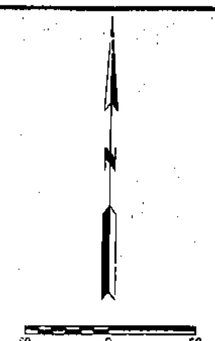
Clay County, Missouri
Land Survey Document

STATE OF MO
CLAY COUNTY
RECORDER OF DEEDS
00 DEC 19 P 3:05
CAB F Slide 469
by Debra Sile
Deputy

DEC 19 2000 Q 26786

Replat of North Haven Estates, Lot 7 & 8 - Tract 1

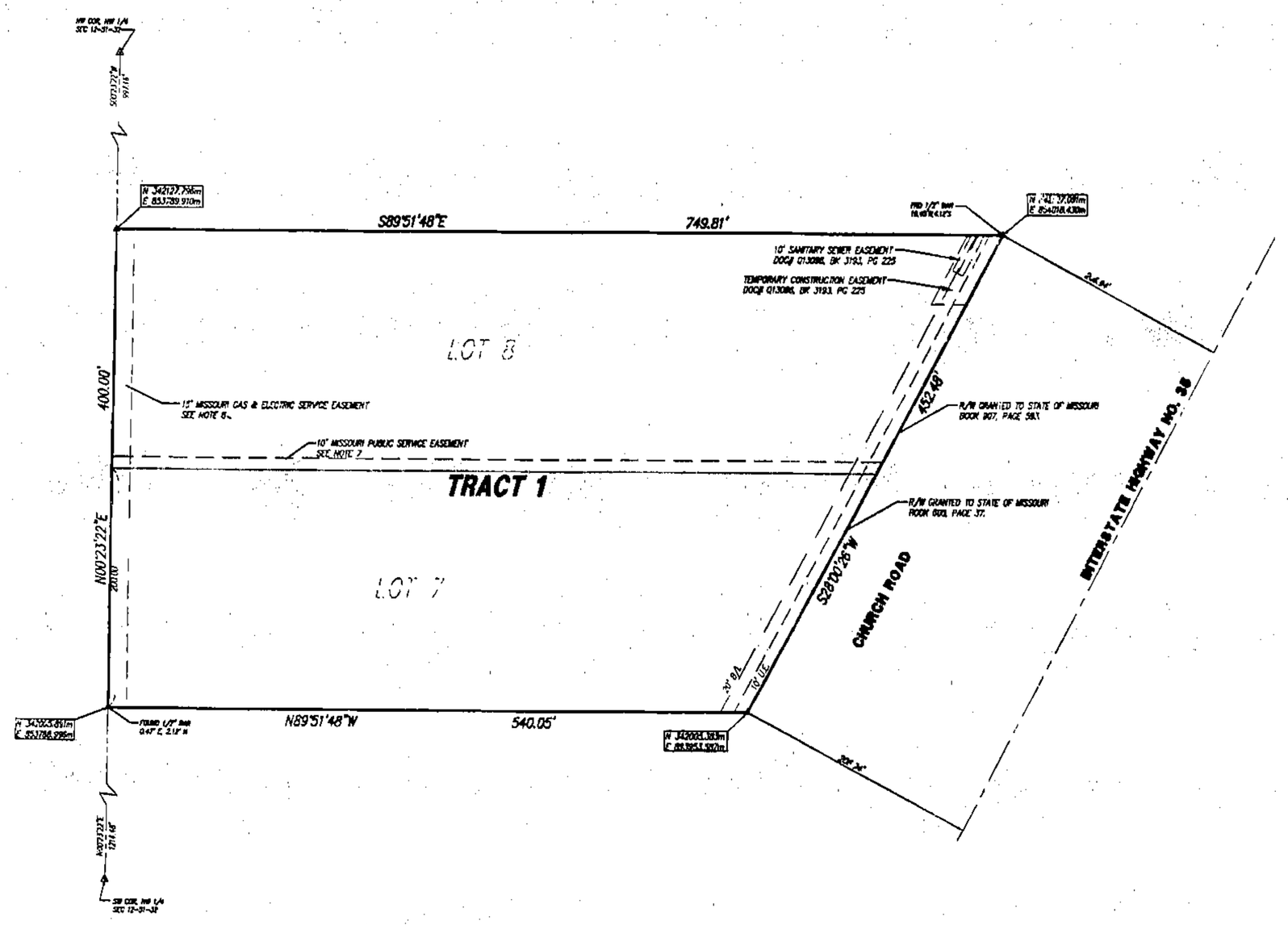
NW 1/4, SECTION 12, TOWNSHIP 51, RANGE 32
LIBERTY, CLAY COUNTY, MISSOURI



ROTATE PLAT BEARINGS 0°03'25" COUNTER/CLOCKWISE TO OBTAIN MISSOURI STATE PLANE BEARINGS

KEY:

N 355,581.001m
E 861,564.122m = STATE PLANE GRID



SURVEY NOTES:

1. ▲ Denotes found monumentation as noted.
2. ▲ Denotes Set 1/2" Bar w/ Cap R.S. 2455
3. This Survey meets or exceeds the accuracy standards of an "URBAN SURVEY".
4. Missouri State Plane Coordinates calculated using KC Metro Control Monument CLAY
5. Bearings based on the west line of the Northwest Quarter of Section 12-51-32 as having a bearing of N00°23'22"E.
6. Thomson Title Corporation File No. 12889 and File No. 12890 was used for the easements shown and the Legal Descriptions of Lots 1 and 2.
7. Easement to Missouri Public Service Company, Doc. No. K-47289, Book 475, Page 584, Item 13 of Schedule B – Section 2
8. Easement to Missouri Gas and Electric Service Company, Book 393, Page 542, Item 14 of Schedule B – Section 2.

LEGAL DESCRIPTION:

All of Lot 7, NORTH HAVEN ESTATES, an addition in and to the City of Liberty, Clay County, Missouri, Except that part conveyed to the State of Missouri in the deed recorded in Book 496, at Page 350, and in the deed recorded in Book 605, at Page 37 and all of Lot 8, NORTH HAVEN ESTATES, an addition in and to the City of Liberty, Clay County, Missouri, Except that part conveyed to the State of Missouri in the deed recorded in Book 496, at Page 350, and in the deed recorded in Book 605, at Page 37, described as follows: Commencing at the southwest corner of the Northwest Quarter of Section 12, Township 51, Range 32; thence North 00 degrees 23 minutes 22 seconds East along the west line of said quarter section, a distance of 1214.48 feet to the southwest corner of said Lot 7 of NORTH HAVEN ESTATES, said point also being the POINT OF BEGINNING; thence continuing North 00 degrees 23 minutes 22 seconds East along the west line of said quarter section and the west lines of said Lots 7 and 8, a distance of 400.00 feet to the northwest corner of said Lot 8; thence South 89 degrees 51 minutes 48 seconds East along the north line of said Lot 8, a distance of 749.81 feet to a point on the west right-of-way of Church Road, said point being 205.94 feet west, measured at a right angle, of the center line of Interstate Highway No. 35; thence South 20 degrees 00 minutes 26 seconds West along said west right-of-way, also along a line parallel with and 205.94 feet west of the center line of said Interstate 35, a distance of 452.48 feet to a point on the south line of said Lot 7; thence North 89 degrees 51 minutes 48 seconds West along said south line, a distance of 540.05 feet to the POINT OF BEGINNING. Containing 5.92 acres.

DEDICATION:

The undersigned proprietors of the property described herein have the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as:

Replat of North Haven Estates, Lot 7 & 8 - Tract 1

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 upon, under and along the strip of land outlined on this plat and designated "UTILITY EASEMENT" or "U.E.".

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 or use of surface drainage ways and installations, and underground drainage conduits and appurtenances for drainage purposes on, under and along the strip of land outlined on this plat and designated "DRAINAGE EASEMENT."

STREETS:

Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES:

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 or street line.

In testimony whereof: Ward Development and Investment, Inc., a Missouri Company has caused these presents to be signed by its President this 20th day of Sept, 2000.

David L. Ward
President

Sandra L. Ward
Secretary

WARD DEVELOPMENT & INVESTMENT CO. CORPORATE SEAL MISSOURI

State of Missouri
County of Jackson } SS

On this 20th day of Sept, 2000, before me personally appeared David L. Ward, who being by me sworn did say that he is the President of Ward Development and Investment, Inc., a Missouri Company and that said instrument was signed in behalf of said Company and to be the free act and deed of said Company.

In witness whereof: I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

JEAN HERRON
Notary Public – State of Missouri
County of Jackson
My Commission Expires Dec 23, 2001

Notary Public

APPROVED:

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri this 7th day of May, 1999.

By Larry Wagner 12-12-00
Larry Wagner, Chairman — Date

Approved by the City Council of the City of Liberty, Missouri, this 24th day of May, 1999.

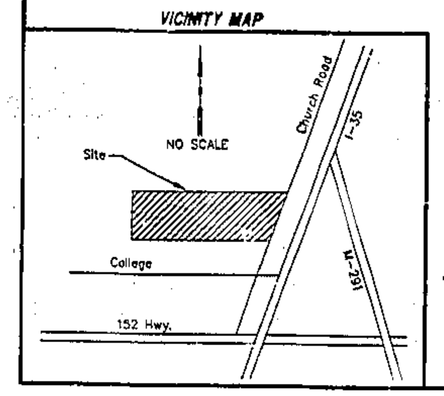
Ordinance No. 7807

By Stephen R. Hawkins 12-14-00
Stephen R. Hawkins, Mayor — Date

By Donna L. Holloway 12-15-00
Donna L. Holloway, Deputy City Clerk — Date

By Michael J. Lebeau, P.E. 12/11/00
Michael J. Lebeau, P.E., City Engineer — Date

VICINITY MAP



Hamilton, Sterrett & Dooley
231 S.W. Noel
Lee's Summit, Missouri 64063
816-525-4844

DEVELOPER:

Ward Development and Investment
620 N. Outer Road
Grain Valley Mo. 64029
816-229-8115

MISSOURI STATE PLANE TIE TRAVERSE TABLE

POINT #	GRID AZIMUTH	GRID DIST.(m)	NORTHING (Y)(m)	EASTING (X)(m)
CLAY			341599. 867	853732. 678
	29°31'36"	572. 53		
TP 1			342098. 037	854014. 835
	07°03'15"	29. 29		
NE COR OF PROP			342127. 091	854018. 430

I hereby certify that the within plat of **Replat of North Haven Estates, Lot 7 & 8 - Tract 1** 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. I further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on the plat; that I have complied with all State and City of Liberty statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.

9/20/00

RANDY P. DOOLEY LS-2455

Randy P. Dooley LS 2455

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THIS PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

REVISED SEPT. 19, 2000
PROJECT NO. 3004-1