Clay County, Missouri
Land Survey Document

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N 28317 JUL 27 1994

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P MAP 56
RECORDED
RECORDER OF DEEDS

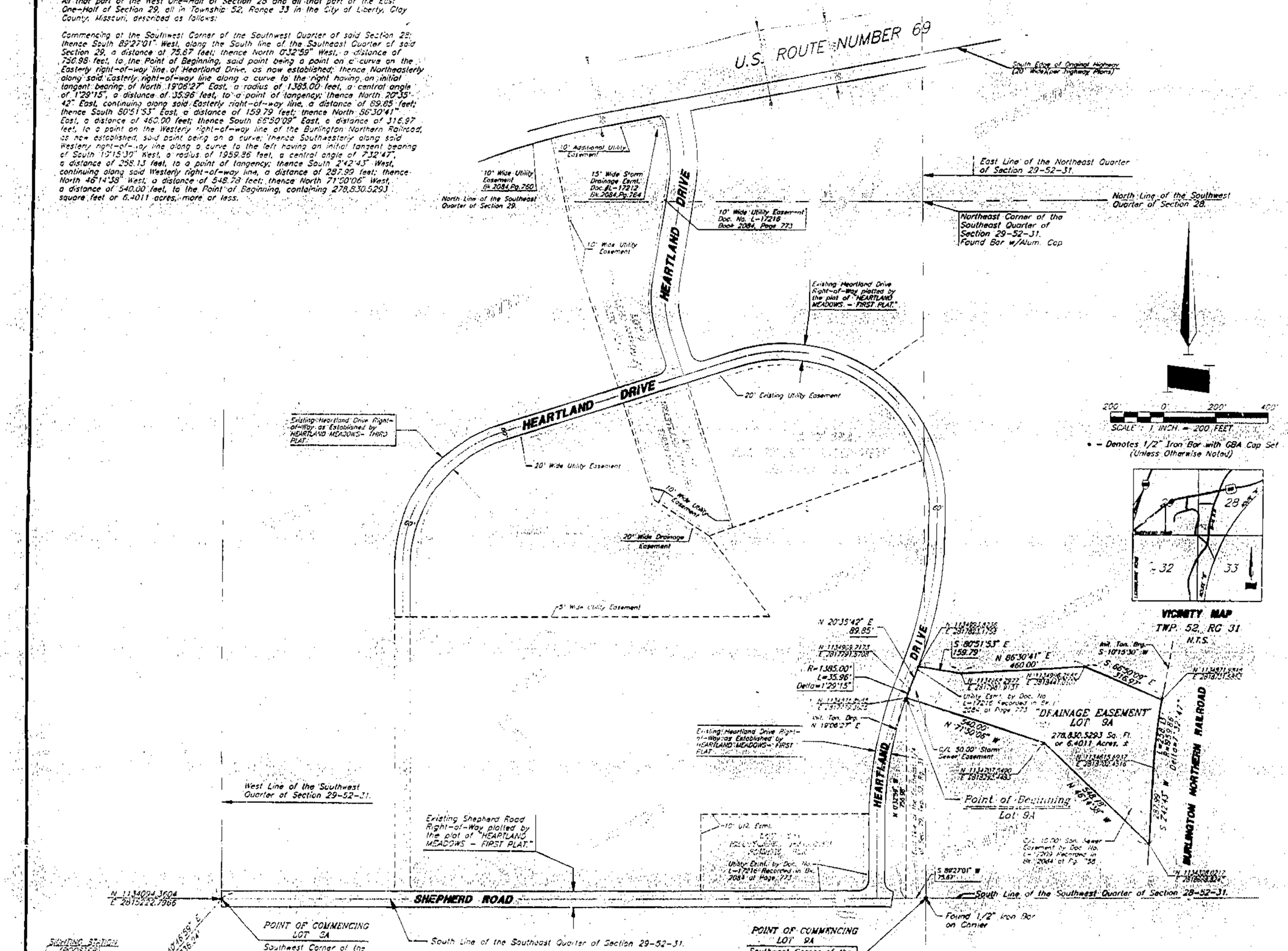
HEARTLAND MEADOWS - FIFTH PLAT

Liberty, Clay County, Missouri

DESCRIPTION:

All that part of the West One-Half of Section 28 and all that part of the East One-Half of Section 29, all in Township 52, Range 33 in the City of Liberty, Clay County, Missouri, described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 29; thence South 85°27'01" West, along the South line of the Southeast Quarter of said Section 29, a distance of 75.67 feet; thence North 03°25'59" West, a distance of 750.98 feet, to the Point of Beginning, said point being a point on a curve on the Easterly right-of-way line of Heartland Drive, as now established; thence Northeasterly along said Easterly right-of-way line along a curve to the right having an initial tangent bearing of North 19°06'27" East, a radius of 1,385.00 feet, a central angle of 1°29'15", a distance of 35.96 feet, to a point of tangency; thence North 20°35'42" East, continuing along said Easterly right-of-way line, a distance of 89.85 feet; thence South 80°51'53" East, a distance of 159.79 feet; thence North 86°30'41" East, a distance of 460.00 feet; thence South 66°50'09" East, a distance of 316.97 feet, to a point on the Westerly right-of-way line of the Burlington Northern Railroad, as now established, said point being on a curve; thence Southwesterly along said Westerly right-of-way line along a curve to the left having an initial tangent bearing of South 17°15'30" West, a radius of 1959.86 feet, a central angle of 7°32'47", a distance of 258.13 feet, to a point of tangency; thence South 24°42'43" West, continuing along said Westerly right-of-way line, a distance of 287.99 feet; thence North 46°14'38" West, a distance of 548.78 feet; thence North 71°50'06" West, a distance of 540.00 feet, to the Point of Beginning, containing 278,830.5293 square feet or 6.4011 acres, more or less.



200' 0' 200' 400'
SCALE: 1 INCH. = 200 FEET

• - Denotes 1/2" Iron Bar with GBA Cap Set (Unless Otherwise Noted)

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 0.9999706. Ground distances are shown unless otherwise noted.

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 - FIFTH 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, on 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", provided that any surface installations shall be subject to the approval of the undersigned proprietor, which approval shall not be unreasonably withheld.

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 13th day of July, 1994.

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 13th day of July, 1994, 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.

Anna Jo Thornberry, Notary Public — My Commission Expires: [redacted]

ANNA JO THORNBERRY
Print Name

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this June 21, 1994

Chairman, Aaron M. Reuck

Approved by the City Council of the City of Liberty, Missouri, this: June 27, 1994

Ordinance No. 6845

Mayor, Robert J. Saunders

Deputy City Clerk, Donna L. Hallaway

City Engineer, Mark P. Jones

SURVEYORS CERTIFICATE

I hereby certify this 1st day of July, 1994, 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 Missouri Board for Architects, Professional Engineers and Land Surveyors.

Larry G. Hearn, MO PLS #2685

9/8/99 9/01 Data Cabinet D

GBA
GEORGE BUTLER ASSOCIATES, INC.

Drawn by: G. E. J. June, 1994 Job No. 6079.17 Owner: HALLMARK CARDS, INCORPORATED

(Filename: L:\6079\PLATS\6079305.DWG Last edited: JUN. 06, '94 @ 2:26 p.m. by: G. JONAS Scale: 1:200)