Clay County, Missouri
Land Survey Document

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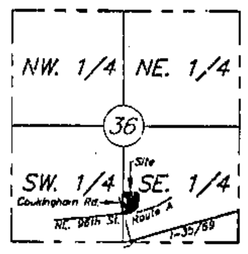
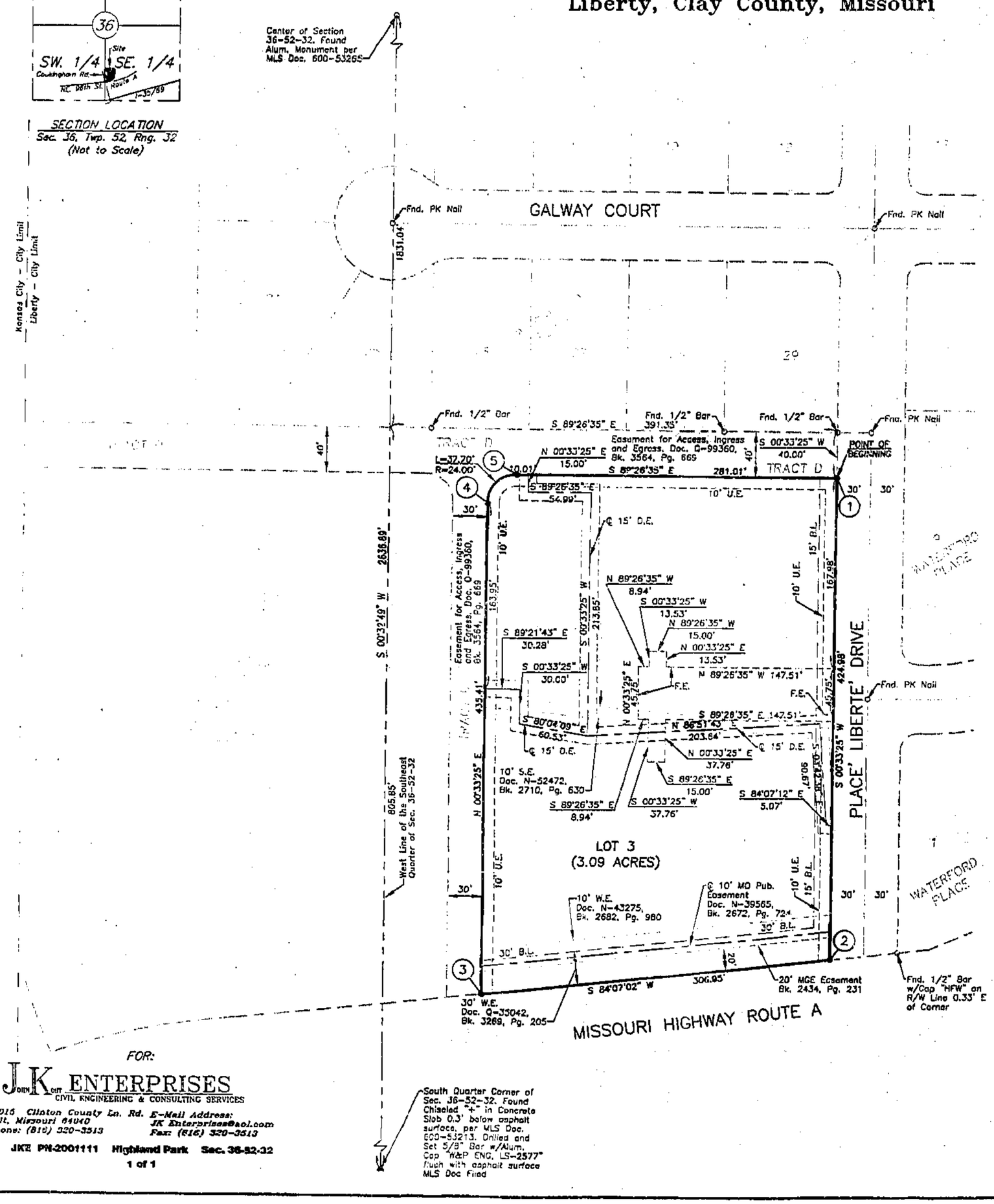
R14406
MAY 24 2002

HIGHLAND PARK BUSINESS CENTER THIRD PLAT

SE 1/4 of Sec. 36, Twp. 52, Rng. 32
Liberty, Clay County, Missouri



SECTION LOCATION
Sec. 36, Twp. 52, Rng. 32
(Not to Scale)



FOR:

JK ENTERPRISES
CIVIL ENGINEERING & CONSULTING SERVICES

18015 Clinton County Ln. Rd.
Holt, Missouri 64048
Phone: (816) 320-3513
E-Mail Address: JK Enterprises@aol.com
Fax: (816) 320-3513

JKE PN-2001111 Highland Park Sec. 36-52-32
1 of 1

DESCRIPTION:

A tract of land in the Southeast Quarter of Section 36, Township 52, Range 32, in Liberty, Clay County, Missouri, described as follows:

Commencing at the Center of said Section 36;
Thence South 00°32'49" West, along the West line of said Southeast Quarter, a distance of 1831.04 feet, to a point on the Southerly boundary of WATERFORD PLACE, a subdivision in said City, County, and State, said line also being the Northerly line of Tract D of HIGHLAND PARK BUSINESS CENTER, SECOND PLAT, a subdivision in said City, County, and State;
Thence South 89°26'35" East, along the common line between WATERFORD PLACE and said Tract D, a distance of 391.35 feet, to a point on the Westerly right-of-way line of Place Liberté Drive;
Thence South 00°33'25" West, along said right-of-way line, a distance of 40.00 feet, to the Point of Beginning;
Thence continuing South 00°33'25" West, along said Westerly right-of-way line, a distance of 424.88 feet, to a point on the Northerly right-of-way line of Missouri Highway Route A;
Thence South 84°07'02" West, along said Northerly right-of-way line, a distance of 306.95 feet to the Southeasterly corner of said Tract D;
Thence North 00°33'25" East, this and the remaining two (2) courses being along the boundary of said Tract D, a distance of 435.41 feet, to a point of curve;
Thence along a curve to the right, to which the preceding course is tangent, having a radius of 24.00 feet, an arc distance of 37.70 feet to a point of tangency;
Thence South 89°26'35" East, a distance of 281.01 feet to the Point of Beginning.
Containing 3.09 Acres, more or less.

LEGEND

B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
F.E. = Storm Detention Facility Easement
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Monument
● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2577

N

SCALE: 1"=50'
0' 25' 50' 100'

STATE PLANE TRAVERSE TABLE

From	Northing	Easting	Bearing (Grid Meters)	Distance	To
DEER	342948.489	854401.799	N 07°01'30" E	1146.772	TP-1
TP-1	344084.652	854542.051	N 55°19'50" E	38.438	TP-2
TP-2	344108.515	854573.664	N 00°33'25" E	173.775	TP-3
TP-3	344282.259	854575.353	S 89°26'35" E	217.913	TP-4
TP-4	344280.140	854793.256	S 00°35'25" W	12.191	POB
1	344267.950	854793.137			
2	344132.435	8154791.878			
3	344128.047	854898.823			
4	344261.235	854700.110			
5	344268.780	854707.803			

NOTE: All bearings and coordinates shown on this plat on the Missouri State Plane Coordinate system (NAD 1983) West Zone. Using a combined grid factor of 0.9996982. (Coordinates are in meters.)

Dedication: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "HIGHLAND PARK BUSINESS CENTER THIRD PLAT."

It shall be a sufficient description of the lots on this plat to hereafter designate the same by number appearing near the center of the lot followed by the block number appearing near the center of the respective blocks followed by the words: HIGHLAND PARK BUSINESS CENTER THIRD PLAT.

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 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 strips 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 and use of surface drainage ways, 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.

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 sanitary sewer main, 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.

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 water mains, underground main conduits and appurtenances for water main purposes on, under and along the strips of land outlined on this plat designated "Water Main Easement" or W/E.

An easement or license is hereby granted to the City of Liberty, Missouri, for the purpose of reconstructing, operating, repairing and maintaining the area of land outlined on this plat and designated "Storm Detention Facility Easement" or "F/E."

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

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 WITNESS WHEREOF: AMBER MEADOWS, INC., a Missouri corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 3rd day of May, 2002.

AMBER MEADOWS, INC., a Missouri Corporation

Tim D. Harris, President

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

Be it remembered that on this 3rd day of May, 2002, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Tim D. Harris, to me personally known, who being by me duly sworn, did say that he is President, respectively, of Amber Meadows, Inc., and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Tim D. Harris, acknowledged said instrument to be the free act and deed of said corporation.

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

Clare M. Baum
Notary Public
My Commission Expires: May 30, 2002

"NOTARY SEAL"
Clare M. Baum, Notary Public
Clay County, State of Missouri
My Commission Expires 5/30/2002

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this 12th day of February, 2002.

Larry Wagner, Chairman

Approved by the City Council of the City of Liberty, Missouri, this 23rd day of February, 2002.
Ordinance No. 8323

Mayor Stephen F. Hawkins — Deputy City Clerk: Jane Pickett-Sharon

Michael D. Lowther, P.E., City Engineer

Cert. F
6/4/02 DM

SURVEYOR'S CERTIFICATION:

I hereby certify that the Plat of HIGHLAND PARK BUSINESS CENTER THIRD PLAT subdivision 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 an Urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI — LS-2577 — ERIC A. RAMER — REGISTERED LAND SURVEYOR

5-3-02

Eric A. Ramer, MO LS No. 2577
Signature and stamp in purple ink indicates an original signed copy by this Surveyor, any other color is not an original copy.

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE@SWBELL.NET

FINAL PLAT
OF HIGHLAND PARK BUSINESS CENTER THIRD PLAT
IN THE SE 1/4 OF SEC. 36, TWP. 52, RNG. 32
IN LIBERTY, CLAY COUNTY, MISSOURI

REVISIONS		
REV	DESCRIPTION	DATE

JOB NO. 2998
SCALE: NOTED
DATE: 02/20/02
DRAFTER: SR
CHKD: E.A.R
SHEET NO. 1 OF 1