Clay County, Missouri
Land Survey Document

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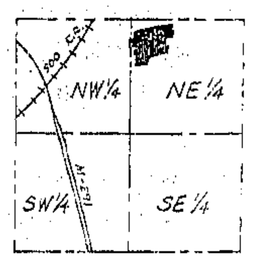
L 99946 DEC 2 0 1993

CLAY MEADOWS SECOND PLAT

LIBERTY, CLAY COUNTY, MISSOURI

Description: A tract of land located in part of the North Half of Section 17, Township 51, Range 31, in Liberty, Clay County, Missouri, described as follows: Beginning at the Northeast corner of Lot 26, CLAY MEADOWS FIRST PLAT, a subdivision in said City and State; thence North 61°50'01" East, 56.08 feet; thence North 53°25'00" East, 107.80 feet; thence North 53°11'54" East, 445.00 feet; thence North 52°25'56" East, 167.98 feet; thence North 71°58'10" East, 85.60 feet; thence South 15°40'58" East, 179.82 feet to a point on a curve; thence along said curve to the left with an initial tangent bearing of South 74°19'02" West, a radius of 374.19 feet, an arc length of 15.23 feet; thence South 18°00'52" East, 121.70 feet; thence South 63°46'52" West, 21.13 feet; thence South 26°50'34" East, 175.55 feet to a point on a curve; thence along said curve to the left with an initial tangent bearing of South 63°09'26" West, a radius of 566.81 feet, an arc length of 23.40 feet; thence South 29°12'29" East, 129.31 feet; thence South 61°04'58" West, 88.54 feet; thence South 49°21'44" West, 410.27 feet; thence South 18°10'20" West, 112.74 feet; thence South 81°30'04" West, 276.93 feet to the Southeast corner of Lot 15, said CLAY MEADOWS FIRST PLAT; the following seven courses are along the Easterly Boundary of said CLAY MEADOWS FIRST PLAT: North 8°36'10" West, 182.20 feet to a point on a curve; thence along said curve to the right with an initial tangent bearing of South 81°23'50" West, a radius of 481.95 feet, an arc length of 13.80 feet; North 6°57'42" West, 120.00 feet; North 87°10'11" West, 121.61 feet; North 4°42'00" East, 122.29 feet to a point on a curve; thence along said curve to the left with an initial tangent bearing of South 85°18'00" East, a radius of 571.51 feet, an arc length of 27.92 feet; North 0°23'41" East, 170.00 feet to the Point of Beginning; containing 12.5 Acres, more or less.



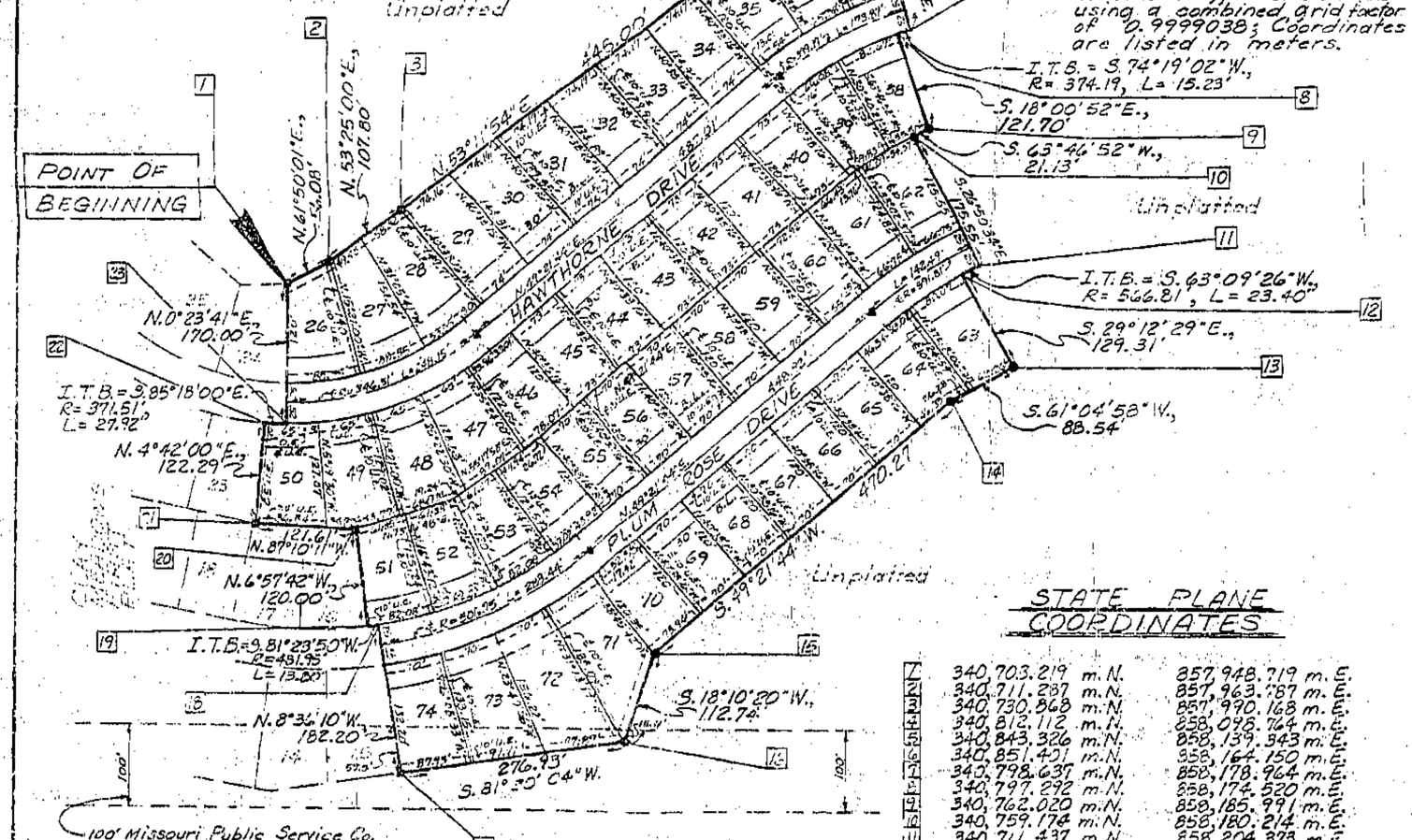
SECTION LOCATION
Sec 17, Twp. 51, Rng. 31
(No Scale)

Scale: 1" = 100'
0' 25' 50' 100' 200'

TRAVERSE TABLE
(Ground Distances)

Starting at Monument SCHUMACHER (34; 039.820 m. N., 858,779.591 m. E.) with an initial bearing to BL000: N. 83°49'54" W., 1824.24 feet to Point A; S. 43°38'45" W., 3733.93 feet to Point B; N. 43°54'27" E., 902.40 feet to Point C; N. 74°57'30" E., 808.37 feet to the Southwest corner of Lot 26, CLAY MEADOWS FIRST PLAT; (Point D); N. 39°56'16" E., 722.50 feet to the Northwest corner of Lot 26, 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 0.9999038; Coordinates are listed in meters.



100' Missouri Public Service Co. Easement Doc. No. A-64191; Bk. 535, Pg. 419, and Doc. No. A-59847, Bk. 526, Pg. 526

STATE PLANE COORDINATES

1	340,703.219 m. N.	857,948.719 m. E.
2	340,711.287 m. N.	857,963.787 m. E.
3	340,730.868 m. N.	857,990.168 m. E.
4	340,812.112 m. N.	858,098.764 m. E.
5	340,843.326 m. N.	858,139.543 m. E.
6	340,851.491 m. N.	858,164.150 m. E.
7	340,798.637 m. N.	858,178.964 m. E.
8	340,797.292 m. N.	858,174.520 m. E.
9	340,762.020 m. N.	858,185.991 m. E.
10	340,759.174 m. N.	858,180.214 m. E.
11	340,711.437 m. N.	858,204.373 m. E.
12	340,708.085 m. N.	858,198.077 m. E.
13	340,673.686 m. N.	858,217.309 m. E.
14	340,660.636 m. N.	858,193.689 m. E.
15	340,567.293 m. N.	858,084.929 m. E.
16	340,534.646 m. N.	858,074.212 m. E.
17	340,522.175 m. N.	857,990.735 m. E.
18	340,571.079 m. N.	857,982.329 m. E.
19	340,576.509 m. N.	857,978.261 m. E.
20	340,612.813 m. N.	857,973.225 m. E.
21	340,614.643 m. N.	857,936.810 m. E.
22	340,651.788 m. N.	857,939.864 m. E.
23	340,651.410 m. N.	857,948.362 m. E.

LEGEND:

- ▲ Set Permanent Monument
- • Set ½" Bar & Cap
- • Found Bar & Cap

DEVELOPER:

Robertson Properties, Inc.
P. O. Box 165
Liberty, MO 64068

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 CLAY MEADOWS SECOND 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 words: of platted CLAY MEADOWS SECOND PLAT, 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: ROBERTSON PROPERTIES, INC. has by authority of its Board of Directors caused this instrument to be executed by its President and its Corporate Seal to be hereto affixed by its Secretary this 3rd day of February, 1993.

ROBERTSON PROPERTIES, INC.

By: James D. Robertson, President — Attest: Dec Ewing, Secretary

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

On this 3rd day of February, 1993, before me appeared James D. Robertson, to me personally known, who being by me duly sworn did say he is the President of ROBERTSON PROPERTIES, INC. and that the seal affixed to this instrument is the seal of said Corporation, and that said instrument was signed in behalf of said Corporation by the authority of its governing body and that said James D. Robertson acknowledged said instrument to be the free act and deed of said Corporation, and he duly acknowledges the execution of the same.

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

My Commission Expires: September 16 1994. Patricia L. Cauchman
Notary Public

Approved by the Planning and Zoning Commission of the City of Liberty this January 19, 1993.

Aaron M. Reuck, Chairman

Approved by the City Council of the City of Liberty this January 25, 1993
Ordinance No. 6580

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: Jan 2, 1993

James M. Farrow MO. L.S. No. 7658

Clay County Public Lib D 1/12/94

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ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

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

CLAY MEADOWS SECOND PLAT
LIBERTY, CLAY COUNTY, MISSOURI

Job No.	1433
Scale:	Noted
Date:	12-14-92
Drawn:	CDF
Ch'kd.	JMF
Appvd:	
Revisions:	12-15-92 2-2-93
Sheet No.	1 of 1

DEC 23 AM 9 1993
Clay County Recorder of Deeds