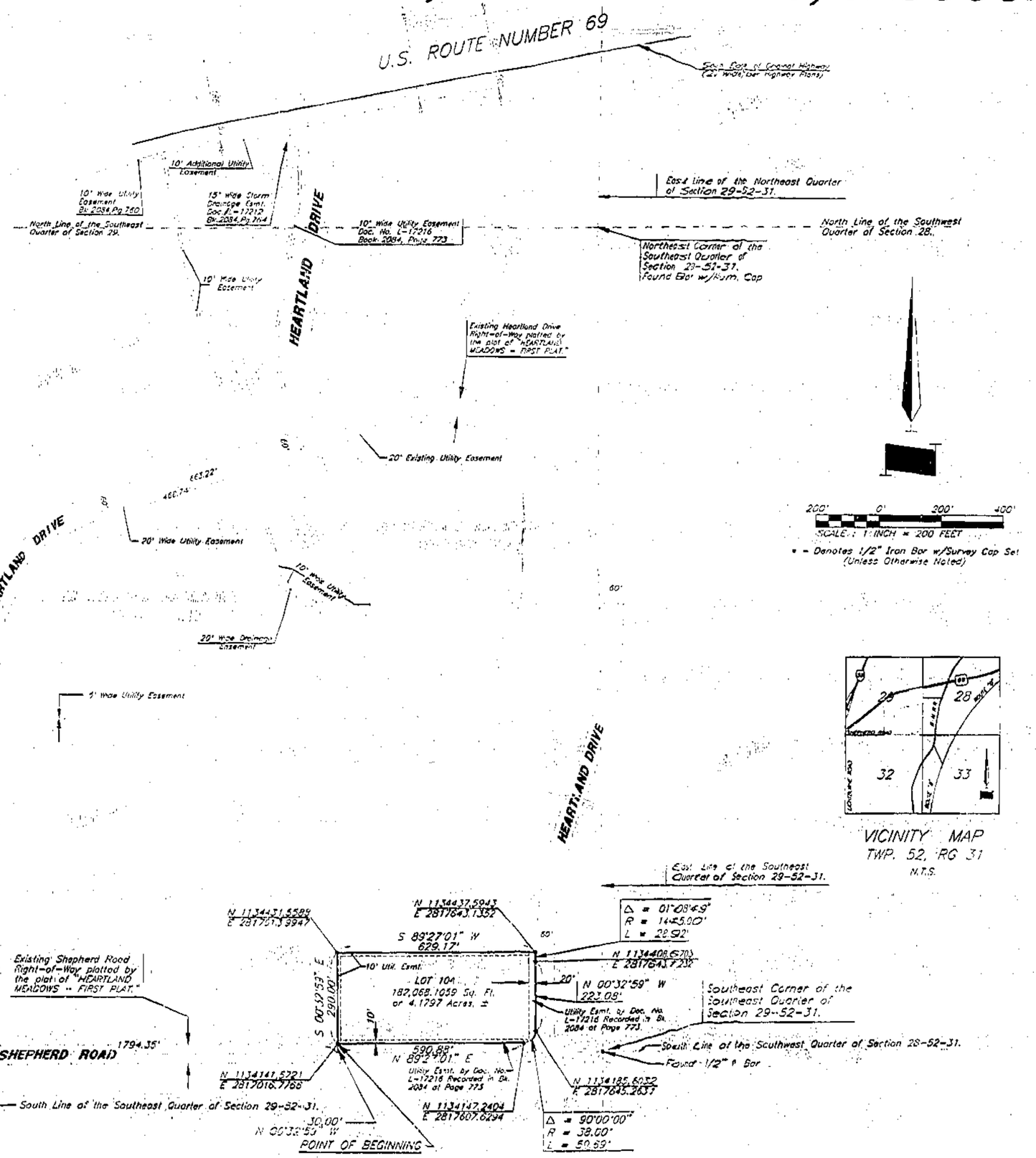
MARY L. ROBERTS
RECORDER OF DEEDS
By Mary Maillard
Deputy

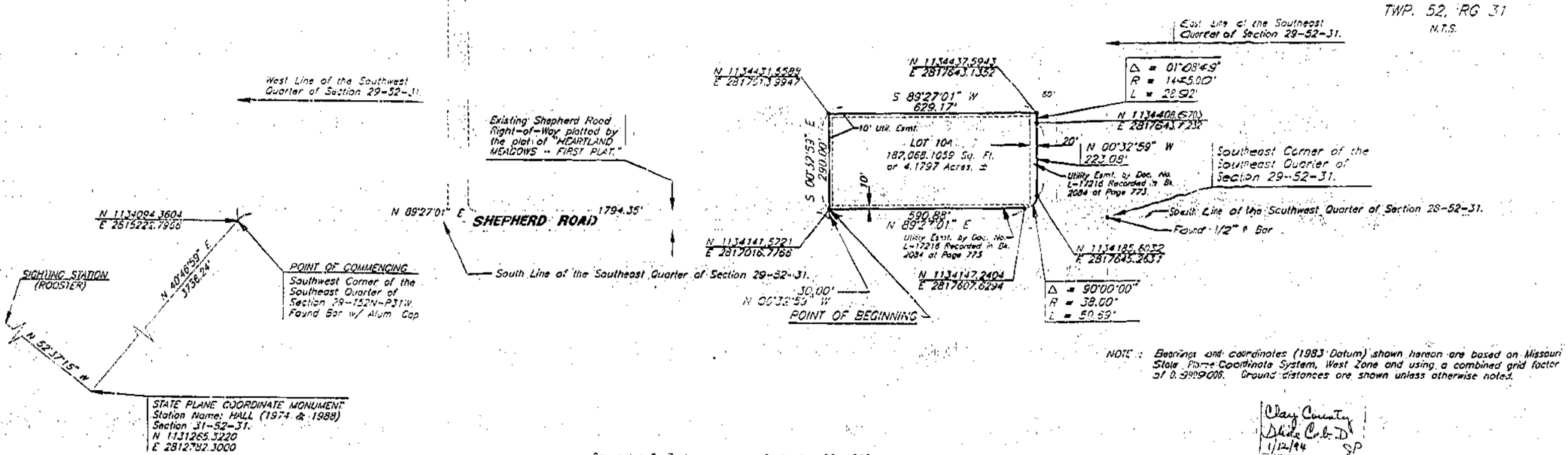
LEGAL DESCRIPTION :

All that part of the East One-Half of Section 29, Township 52, Range 31, City of Liberty, Clay County, Missouri, described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of said Section 29; thence North 89°27'01" East, along the South line of said Southeast Quarter, a distance of 1,794.35 feet; thence North 00°32'59" West, perpendicular to said South line, a distance of 30.00 feet to a point on the North right-of-way line of Shepherd Road, as established by "HEARTLAND MEADOWS-FIRST PLAT", a subdivision of land in said City, County and State, said point being the Point of Beginning; thence North 89°27'01" East, along said North line, a distance of 590.88 feet, to a point of curvature; thence Easterly, Northeastery and Northerly along a curve to the left, having a radius of 38.00 feet, a central angle of 90°00'00", a distance of 59.69 feet, to a point of tangency, said point also being on the West right-of-way line of Heartland Drive, as established by said "HEARTLAND MEADOWS-FIRST PLAT"; thence North 00° 32'59" West, along said West line, a distance of 223.08 feet, to a point of curvature; thence Northerly along a curve to the right, having a radius of 1445.00 feet, a central angle of 01°08'49", a distance of 28.92 feet; thence South 89°27'01" West, a distance of 629.17 feet; thence South 00°32'59" East, a distance of 290.00 feet, to the Point of Beginning. Containing 182,068.1059 square feet or 4.1797 acres, more or less.



VICINITY MAP
TWP. 52, RG 31
N.T.S.



NOTE : Bearings and coordinates (1983 Datum) shown hereon are based on Missouri State Plane Coordinate System, West Zone and using a combined grid factor of 0.9999008. Ground distances are shown unless otherwise noted.

Clay County
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DEDICATION

The undersigned proprietor of the property described herein has caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as HEARTLAND MEADOWS - FOURTH 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 underground conduits for water, gas, sewer mains, underground wires and necessary above ground 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.".

Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

In testimony whereof, the undersigned proprietor has hereunto set its hand this 3rd day of December, 1993.

HALLMARK CARDS, INCORPORATED, a Missouri Corporation

By: Robert A. Kipp, Vice President Attest: Charles J. Egan, Jr., Secretary

STATE OF Missouri
COUNTY OF Jackson

On this 3rd day of December, 1993, before me appeared Robert A. Kipp and Charles J. Egan, Jr., to me personally known, who being by me duly sworn, did say that they are Vice President and Secretary, respectively of Hallmark Cards, Incorporated, a Missouri Corporation, and that the foregoing instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Robert A. Kipp and Charles J. Egan, Jr., acknowledged said instrument to be the 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.

Sharon Lynn Kinchella My Commission Expires: December 16, 1996
Notary Public
Sharon Lynn Kinchella
Print Name

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this October 14, 1993.
Aaron M. Reuck
Chairman, Aaron M. Reuck

Approved by the City Council of the City of Liberty, Missouri, this October 25, 1993

Ordinance No. 16685
Mayor, Robert J. Saunders
Denise R. Holloway
Deputy City Clerk, Denise R. Holloway
City Engineer, Steven P. Hansen

SURVEYORS CERTIFICATE

I hereby certify this 17th day of November, 1993, that this survey is based on an actual survey made 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.

Larry G. Hearn, MO. LS-1085

Drawn by: G. E. Jones September 22, 1993 Job No. 6075.13

Owner: HALLMARK CARDS, INCORPORATED

GBA
GEORGE BUTLER ASSOCIATES, INC.
CONSULTING ENGINEERS / ARCHITECTS
LANDSCAPE ARCHITECTS / PLANNERS