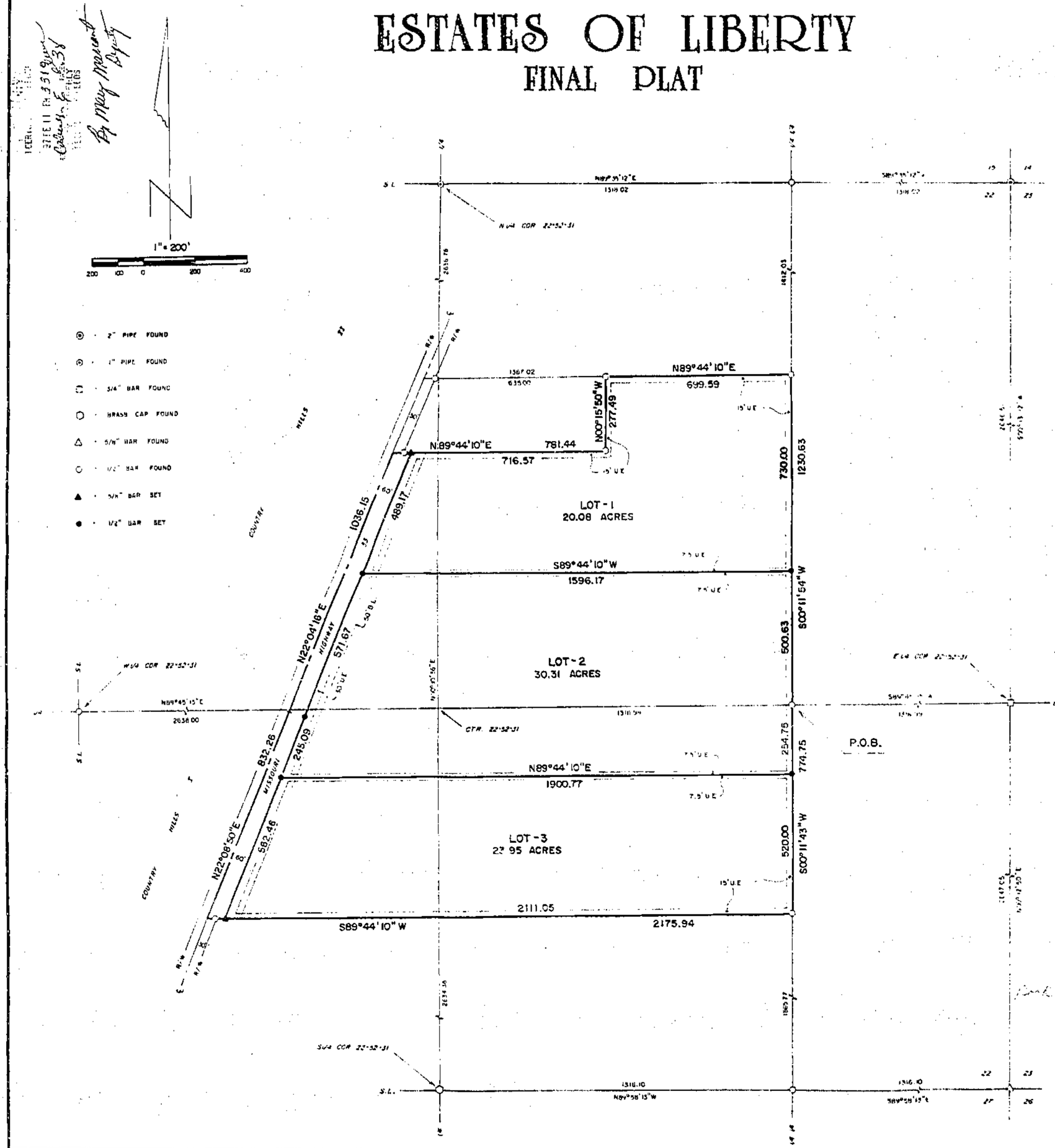
N 30750 FEB 11 1997

ESTATES OF LIBERTY
FINAL PLAT



DESCRIPTION

That portion of Section 22, Township 52 North, Range 31 West of the 5th P.M., Clay County, Missouri, described as follows: Beginning at the SE corner of the NW¼ of the SE¼ of said Section 22, said point being N89°45'15"W, 1316.99 feet from the E¼ corner of said Section 22; thence S00°11'43"W, 774.75 feet along the East line of said NW¼ SE¼; thence S89°44'10"W, 2175.94 feet to the centerline of Missouri Highway 291; thence N22°08'50"E, 632.26 feet along said centerline; thence N22°04'18"E, 1036.15 feet along said centerline; thence N89°44'10"E, 781.44 feet; thence N00°15'50"W, 677.49 feet; thence N89°44'10"E, 699.59 feet to the East line of said NW¼ SE¼; thence S00°11'54"W, 1230.63 feet along said East line to the point of beginning. Said portion contains 76.92 acres and is subject to all easements, restrictions, reservations and right of ways of record.

DEDICATION

EASEMENTS : An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.). All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or there over any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement.

STREETS : The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES : Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as ESTATES OF LIBERTY and shall consist of a total of three (3) lots.

In testimony whereof, Thomas Burke, Kathy Alexanbaugh & Kevin D. Schofield, all of NAW Liberty Partnership, have subscribed their names this ____ day of ____, 1997.

Thomas Burke — Kathy Alexanbaugh — Kevin D. Schofield

Be it remembered that on this 2nd day of January, 1997, before me, a Notary Public in and for said County and State, personally appeared the above persons, who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

STATE OF MISSOURI :
COUNTY OF Clay

BONNIE L. EVANS
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. MCH. 22 1997

My commission expires : ____ Notary Public

APPROVALS AND ACCEPTANCES

This plat - ESTATES OF LIBERTY has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 7th day of January, 1997.

Chairman, Planning Commission — Secretary, Planning Commission
Planning Commissioner — County Commissioner
Eastern Commissioner — Western Commissioner

The dedications and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 10 day of ____, 1997.

County Clerk

Entered on transfer record this ____ day of ____, 1997.

County Recorder

NOTES:

1. Owner: NAW Liberty Partnership, % Tom Burke, PO Box 660, Smithville, MO 64089.
2. Developer: Williams & Williams, % Jay Litchfield, 7666 E 61st St, Tulsa, OK 74133.
3. Survey Classification is "C".
4. Record Reference is Book 1627 Page 162.
5. Bearing System is assumed.
6. Soil Type is Sharpsburg - Mackzburg Association.
7. Topography taken from Kearney, MO Quadrangle.
8. Subdivision is in Flood Hazard Zone "C" per FIR Community Panel # 290086 0100 A, effective date March 18, 1980.

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and this survey was performed in accordance with the requirements of the state's rule for property boundary control adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors, 4 CSR 30-2.050.

Date 1-8-97 Signed: Terry M. McCauley
Terry M. McCauley MO. REG. NO. 2143

STATE OF MISSOURI
TERRY M. McCAULEY
NUMBER 2143
REGISTERED LAND SURVEYOR

1/31/97

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 63, RICHMOND, MO 64085
816/776-5143

SURVEY FOR: NAW LIBERTY PARTNERSHIP
SMITHVILLE, MISSOURI

9-24-1996	96-151	1" = 200'	CE	96-5154

http://www.ClayCoGov.com
Clay County, Missouri
Land Survey Document