Clay County, Missouri
Land Survey Document

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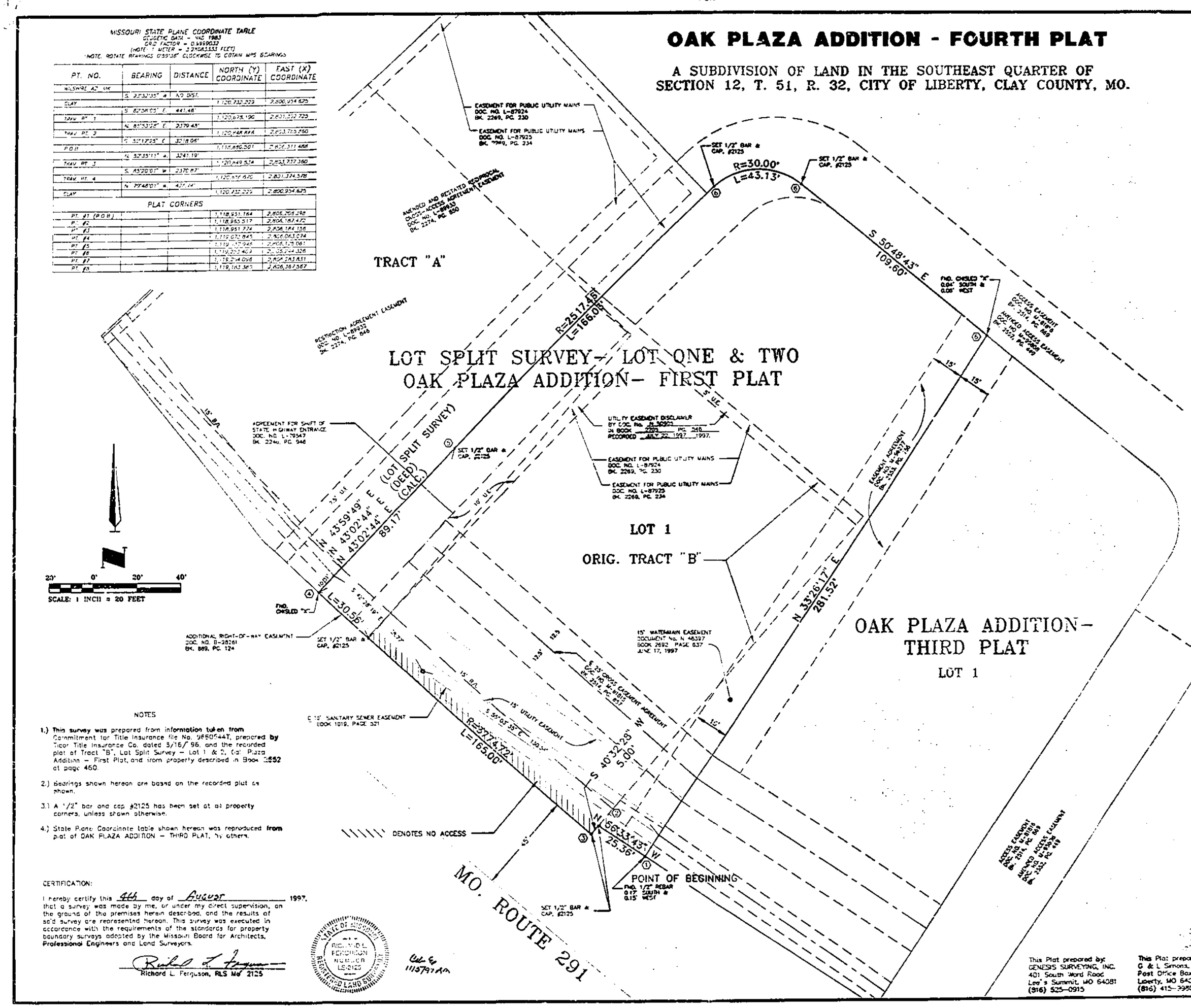
N 68752 OCT 5 1997

OAK PLAZA ADDITION - FOURTH PLAT

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, T. 51, R. 32, CITY OF LIBERTY, CLAY COUNTY, MO.

MISSOURI STATE PLANE COORDINATE TABLE
GEODETIC DATA - NAD 1983
GRID FACTOR = 0.9999033
(NOTE: 1 METER = 3.2808333 FEET)
(NOTE: ROTATE BEARINGS 0°30'36" CLOCKWISE TO OBTAIN MPS BEARINGS)

PT. NO.	BEARING	DISTANCE	NORTH (Y) COORDINATE	EAST (X) COORDINATE
MONUMENT A2 - UE				
	S 22°30'35" W	NO DIST.		
CLAY			1,120,732.229	2,800,954.625
	S 82°06'05" E	441.46'		
TRAV. PT. 1			1,120,678.190	2,801,392.725
	N 82°53'22" E	2379.49'		
TRAV. PT. 2			1,120,948.866	2,803,763.750
	S 32°17'25" E	321.8 06'		
P.O.B.			1,118,696.301	2,804,311.466
	N 32°35'11" W	3241.19'		
TRAV. PT. 3			1,120,749.534	2,803,237.360
	S 83°20'01" W	2370.87		
TRAV. PT. 4			1,120,675.670	2,801,374.578
	N 79°48'01" W	427.14'		
CLAY			1,120,732.229	2,800,954.625
PLAT CORNERS				
PT. #1 (P.O.B.)			1,118,951.164	2,804,255.498
PT. #2			1,118,953.517	2,804,187.472
PT. #3			1,118,951.774	2,804,144.156
PT. #4			1,119,072.845	2,804,043.274
PT. #5			1,119,[illegible]	2,[illegible]
PT. #6			1,119,203.403	2,[illegible]
PT. #7			1,119,214.068	2,804,243.831
PT. #8			1,119,163.387	2,804,387.982



NOTES

1.) This survey was prepared from information taken from Commitment for Title Insurance file No. 96501447, prepared by Ticor Title Insurance Co. dated 3/16/96, and the recorded plat of Tract "B", Lot Split Survey - Lot 1 & 2, Oak Plaza Addition - First Plat, and from property described in Book 2552 at page 460.

2.) Bearings shown hereon are based on the recorded plat as shown.

3.) A 1/2" bar and cap #2125 has been set at all property corners, unless shown otherwise.

4.) State Plane Coordinate table shown hereon was reproduced from plat of OAK PLAZA ADDITION - THIRD PLAT, by others.

CERTIFICATION:

I hereby certify this 4th day of August 1997, that a survey was made by me, or under my direct supervision, on the ground of the premises hereon described, and the results of said survey are represented hereon. This survey was executed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

Richard L. Ferguson, RLS Mo 2125

STATE OF MISSOURI RICHARD L. FERGUSON NUMBER LS-2125 REGISTERED LAND SURVEYOR

Ver 6 11/13/97 AM

DESCRIPTION:

A tract of land over part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 51 North, Range 32 West, in the City of Liberty, Missouri, and also all of Tract "B", LOT SPLIT SURVEY, LOT ONE AND LOT TWO, OAK PLAZA ADDITION - FIRST PLAT, a subdivision of land in said City, County, and State, described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 12; thence South 00°37' 24" East, along the East line of the Southeast Quarter of the Southeast Quarter of said Section 12, a distance of 592.61 feet; thence North 56°33' 43" West, a distance of 183.92 feet; thence South 33°26' 17" West, a distance of 214.67 feet to a point on the Northerly right of way line of Missouri State Route 291, said point being the POINT OF BEGINNING; thence North 56°33' 43" West, along said Northerly right of way line, a distance of 165.00 feet to the POINT OF BEGINNING; thence continuing North 56°33' 43" West, along said Northerly right of way line, a distance of 25.36 feet to a point on the East line of said Tract "B"; thence South 40° 32' 29" West, continuing along said Northerly right of way line and along the East line of said Tract "B", a distance of 5.00 feet to the Southeast corner of said Tract "B" and to a point of curvature; thence Northwesterly along said Northerly right of way line and along the South line of said Tract "B", and along a curve to the right having an initial tangent bearing of North 49°07' 32" West, a radius of 3774.72 feet, and a central angle of 2°30' 16", an arc distance of 165.00 feet to the Southwest corner of said Tract "B"; thence North 43°02' 44" East, along the West line of said Tract "B", a distance of 89.17 feet to a point of curvature; thence Northeasterly, continuing along the West line of said Tract "B" and its Northerly prolongation, and also a curve to the right having a radius of 2517.46 feet, and a central angle of 3°46' 44", an arc distance of 165.03 feet to a point of compound curvature; thence Northeasterly, Easterly and Southeasterly along a curve to the right having a radius of 30.00 feet and a central angle of 82°21' 49", an arc distance of 43.13 feet to a point of tangency; thence South 50°48' 43" East, a distance of 109.60 feet; thence South 33°26' 17" West, a distance of 281.52 feet to the POINT OF BEGINNING, containing 46,819 square feet, or 1.0748 acres, more or less.

DEDICATION:

The undersigned proprietor(s) of the property described herein have caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as OAK PLAZA ADDITION - FOURTH PLAT.

An easement is 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 oil and any purpose, water, gas, and all of them open, under and along the strip of land outlined on this plat and designated "UTILITY EASEMENT" or "U.E.".
An easement is hereby granted to the City of Liberty, Missouri, to locate, construct and maintain, and to authorize the location, construction, maintenance or use of surface drainage purposes on, under and along the strips of land outlined on this plat designated "DRAINAGE EASEMENT."
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 on no building or portion thereof shall be built or otherwise located between this line and the lot or street line.

In testimony whereof, the undersigned proprietors have hereunto set their hands this 17 day of Sept. 1997.

Gary J. Simons

STATE OF MISSOURI)
COUNTY OF CLAY)

On this 17th day of September 1997, before me personally appeared the above persons, to me known to be the persons described in and who executed the same as their free act and deed.

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.

Darlene J. Adkison
Notary Public

DARLENE J. ADKISON
NOTARY PUBLIC - State of Missouri
My Commission Expires
STATE OF MISSOURI
Caldwell County

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this July 23, 1997.

Chairman Larry Wolfe

Approved by the City Council of the City of Liberty, Missouri, this July 23, 1997.

Ordinance No. 7575

Mayor Stephen L. Gaughan

Deputy City Clerk

City Engineer

This Plat prepared by:
GENESIS SURVEYING, INC.
401 South Ward Road
Lee's Summit, MO 64081
(816) 525-0915

This Plat prepared for:
G & L Simons, L.T.D.
Post Office Box 157
Liberty, MO 64068
(816) 415-3980