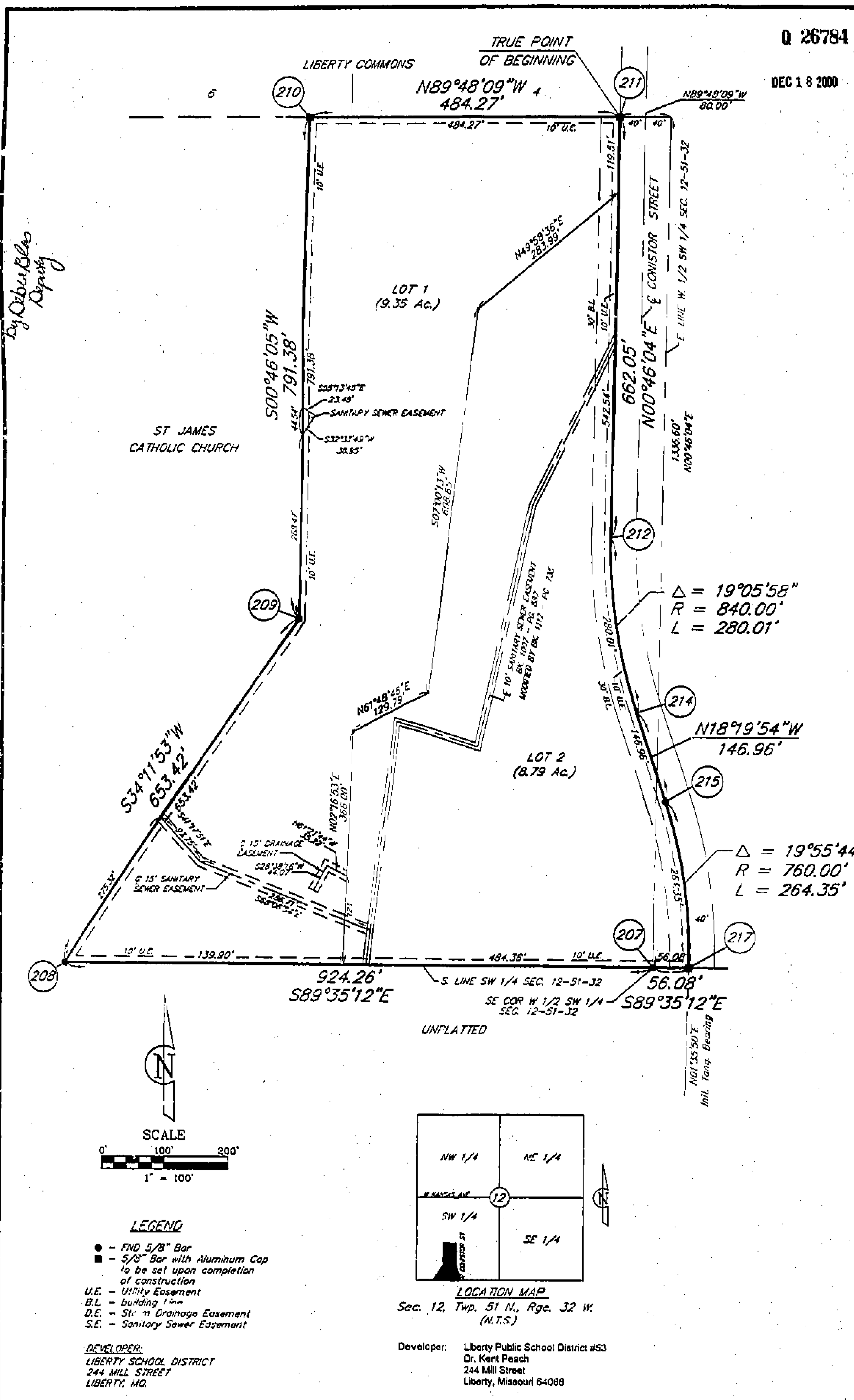
Clay County, Missouri
Land Survey Document



Developer: Liberty Public School District #53
Dr. Kent Peach
244 Mill Street
Liberty, Missouri 64068

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By Debra Blas Deputy

FINAL PLAT
LIBERTY ADMINISTRATIVE AND EARLY CHILDHOOD EDUCATION CENTER
A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 12, Township 51, Range 32, inthe City of Liberty, Clay County, Missouri, being described as follows: Commencing at the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 12; thence North 0°46'04" East, along the East line of the West one-half of the Southwest Quarter of said Section 12, 1336.60 feet to a point 1282.00 feet South of the Northeast corner of the West one-half of said Southwest Quarter; thence North 89°48'09" West, 80.00 feet to a point on the Westerly right-of-way line of Conistor Street, as now established, said point being the Southeast corner of LIBERTY COMMONS, a subdivision in the City of Liberty, Clay County, Missouri, said point being also the True Point of Beginning of the tract to be herein described; thence continuing North 89°48'09" West, along the Southerly line of said LIBERTY COMMONS, 484.27 feet to the Northeast corner of ST. JAMES CATHOLIC CHURCH, a subdivision in the City of Liberty, Clay County, Missouri; thence South 0°46'05" West, along the East line of said ST. JAMES CATHOLIC CHURCH, 791.38 feet; thence South 34°11'53" West, along said East line, 653.42 feet to a point on the South line of the Southwest Quarter of said Section 12; thence South 89°35'12" East, along said South line, 924.26 feet to the Southeast corner of the Southwest Quarter of said Southwest Quarter; thence continuing South 89°35'12" East, along said South line, 56.08 feet to a point on the Westerly right-of-way line of Conistor Street, as now established; thence Northerly, along said Westerly right-of-way line, on a curve to the left, having an initial tangent bearing of North 01°35'50" East, and a radius of 760.00 feet, an arc distance of 264.35 feet; thence North 18°19'54" West, along said Westerly right-of-way line, tangent to the last described course, 146.90 feet; thence Northerly, along said Westerly right of way line, on a curve to the right, tangent to the last described course, having a radius of 840.00 feet, a central angle of 19°05'58", an arc distance of 280.01 feet; thence North 0°46'04" East, along said Westerly right of way line, 662.05 feet to the True Point of Beginning. Containing 18.14 acres, more or less.

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DEDICATION: The undersigned proprietors 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:

LIBERTY ADMINISTRATIVE AND EARLY CHILDHOOD EDUCATION CENTER

It shall be a sufficient description of the lots on this plat to hereafter have the same by the number appearing near the center of the lot followed by the words: LIBERTY ADMINISTRATIVE AND EARLY CHILDHOOD EDUCATION CENTER, a subdivision of land in the City of Liberty, Clay County, Missouri, according to the recorded plat thereof.

EASEMENTS: 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 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 EASEMENT" or "U.E.".

EASEMENTS: An easement or license is also hereby granted to the City of Liberty, Missouri, to locate, construct and maintain, and to authorize the location, construction maintenance, and use of surface drainage ways and installations, and underground drainage conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "DRAINAGE EASEMENT" or "D.E.".

BUILDING LINES: Building lines or setback lines, designated "B.L." 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 or street line.

STATE PLANE TRAVERSE TABLE

Station	Bearing	Ground Distance	Northing	Easting
200 WILSHIRE			340305.241	853168.600
201	N28°33'06"E	723.886	340952.601	853492.091
202	N20°03'45"E	717.318	341626.390	853738.163
203	S85°36'26"E	880.080	341558.402	854615.896
204	S02°55'50"W	506.594	341051.564	854589.694
205	S02°55'50"W	175.683	340876.111	854580.712
206	S09°12'34"E	54.115	340834.180	854614.922
207	N89°35'12"W	419.909	340837.210	854194.934
208	N65°35'12"W	281.887	340839.243	853913.254
209	N34°11'53"E	199.145	341003.958	854025.184
210	N00°46'05"E	241.191	341245.125	854028.417
211 TPOB	S89°48'09"E	147.593	341244.616	854176.009
212	S00°46'04"W	201.405	341043.229	854173.311
213 RP	S89°13'56"E	256.008	341039.430	854429.291
214	S71°40'06"W	256.008	340959.911	854186.274
215	S18°19'54"E	44.789	340918.[illegible]	854200.381
216 RP	S71°40'06"W	231.626	340843.544	853980.490
217	S88°24'10"E	231.626	340837.087	854212.026
207	N86°35'12"W	17.092	340837.210	854194.934

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) WEST ZONE, USING A COMBINED GRID FACTOR OF .8999047 (COORDINATES ARE IN METERS).

IN WITNESS WHEREOF: LIBERTY PUBLIC SCHOOL DISTRICT #53, a political subdivision of the State of Missouri, has caused these presents to be executed this 12th day of December, 2000.

LIBERTY PUBLIC SCHOOL DISTRICT #53

Dr. Kent Peach
Assistant Superintendent for Support Services

STATE OF Missouri }
COUNTY OF Clay } SS:

Be it remembered that on this 12th day of December, 2000, before me, the undersigned, a Notary Public, personally appeared Dr. Kent Peach, to me known to be the person who executed the foregoing instrument on behalf of Liberty Public School District #53, a political subdivision of the State of Missouri, and the said person last named acknowledged that he executed the same as his free act and deed on behalf of Liberty Public School District #53 for the purposes therein stated.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: ______
Hodgie S. Leger, Notary Public
Clay County, State of Missouri
My Commission Expires 1/8/2002

Notary Public

IN WITNESS WHEREOF: City of Liberty, a political subdivision of the State of Missouri presents to be executed this 18th day of December, 2000.

Donna L. Holloway-Deputy City Clerk

Stephen P. Hawkins-Mayor

STATE OF Missouri }
COUNTY OF Clay } SS:

Be it remembered that on this 15th day of December, 2000, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Donna L. Holloway, Deputy City Clerk and Stephen P. Hawkins, Mayor, to me personally known to be the person described in and who executed the foregoing instrument; and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: ______

Notary Public

Approved by the Planning and Zoning Commission of the City of Liberty, this 21st day of November, 2000.

Larry Wieper-Chairman of Planning Commission

Approved by the City Council of the City of Liberty, this 11th day of December, 2000, Ordinance No. 8011

Stephen P. Hawkins-Mayor

Donna L. Holloway-Deputy City Clerk

Michael J. [illegible], P.E.-City Engineer

This plat and survey of LIBERTY ADMINISTRATIVE AND EARLY CHILDHOOD EDUCATION CENTER were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Suite 100, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of LIBERTY ADMINISTRATIVE AND EARLY CHILDHOOD EDUCATION CENTER subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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.

12-12-00
Date

Signed: ______
W. James Schowe RLS 1989

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1393

DATE: 11-15-00	Job No.-00434	File Name-LIBSCPLT

J:\SURVEY\LIB-SCH\LIBSCPLT

http://www.ClayCoGov.com