Clay County, Missouri
Land Survey Document

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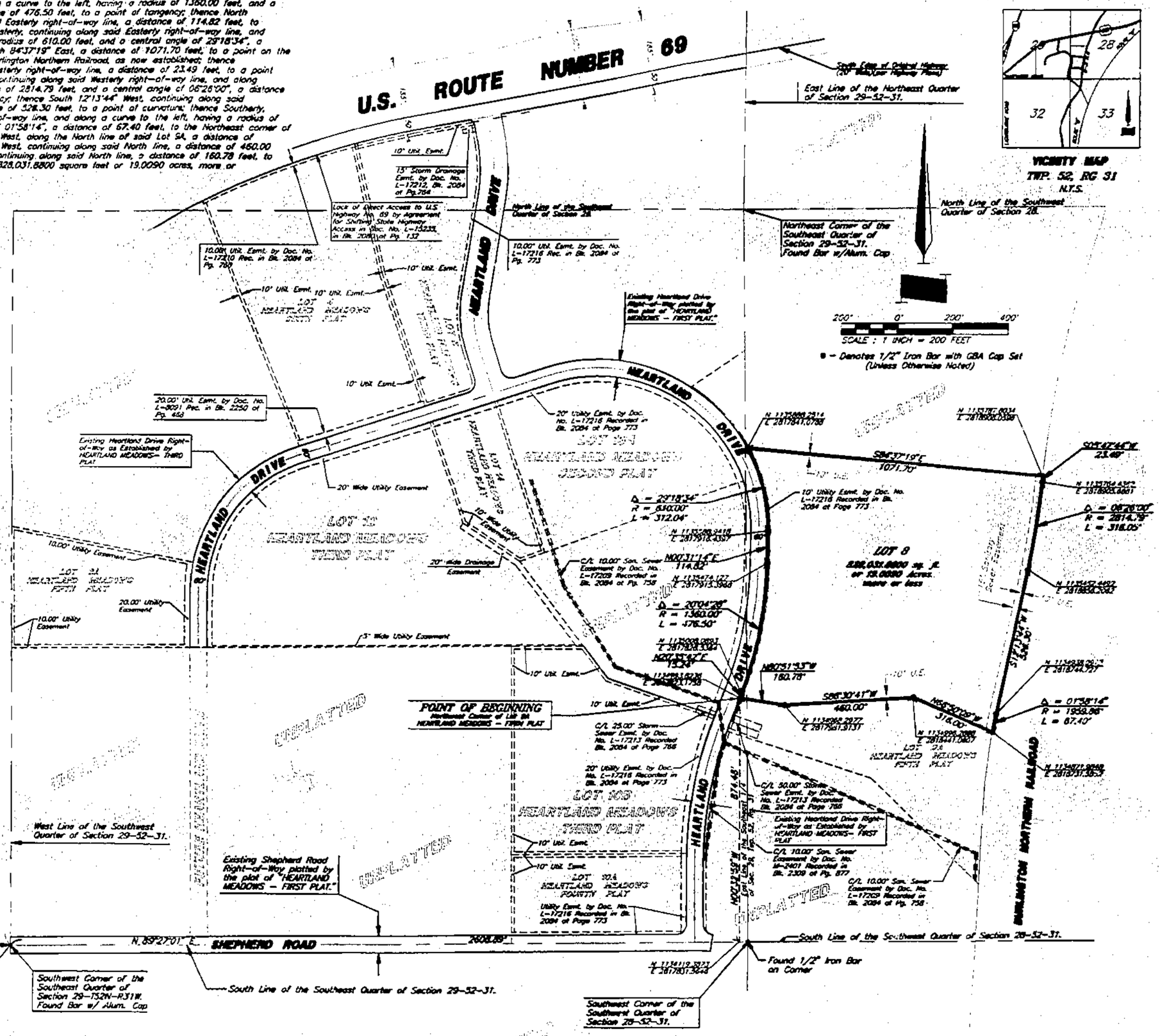
HEARTLAND MEADOWS - EIGHTH PLAT

Liberty, Clay County, Missouri

STATE OF MO
CLAY COUNTY
COUNTY RECORDER
97 JUN 22 AM 9 28
Calendar E after
RECORDER OF DEEDS
By Mary Millard Deputy

LEGAL DESCRIPTION:

This is a survey and subdivision of a part of the Southeast Quarter of Section 29, Township 52, Range 31,and part of the Southwest Quarter of Section 28, Township 52, Range 31, both in the City of Liberty, Clay County, Missouri, more particularly described as follows: BEGINNING at the Northwest corner of Lot 9A, "HEARTLAND MEADOWS – FIFTH PLAT," a subdivision of land in said city, county and state ; said point also being on the Easterly right-of-way line of Heartland Drive, as established by HEARTLAND MEADOWS – FIRST PLAT, a subdivision of land in said city, county and state; thence North 20°35'42" East, along said Easterly right-of-way line, a distance of 15.24 feet, to a point of curvature; thence Northerly, continuing along said Easterly right-of-way line, and along a curve to the left, having a radius of 1360.00 feet, and a central angle of 20°04'28", a distance of 476.50 feet, to a point of tangency; thence North 00°31'14" East, continuing along said Easterly right-of-way line, a distance of 114.82 feet, to a point of curvature; thence Northwesterly, continuing along said Easterly right-of-way line, and along a curve to the left, having a radius of 610.00 feet, and a central angle of 29°18'34", a distance of 312.04 feet; thence South 84°37'19" East, a distance of 1071.70 feet, to a point on the Westerly right-of-way line of the Burlington Northern Railroad, as now established; thence South 05°47'44" West, along said Westerly right-of-way line, a distance of 23.49 feet, to a point of curvature; thence Southwesterly, continuing along said Westerly right-of-way line, and along a curve to the right, having a radius of 2814.79 feet, and a central angle of 06°26'00", a distance of 316.05 feet, to a point of tangency; thence South 12°13'44" West, continuing along said Westerly right-of-way line, a distance of 528.30 feet, to a point of curvature; thence Southerly, continuing along said Westerly right-of-way line, and along a curve to the left, having a radius of 1959.86 feet, and a central angle of 01°58'14", a distance of 67.40 feet, to the Northeast corner of said Lot 9A; thence North 65°30'41" West, along the North line of said Lot 9A, a distance of 316.00 feet; thence South 85°30'41" West, continuing along said North line, a distance of 460.00 feet; thence North 80°51'53" West, continuing along said North line, a distance of 160.78 feet, to the POINT OF BEGINNING, containing 828,031.8800 square feet or 19.0090 acres, more or less.



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 0.9999006. 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 – EIGHTH 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, or 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 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 sanitary sewer mains, thereto, over, under and along the strip of land outlined on this plat and designated "SANITARY SEWER EASEMENT".

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 11th day of June, 19 97.

HALLMARK CARDS, INCORPORATED, a Missouri Corporation

By: Robert A. Kipp, Vice President Attest: Judith Whitaker, Secretary

STATE OF Missouri)
COUNTY OF Jackson)

On this 11th day of June, 19 97, before me appeared Robert A. Kipp and Judith Whitaker, 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 Judith Whitaker, 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.

Notary Public My Commission Expires: [illegible]
KIMBERLY A. HUGHES
Print Name

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this June 17, 1997

Chairman, Larry Wagler

Approved by the City Council of the City of Liberty, Missouri, this: June 23, 1997

Ordinance No. 7490

Mayor, Stephen P. Hamilton

Deputy City Clerk, Denise L. Mahoney

City Engineer, Michael J. Lovless

SURVEYORS CERTIFICATE

I hereby certify this 20th day of June, 1997, that this survey is based on an actual survey made under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

Larry G. Healy, MO. LS-1885

GBA

Drawn by: S.M.P June, 1997 Job No. 6079.19 Owner: HALLMARK CARDS, INCORPORATED

File: K:\6079\PLATS\60793405.DWG Last edited: JUNE, 05, 97 @ 11:18 a.m. by: 3014