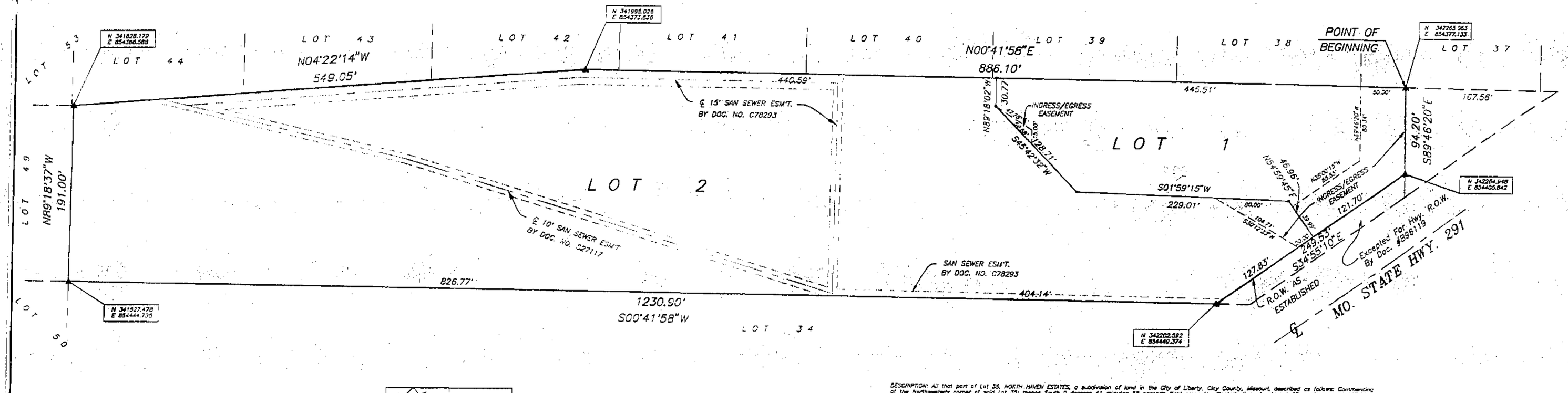
Clay County, Missouri
Land Survey Document
D- 48

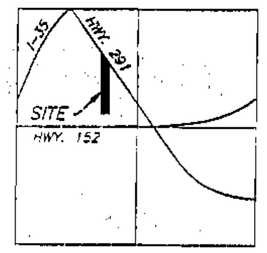
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

MAY 2 7 1994

REPLAT OF LOT 35, NORTH HAVEN ESTATES

A SUBDIVISION IN LIBERTY
Clay County, Missouri





SEC. 12-51-32

Location Map

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

○ Denotes Existing Bar

SCALE: 1" = 50'
50 25 0 50

DESCRIPTION: All that part of Lot 35, NORTH HAVEN ESTATES, a subdivision of land in the City of Liberty, Clay County, Missouri, described as follows: Commencing at the Northwesterly corner of said Lot 35; thence South 0 degrees 41 minutes 38 seconds West along the Westerly line of said Lot 35, a distance of 187.56 feet to the point of beginning of the tract of land herein to be described; thence South 89 degrees 46 minutes 20 seconds East, a distance of 94.20 feet to the Southwesterly right of way of Missouri State Highway # 291, as established; thence South 34 degrees 55 minutes 10 seconds East along said right of way a distance of 249.53 feet to the Easterly line of said Lot 35; thence South 0 degrees 41 minutes 38 seconds West along the Easterly line of said Lot 35, a distance of 1230.90 feet to the Southeasterly corner of said Lot 35; thence North 89 degrees 18 minutes 37 seconds West along the Southerly line of said Lot 35, a distance of 191.00 feet to the Southwesterly corner of said Lot 35; thence North 04 degrees 22 minutes 14 seconds West along the Westerly line of said Lot 35, a distance of 549.05 feet; thence North 0 degrees 41 minutes 58 seconds East along the Westerly line of said Lot 35, a distance of 886.10 feet to the point of beginning.

Dedication: The undersigned proprietors of the property described hereon has caused the same to be subdivided in the manner as shown on this plat and said property shall hereafter be known as "REPLAT OF LOT 35, NORTH HAVEN ESTATES."

The ingress/egress easement as shown hereon is established for the purpose of providing access for Lots 1 and 2 and the property immediately adjacent to said lots.

It shall be a sufficient description of the lots on this plat to hereafter designate the same by 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: REPLAT OF LOT 35, NORTH HAVEN ESTATES.

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 oil and gas purposes; water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, or any or all of them upon, 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 shown on this plat and not hereinbefore 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, Jack C. Miller and Marney H. Miller, husband and wife have subscribed their names this 23 day of March, 1994.

Jack C. Miller

Marney H. Miller

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 23 day of March, in the year 1994, before me a Notary Public in and for said State, Personally appeared Jack C. Miller and Marney H. Miller, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: _____

L. Hashion
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 4-18-96

NOTARY PUBLIC

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this Feb. 22, 1994

Aaron M. Pacck
Aaron M. Pacck, Chairman

Approved by the City Council of the City of Liberty, Missouri, this Feb 28, 1994

Ordinance No. 6774

Robert J. Sanders
Mayor Robert J. Sanders

Donna L. Holloway
Deputy City Clerk: Donna L. Holloway

City Engineer: Mark Ingram

7/6/94 JM
Slide Cabinet D

I hereby certify that the plat of REPLAT OF LOT 35, NORTH HAVEN ESTATES subdivision 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, and Missouri Standards for Property Boundary Surveys, adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors. I further certify that I have complied with the Subdivision Ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge.

DATE: 3-1-94

AYLETT
NO. 2074
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
LS-2074

TRAVERSE TABLE

Location	Bearing	Distance (SING METERS)
Deer Sighting Clay	S 26°23'18" W	
Clay to Point A	S 18°38'10" W	540.398
Point A to Point B	N 65°30'00" E	288.931
Point B to Point of Beginning	S 71°24'51" W	20.632

JOB NUMBER
26875

26875(1-A.DWG

Prepared For:
Jack Miller
30 NE. VIVION ROAD
KANSAS CITY, MO. 64118

http://www.ClayCoGov.com