Clay County, Missouri
Land Survey Document

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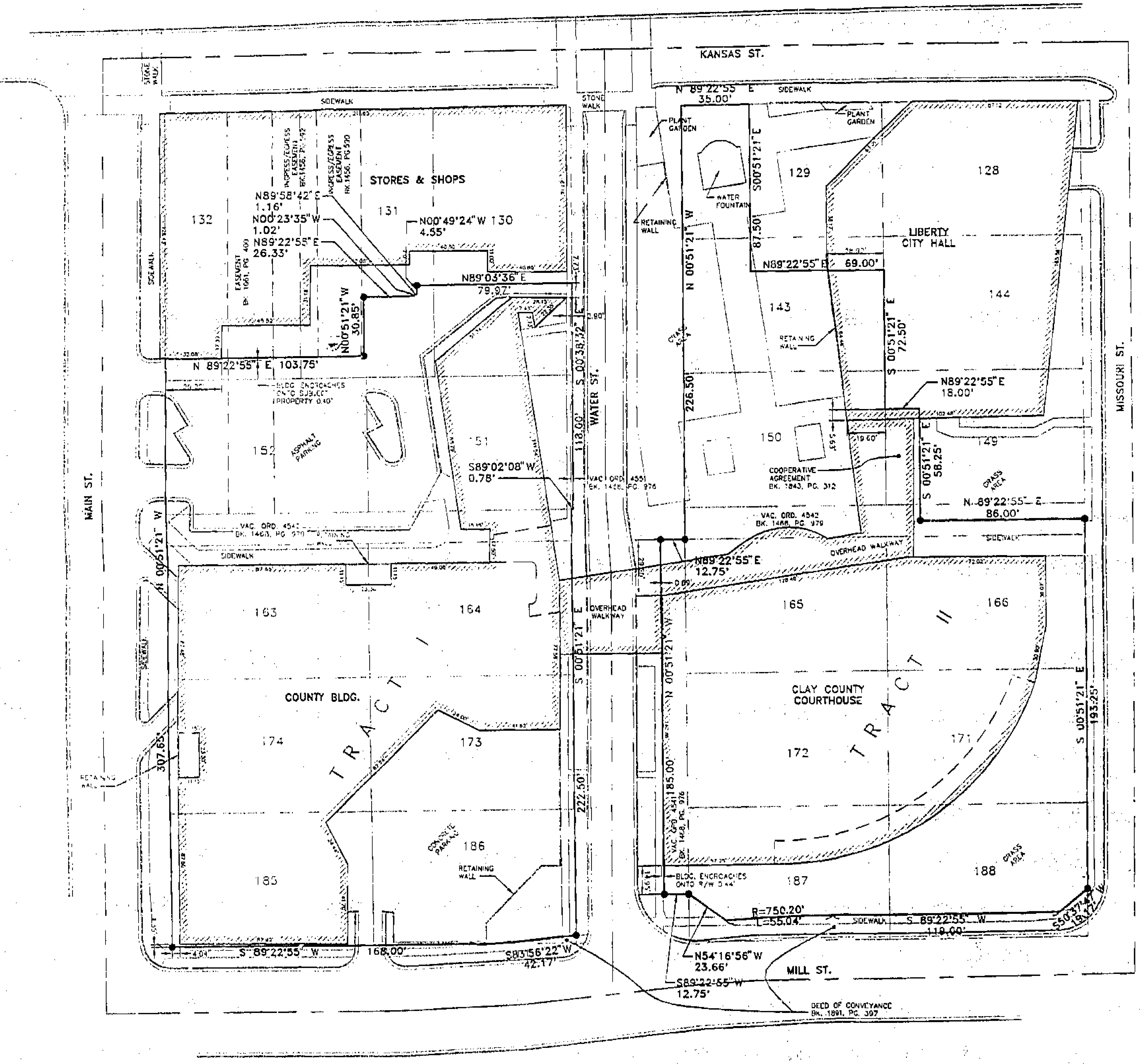
M 66373 AUG 14 1995



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THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

9/6/95 9M
Cab D

SCALE: 1" = 30'

LEGEND
● 1/2" REBAR W/KVE CAP SET

By Mary Mannert
Supt.

DESCRIPTION:

TRACT I

ALL OF LOTS 151, 152, 163, 164, 173, 174, 185 AND PART OF LOTS 130, 131, 132 AND 186 OF THE ORIGINAL TOWN OF LIBERTY, A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI, ALSO INCLUDING PART OF A VACATED ALLEY AS VACATED BY LIBERTY CITY ORDINANCE 4542 AND RECORDED IN THE CLAY COUNTY DEED RECORDS IN BOOK 1468, PAGE 979 IN SAID LIBERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 185; THENCE N 00° 51'21" W ALONG THE EAST RIGHT-OF-WAY LINE OF MAIN STREET A DISTANCE OF 307.65 FEET; THENCE N 89° 22'55" E A DISTANCE OF 103.75 FEET; THENCE N 00° 51'21" W A DISTANCE OF 30.85 FEET; THENCE N 89° 22'55" E A DISTANCE OF 26.33 FEET; THENCE N 00° 23'35" W A DISTANCE OF 1.02 FEET; THENCE N 89° 58'42" E A DISTANCE OF 1.16 FEET; THENCE N 00° 49'24" W A DISTANCE OF 4.55 FEET; THENCE N 89° 03'36" E A DISTANCE OF 79.97 FEET TO A POINT 1.22 FEET EAST OF THE EAST LINE OF LOT 130; THENCE S 00° 38'32" E A DISTANCE OF 118.00 FEET; THENCE S 89° 02'08" W A DISTANCE OF 0.78 FEET TO THE SOUTHEAST CORNER OF LOT 151; THENCE S 00° 51'21" E A DISTANCE OF 222.50 FEET ALONG THE EAST LINE OF LOTS 164, 173 AND 186; THENCE S 83 56'22" W A DISTANCE OF 42.17 FEET TO THE SOUTH LINE OF LOT 186; THENCE S 89° 22'55" W A DISTANCE OF 168.00 FEET TO THE POINT OF BEGINNING.
END OF DESCRIPTION.

TRACT II

ALL OF LOTS 150, 165, 166, 171 AND 172 AND PART OF LOTS 129, 143, 149, 187, 188 OF THE ORIGINAL TOWN OF LIBERTY, A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI, ALSO INCLUDING PART OF A VACATED ALLEY AS VACATED BY LIBERTY CITY ORDINANCE 4542 AND RECORDED IN THE CLAY COUNTY DEED RECORDS IN BOOK 1468, PAGE 979 , ALSO INCLUDING A VACATED PORTION OF WATER STREET AS VACATED BY LIBERTY CITY ORDINANCE 4541 AND RECORDED IN BOOK 1468, PAGE 976, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 129; THENCE N 89° 22'55" E A DISTANCE OF 35.00 FEET ALONG THE NORTH LINE OF LOT 129; THENCE S 00° 51'21" E A DISTANCE OF 87.50 FEET; THENCE N 89° 22'55" E A DISTANCE OF 69.00 FEET TO THE EAST LINE OF LOT 143; THENCE S 00° 51'21" E ALONG THE EAST LINE OF LOT 143 AND 150 A DISTANCE OF 72.50 FEET; THENCE N 89° 22'53" E A DISTANCE OF 18.00 FEET; THENCE S 00° 51'21" E A DISTANCE OF 58.25 FEET TO THE CENTERLINE OF THE VACATED ALLEY; THENCE N 89° 22'55" E ALONG SAID CENTERLINE A DISTANCE OF 86.00 FEET TO THE PROLONGATION OF THE EAST LINE OF LOT 166; THENCE S 00 51'21" E ALONG THE EAST LINE OF LOTS 166, 171 AND 188 A DISTANCE OF 193.25 FEET; THENCE S 50° 37'47" W A DISTANCE OF 19.17 FEET; THENCE S 89° 22'55" W A DISTANCE OF 119.00 FEET; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST NAMED COURSE AND HAVING A RADIUS OF 750.20 FEET AND AN ARC DISTANCE OF 55.04 FEET; THENCE N 54° 16'56" W A DISTANCE OF 23.66 FEET TO THE WEST LINE OF LOT 187; THENCE S 89° 22'55" W A DISTANCE OF 12.75 FEET; THENCE N 00° 51'21" W A DISTANCE OF 185.00 FEET; THENCE N 89° 22'55" E A DISTANCE OF 12.75 FEET TO THE NORTHWEST CORNER OF LOT 165; THENCE N 00° 51'21" W ALONG THE WEST LINE OF LOTS 150, 143 AND 129 A DISTANCE OF 226.50 FEET TO THE POINT OF BEGINNING.
END OF DESCRIPTION.

SURVEY REFERENCE

TITLE COMMITMENT FILE NO. 9393-A
THOMSON TITLE CORPORATION
#28 WESTWOODS DRIVE
LIBERTY, MISSOURI 64068
EFFECTIVE DATE: OCTOBER 17, 1994

NOTE:

1. EASEMENT DESCRIBED IN COMMITMENT SCHEDULE B NO. 14 & 15, BOOK 136, PAGE 285 IS NOT PLOTABLE.
2. TERMS AND CONDITIONS DESCRIBED IN COMMITMENT SCHEDULE B, NO. 13, BOOK 103, PAGE 110 IS NOT PLOTABLE.
3. TEMPORARY EASEMENT DESCRIBED IN IN COMMITMENT SCHEDULE B, NO. 18, BOOK 1891, PAGE 404 HAS EXPIRED.
4. THE FOLLOWING DO NOT EFFECT SUBJECT PROPERTY:
   SCHEDULE B, NO. 19, BOOK 1222, PAGE 482
   SCHEDULE B, NO. 20, BOOK 1222, PAGE 484

BASIS OF BEARING

ASSUMED N 89°59'58" W ON THE SOUTH LINE OF NORTHEAST QUARTER, SECTION 7-51-31.

PREPARED FOR

CLAY COUNTY
COURTHOUSE SQUARE
LIBERTY, MISSOURI 64068

SURVEYOR'S CERTIFICATE

I, RICHARD D. FIENE, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE SURVEY AND DESCRIPTION ARE IN CONFORMANCE WITH A SURVEY COMPLETED UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dec 13 1994
DATE

RICHARD D. FIENE
(Seal: STATE OF MISSOURI — RICHARD D. FIENE — NUMBER LS-2168 — REGISTERED LAND SURVEYOR)

REVISED	7-27-95	DESCRIPTION	JTW

CERTIFICATE OF SURVEY

KAW VALLEY ENGINEERING

PROJ. #	94-11053
DATE:	12-13-94
CAD BY:	JDM
CHECKED BY:	RDF
C.F.N.:	053SOU
SHEET	1 OF 1

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