Clay County, Missouri
Land Survey Document

DESCRIPTION: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 52, RANGE 31, IN LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 63, NORTHWYCK PARK FOURTH PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI; THENCE NORTH 61°25'36" WEST, ALONG THE NORTHERLY LINE OF SAID NORTHWYCK PARK FOURTH PLAT, 326.32 FEET TO THE NORTHWEST CORNER OF LOT 60, SAID NORTHWYCK PARK FOURTH PLAT, ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GLENN HINDREN DRIVE; THENCE NORTH 51°44'30" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 570.00 FEET; THENCE SOUTH 38°15'30" EAST, 355.00 FEET; THENCE SOUTH 52°38'31" EAST, 170.31 FEET; THENCE SOUTH 63°51'20" EAST, 375.00 FEET; THENCE NORTH 81°40'51" EAST, 83.10 FEET; THENCE SOUTH 14°07'49" EAST, 162.29 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF NORTH 61°44'24" EAST, A RADIUS OF 175.16 FEET, AN ARC DISTANCE OF 73.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°49'46" EAST, 22.00 FEET; THENCE SOUTH 52°10'14" EAST, 180.00 FEET; THENCE SOUTH 37°49'46" WEST, 82.00 FEET; THENCE SOUTH 61°05'41" WEST, 283.62 FEET TO THE NORTHEAST CORNER OF LOT 49, NORTHWYCK PARK SECOND PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI; THENCE NORTH 63°51'20" WEST, ALONG THE NORTHERLY LINE OF SAID NORTHWYCK PARK SECOND PLAT, 985.00 FEET TO THE NORTHWEST CORNER OF LOT 40, SAID NORTHWYCK PARK SECOND PLAT; THENCE SOUTH 51°49'30" WEST, ALONG THE WESTERLY LINE OF SAID NORTHWYCK PARK SECOND PLAT AND THE WESTERLY LINE OF NORTHWYCK PARK FIRST PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, 303.76 FEET TO THE POINT OF BEGINNING; CONTAINING 13.5 ACRES, MORE OR LESS.

STATE PLANE COORDINATES

PT#	NORTHING	EASTING
1	344,338.956	855,641.191
2	344,386.523	855,553.831
3	344,530.706	855,762.034
4	344,465.730	855,829.048
5	344,434.254	855,870.305
6	344,383.894	855,972.901
7	344,387.558	855,997.960
8	344,339.594	856,010.035
9	344,353.873	856,026.925
10	344,359.169	856,031.037
11	344,325.523	856,074.367
12	344,305.784	856,059.039
13	344,264.002	855,983.366
14	344,396.280	855,713.682

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 0.9999084. The Coordinates are listed in meters.

STATE PLANE TRAVERSE TABLE
(Ground Distances)

Starting at Monument HALL (344,776.078 m.N., 857,252.545 m.E.) with an initial backsight of South 4°13'05" West, 2465.33 feet to the Northeast corner of Section 6, Township 51, Range 31; thence South 82°35'25" West, 4112.30 feet; thence South 50°41'11" West, 1007.49 feet to the most Northerly corner of Lot 170 of this Plat.

DEVELOPER:

Northwyck Development Company
c\o Bob Ellis
P. O. Box 482
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 NORTHWYCK PARK NINTH 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 NORTHWYCK PARK NINTH 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.", Drainage and Storm Sewer improvements in areas designated "Drainage Easement" or "D.E.", and Sanitary Sewer and appurtenances in areas designated "Sewer Easement" or "S.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: NORTHWYCK DEVELOPMENT COMPANY 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 12th day of September, 1994.

NORTHWYCK DEVELOPMENT COMPANY

By: Robert J. Ellis
Robert J. Ellis,
President

Attest: Larry O. Schulz
Larry O. Schulz,
Secretary

STATE OF MISSOURI)
COUNTY OF CLAY) s.s. On this 12th day of September, 1994, before me, appeared Robert J. Ellis, to me personally known, who being by me duly sworn, did say that he is the President of NORTHWYCK DEVELOPMENT COMPANY 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 Robert J. Ellis 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 last above written.

My Commission Expires: _____

Michelle D. Baer
Notary Public

MICHELLE D BAER
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP JUNE 4,1996

Approved by the Planning and Zoning Commission of the City of Liberty this July 26, 1994.

Aaron M. Rouck
Aaron M. Rouck, Chairman

Approved by the City Council of the City of Liberty this August 8, 1994 by Ordinance No. 6875.

Robert J. Saunders
Robert J. Saunders,
Mayor

Donna L. Holloway
Donna L. Holloway,
Deputy City Clerk

Mark P. Jones
Mark P. Jones, City Engineer

SURVEYOR'S CERTIFICATION: I hereby certify that this plat was executed in accordance with the Current Minimum Standards for a Suburban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors to the best of my professional knowledge and belief.

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

James M. Snyder, L.S. No. 1658

4/5/95 DMM
Cabinet D

HANDS • ARROW • WEISKIRCH
ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

NORTHWYCK PARK NINTH PLAT

LIBERTY, CLAY COUNTY, MISSOURI

Job No.	1694
Scale:	Noted
Date:	6-21-94
Drawn:	CDF
Ch'kd:	JMS
Apprvd:	
Revisions:	7-6-94 7-13-94 9-7-94
Sheet No.	2 of 2

http://www.ClayCoGov.com