Clay County, Missouri
Land Survey Document

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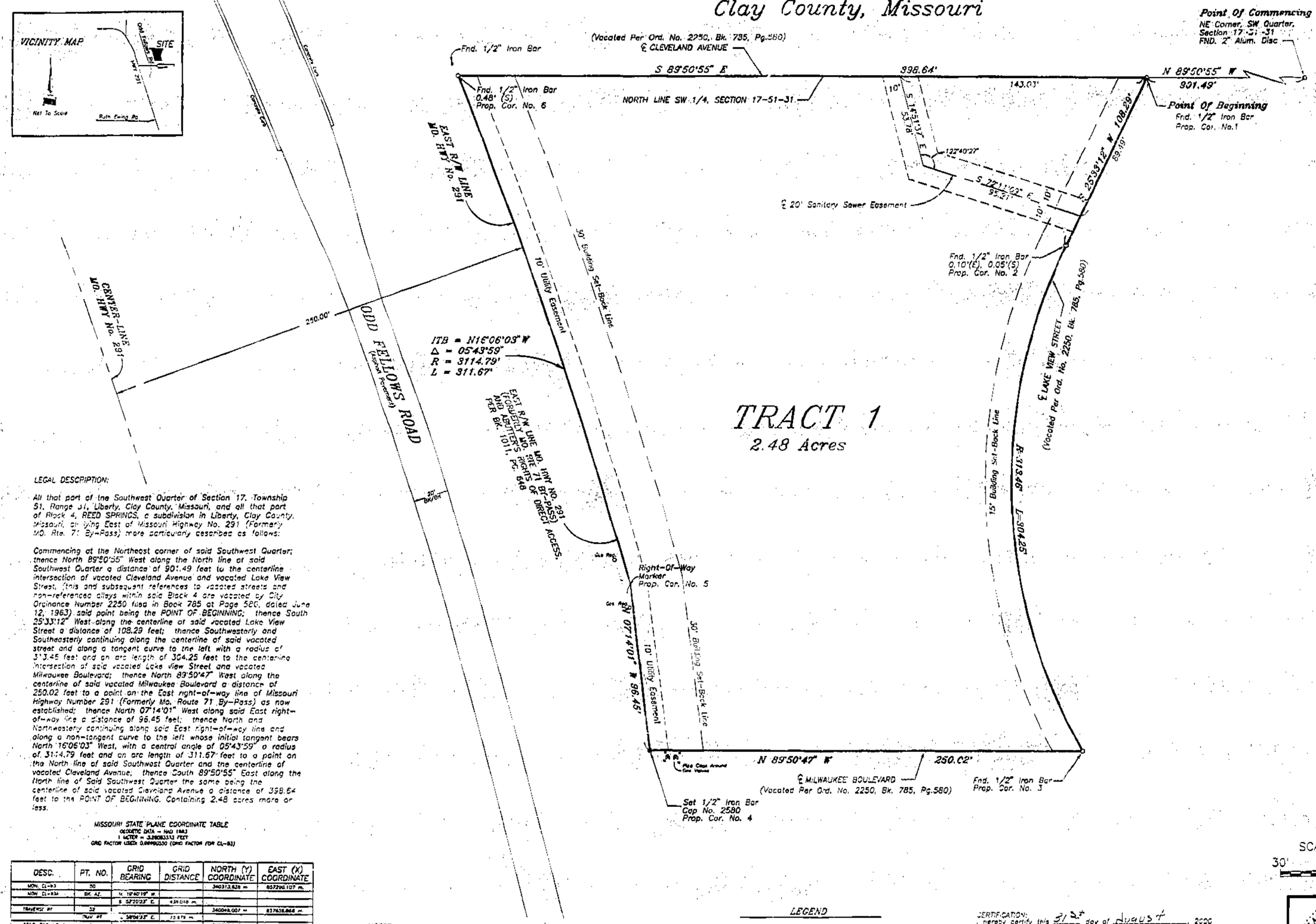
CAB E SLEEVE 134
RECORDER OF DEEDS
CLAY COUNTY, MO
by Debra Silas
Deputy

# Final Plat

# REPLAT OF BLOCK 4, REED SPRINGS,

## A Subdivision In The City Of Liberty, Clay County, Missouri




DESCRIPTION:

This is a replat of Block 4, REED SPRINGS, a subdivision in Liberty, Clay County, Missouri according to the recorded plat thereof.

DEDICATION:

The undersigned owners of the herein described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereinafter known as:

"REPLAT OF BLOCK 4, REED SPRINGS"

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

EASEMENTS: An easement or license is hereby granted to the City of Liberty, Missouri, to locate, construct, and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable T.V., or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easement" (U/E) or within any street or thoroughfare dedicated to public use on this plat.

An easement is also granted to the City of Liberty, Missouri to locate, construct, and maintain, and to authorize the location, construction, maintenance and use of sanitary sewer mains, underground sewer conduits and appurtenances for sanitary sewer purposes on, under, and along the strips of land outlined on this plat designated "Sanitary Sewer Easement" or "S.E."

BUILDING LINES: Building lines or set back lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

IN TESTIMONY WHEREOF: Henry O'Neal Pittman & Mary Ruth Pittman, husband & wife, have caused these presents to be signed this 12th day of September, 2000.

BY: Henry O'Neal Pittman — Henry O'Neal Pittman (Husband)

BY: Mary Ruth Pittman — Mary Ruth Pittman (wife)

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

On this 12th day of September, 2000, before me the undersigned Notary Public appeared Henry O'Neal Pittman & Mary Ruth Pittman, known to be the persons described herein and who executed the foregoing instrument and being duly sworn by me acknowledged that they executed the same as their free act and deed. IN TESTIMONY THEREOF, I have hereunto set my hand and affixed my seal the day and year last written above.

5-16-03
My Commission Expires:
Notary Public - Notary Seal
STATE OF MISSOURI
Ray County
My Commission Expires May 14, 2003

Notary Public

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this 22 August 2000.

Chairman Larry Wesler

Approved by the City Council of the City of Liberty, Missouri, this 28 August 2000

Ordinance No. 8065

Mayor Stephen P. Hawkins

Deputy City Clerk Donna L. Holloway

City Engineer Jeffrey J. Lovelace P.E.

SCALE 1" = 30'
30' 0 30' 60'

LEGAL DESCRIPTION:

All that part of the Southwest Quarter of Section 17, Township 51, Range 31, Liberty, Clay County, Missouri, and all that part of Block 4, REED SPRINGS, a subdivision in Liberty, Clay County, Missouri, all lying East of Missouri Highway No. 291 (Formerly MO. Rte. 71 By-Pass) more particularly described as follows:

Commencing at the Northeast corner of said Southwest Quarter; thence North 89°50'55" West along the North line of said Southwest Quarter a distance of 901.49 feet to the centerline intersection of vacated Cleveland Avenue and vacated Lake View Street, (this and subsequent references to vacated streets and non-referenced alleys within said Block 4 are vacated by City Ordinance Number 2250 filed in Book 785 at Page 580, dated June 12, 1963) said point being the POINT OF BEGINNING; thence South 25°33'12" West along the centerline of said vacated Lake View Street a distance of 108.29 feet; thence Southwesterly and Southeasterly continuing along the centerline of said vacated street and along a tangent curve to the left with a radius of 3114.79 feet and an arc length of 304.25 feet to the centerline intersection of said vacated Lake View Street and vacated Milwaukee Boulevard; thence North 89°50'47" West along the centerline of said vacated Milwaukee Boulevard a distance of 250.02 feet to a point on the East right-of-way line of Missouri Highway Number 291 (Formerly Mo. Route 71 By-Pass) as now established; thence North 07°14'01" West along said East right-of-way line a distance of 98.45 feet; thence North and Northwesterly continuing along said East right-of-way line and along a non-tangent curve to the left whose initial tangent bears North 16°06'03" West, with a central angle of 05°43'59" a radius of 3114.79 feet and an arc length of 311.67 feet to a point on the North line of said Southwest Quarter and the centerline of vacated Cleveland Avenue; thence South 89°50'55" East along the North line of Said Southwest Quarter the same being the centerline of said vacated Cleveland Avenue a distance of 998.64 feet to the POINT OF BEGINNING. Containing 2.48 acres more or less.

MISSOURI STATE PLANE COORDINATE TABLE
GEODETIC DATA = NAD 1983
1 METER = 3.2808333333 FEET
GRID FACTOR USED: 0.9999833333 (COMB. FACTOR FOR CL-83)

| DESC. | PT. NO. | GRID BEARING | GRID DISTANCE | NORTH (Y) COORDINATE | EAST (X) COORDINATE |
|---|---|---|---|---|---|
| MON. CL-93 | 50 | | | 340373.828 m. | 837290.107 m. |
| MON. CL-93A | BK. AZ. | N 19°40'19" W. | | | |
| | | S 52°03'23" E. | 439.010 m. | | |
| TRAVERSE PT | 32 | | | 340069.007 m. | 837638.868 m. |
| | TRAV. PT. | S 58°04'33" E. | 73.979 m. | | |
| PROP. COR. NO. 1 | 1 | | | | |
| | TRAV. PT. | S 25°33'12" W. | 32.004 m. | 340005.817 m. | 837701.298 m. |
| PROP. COR. NO. 2 | 2 | | | | |
| | TRAV. PT. | S 52°16'10" E. | 89.133 m. | 339978.161 m. | 837687.052 m. |
| PROP. COR. NO. 3 | 3 | | | 339887.079 m. | 837790.353 m. |
| | TRAV. PT. | N 89°50'47" W. | 76.199 m. | | |
| PROP. COR. NO. 4 | 4 | | | 339887.294 m. | 837414.358 m. |
| | TRAV. PT. | N 07°14'01" W. | 29.981 m. | | |
| PROP. COR. NO. 5 | 5 | | | 339918.443 m. | 837414.553 m. |
| | TRAV. PT. | N 19°40'12" W. | 94.958 m. | | |
| PROP. COR. NO. 6 | 6 | | | 340008.236 m. | 837379.794 m. |
| | TRAV. PT. | S 89°50'55" E. | 121.486 m. | | |
| PROP. COR. NO. 1 | 1 | | | 340005.817 m. | 837701.298 m. |

NOTES:

1. Property information shown hereon was provided by Commonwealth Land Title Insurance Co. Commitment No. A60-377372, dated 05/06/1999.
2. Bearings shown hereon are based on the Missouri State Plane Coordinate System Of 1983 (NAD 83).

LEGEND

FOUND IRON BAR ○
SET 1/2" IRON BAR AND CAP NO. 2580 ●

CERTIFICATION:
I hereby certify this 31st day of August, 2000 that a subdivision plat was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat was executed in accordance with the current minimum Standards for "Urban Class" Property Boundary Surveys. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI 2580 JEFFREY D. LOVELACE

JEFFREY D. LOVELACE - MO. PLS 2580

LOVELACE & ASSOC. LAND SURVEYING & PLANNING SERVICES

FINAL PLAT

LOVELACE & ASSOCIATES
LAND SURVEYING AND PLANNING SERVICES
P.O. BOX 68/Lee's Summit, Mo. 64063/816-347-9997

PREPARED FOR: HENRY O'NEAL PITTMAN
338-A South 291 Highway
Liberty, Missouri 64068

| | | |
|---|---|---|
| Date: 08-16-2000 | Project No.: 99434PLT | Sheet No.: 1 of 1 |
| Drawn By: J. LOVELACE | Checked By: J. LOVELACE | |

PC-E
10/2/00 CP