Clay County, Missouri
Land Survey Document

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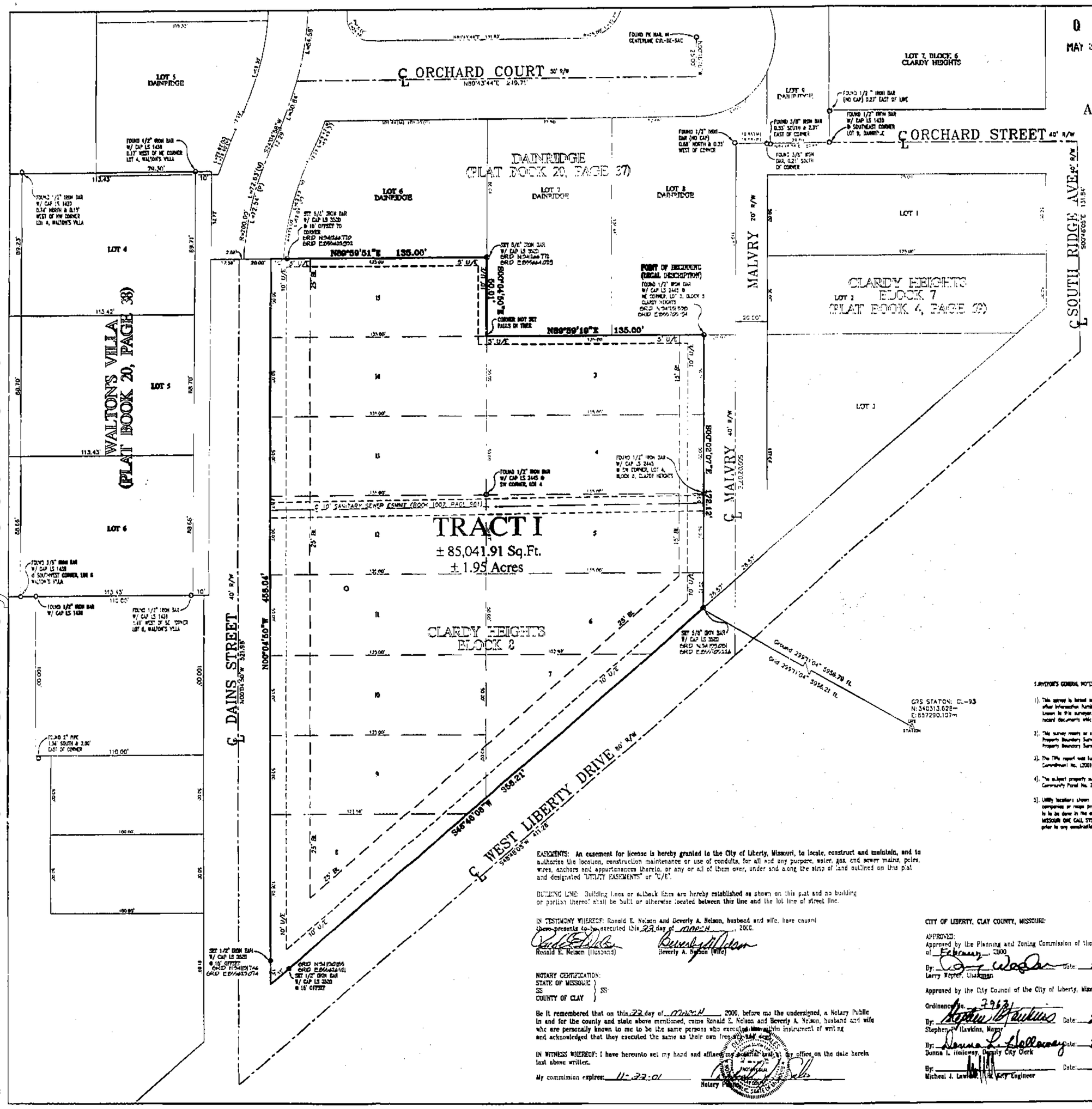
REPLAT:
LOTS 3 - 15, BLOCK 8
CLARDY HEIGHTS-TRACT I

A subdivision in Liberty, Clay County, Missouri
A part of the Southwest Quarter, Section 7-T51N-R31W



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

BASIS OF BEARING:
THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, MISSOURI WEST ZONE HELD THE EASTERLY RIGHT OF WAY LINE OF DAINS STREET AS NORTH 00°04'50" WEST

LEGEND:
- ○ FOUND MONUMENT (AS NOTED)
- ● SET 5/8" IRON BAR W/ CAP LS 3520
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

LEGAL DESCRIPTION (BASED ON BOOK 3010, PAGE 928)(BOOK 787, PAGE 482)

All of Lots 3 thru 15, Block 8, CLARDY HEIGHTS, an addition in and to the City of Liberty, Clay County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Northeast corner of Lot 3 of said Clardy Heights, said point being on the Westerly right of way line of Malvery as now established;
thence South 00°02'07" East along the Easterly line of Lots 3, 4, 5 and 6 of said Clardy Heights and said Westerly right of way line, a distance of 172.12 feet to a point on the Northerly right of way line of West Liberty Drive, as now established;
thence South 46°48'08" West along said Northerly right of way line, a distance of 358.21 feet to a point on the Easterly right of way line of Dains Street, as now established;
thence North 00°04'50" West along said Easterly right of way line and the Westerly line of Lots 6, 9, 10, 11, 12, 13, 14 and 15 of said Clardy Heights, a distance of 458.04 feet to the Northwest corner of Lot 15 of said Clardy Heights and the Southwest corner of Lot 6, Dainridge, a subdivision in the City of Liberty, Clay County, Missouri, according to the recorded plat thereof;
thence North 89°59'51" East along the North line of said Lot 15 and the South line of said Lot 6, a distance of 135.00 feet to the Northeast corner of said Lot 15;
thence South 00°04'50" East, along the Easterly line of said Lot 15 and the Westerly line of Lot 7, of said Dainridge, a distance of 50.01 feet to the common corner of Lot 3 and 15 of said Clardy Heights, and the Southwest corner of Lot 7 of said Dainridge;
thence North 89°59'19" East along the North line of said Lot 3 and the South line of Lot 7 and 8 of said Dainridge, a distance of 135.00 feet to the Point of Beginning, said point being the Northeast corner of said Lot 3, Clardy Heights.

The above described tract contains 1.95 acres, more or less and is subject to all easements, restrictions, reservations and covenants, recorded or unrecorded if any.

SURVEYOR'S GENERAL NOTES:

1). This survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to the surveyor. The surveyor has no knowledge of any other record documents which affects this tract.

2). This survey meets or exceeds the accuracy standards of a (Urban) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). The title report was furnished by First American Title of Kansas City, Inc. Commitment No. 1200108B, Dated: October 5, 1999 @ 8:00 A.M.

4). The subject property surveyed lies within a Flood Zone designated Zone (C) Community Panel No. 290296 0003 D, Dated: Feb. 1, 1983.

5). Utility locations shown were scaled from maps provided by the various utility companies or maps provided by the client. If any construction or excavation is to be done in the area, it is the contractor's responsibility to call the MISSOURI ONE CALL SYSTEM (MISSOURI OC 811) (1-800-344-7483) for utility locations prior to any construction or excavation.

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY: That the accompanying survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey, to the best of my professional information, knowledge and belief.

STATE OF MISSOURI
BOB W. STEWARD
NUMBER LS-2349

Date: 3-22-00
Bob W. Steward MO-LS 2349 KS LS 1138
Logan & Associates Corporate LS 3520

REVISED PER CITY COMMENTS 3/7/2000, KRB

EASEMENTS: An easement for 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 conduits, for all and any purpose, water, gas, and sewer mains, poles, wires, anchors and appurtenances thereto, or any or all of them over, under and along the strip of land outlined on this plat and designated "UTILITY EASEMENTS" or "U/E".

BUILDING LINE: 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 line of street line.

IN TESTIMONY WHEREOF: Ronald E. Nelson and Beverly A. Nelson, husband and wife, have caused these presents to be executed this 22 day of March, 2000.

Ronald E. Nelson (Husband) — Beverly A. Nelson (Wife)

NOTARY CERTIFICATION:
STATE OF MISSOURI } SS
COUNTY OF CLAY }

Be it remembered that on this 22 day of March, 2000, before me the undersigned, a Notary Public in and for the county and state above mentioned, came Ronald E. Nelson and Beverly A. Nelson, husband and wife who are personally known to me to be the same persons who executed the within instrument of writing and acknowledged that they executed the same as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal, at my office, on the date herein last above written.

My commission expires: 11-22-01 — Notary Public

CITY OF LIBERTY, CLAY COUNTY, MISSOURI:

APPROVED:
Approved by the Planning and Zoning Commission of the City of Liberty, Missouri this 22nd day of February, 2000.
By: Larry Wagner, Chairman — Date: 5-15-00

Approved by the City Council of the City of Liberty, Missouri, this 28th day of February, 2000.
Ordinance No. 7963
By: Stephen L. Hawkins, Mayor — Date: 2-28-00
By: Donna L. Holloway, Deputy City Clerk — Date: 2-28-00
By: Michael J. Lewis, City Engineer — Date: 5/15/00

SURVEY PREPARED FOR:
BOB NELSON
BARB FORLEY
OVERLAND PARK, KS 66212

REPLAT:
LOTS 3-15, BLOCK 8, CLARDY HEIGHTS
LIBERTY, CLAY COUNTY, MISSOURI

LOGAN & ASSOCIATES
Professional Engineers & Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7926
Fax (816) 781-7483

Job No: 99-2388
Job Name: 99-2388.DWG
Scale: 1"=30'
Drawn By: KRB — Date: 2/2/2000
Check By: BWS — Date: 3/7/2000
Sheet No. 1 OF 1

PC-E 6/1/00 CP