Clay County, Missouri
Land Survey Document

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HEARTLAND MEADOWS – NINTH PLAT

Liberty, Clay County, Missouri

R22566

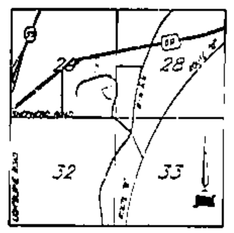
JUL 11 2002

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTR. REC'D
02 JUL 11 A 9:17
csb F Blair 25
ROBERT L. SEVIER
RECORDER OF DEEDS
by Debra Bliss
Deputy

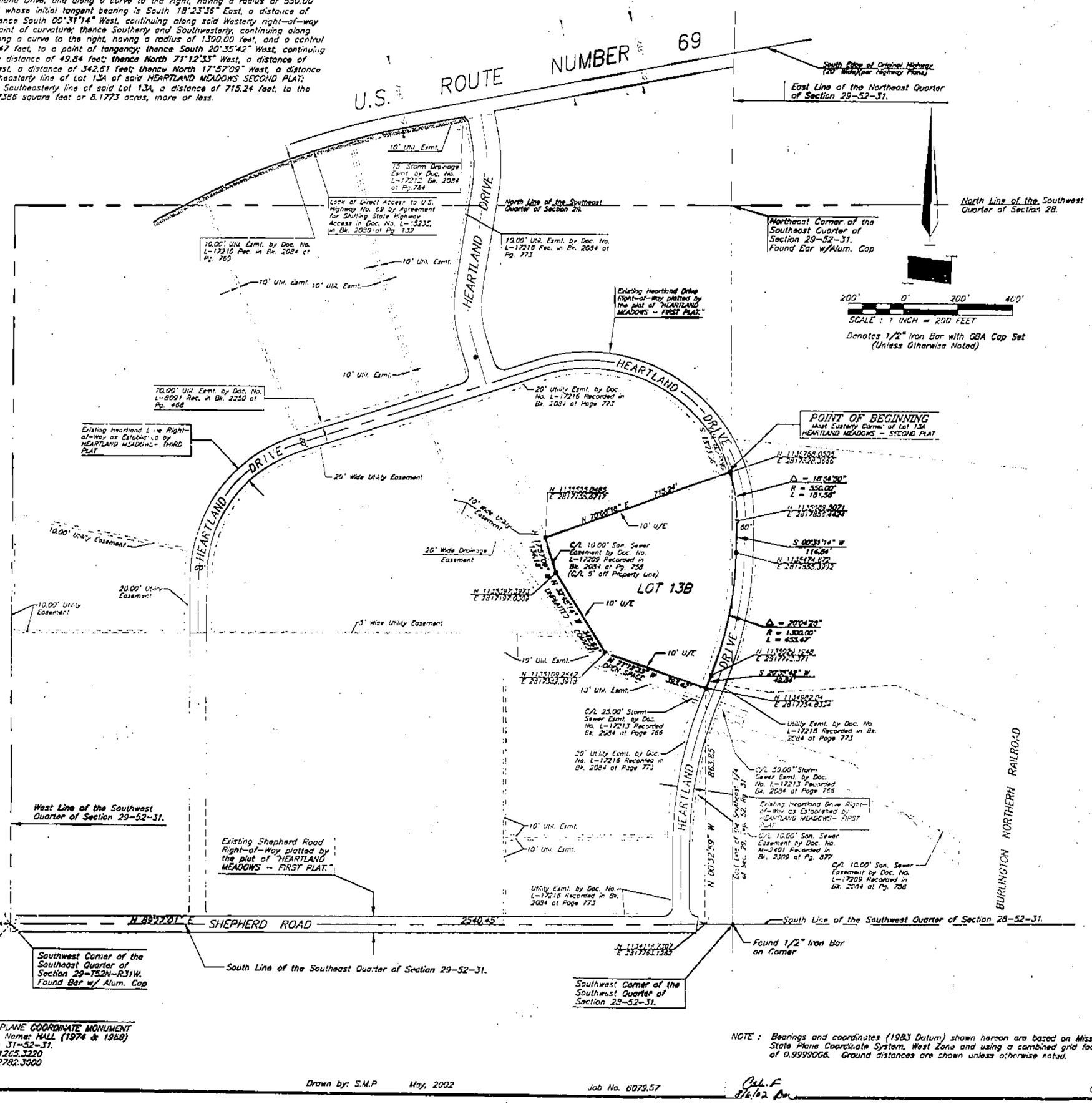
DESCRIPTION:

A tract of land **over part of the** Southeast Quarter of Section 29, Township 52, Range 31, and part of the Southwest **Quarter of Section** 28, Township 52, Range 31, both in the City of Liberty, Clay County, Missouri, **more particularly** described as follows:

Beginning at the most Easterly corner of Lot 13A, HEARTLAND **MEADOWS** SECOND PLAT, a subdivision in said city, county and state, said corner also being on the Westerly right-of-way line of Heartland Drive, as established by HEARTLAND MEADOWS FIRST PLAT, a subdivision in said city, county and state; thence Southerly, along the Westerly right-of-way line of said Heartland Drive, and along a curve to the right, having a radius of 550.00 feet, a central angle of 18°54'50", and whose initial **tangent** bearing is South 18°23'36" East, a distance of 181.55 feet, to a point of tangency; thence South 00°31'14" West, continuing along said Westerly right-of-way line, a distance of 114.84 feet, to a point of curvature; thence Southerly and Southwesterly, continuing along said Westerly right-of-way line, and along a curve to the right, having a radius of 1300.00 feet, and a central angle of 20°04'28", a distance of 455.47 feet, to a point of **tangency; thence South** 20°35'42" West, continuing along said Westerly right-of-way line, a distance of 49.84 feet; **thence North** 71°12'33" West, a **distance of** 393.42 feet; thence North 32°45'14" West, a distance of 342.61 **feet; thence North** 17°57'09" West, a distance of 134.18 feet, to a point on the Southeasterly line of Lot 13A of said HEARTLAND MEADOWS SECOND PLAT; thence North 70°02'10" East, along the Southeasterly line of said Lot 13A, a distance of 715.24 feet, to the Point of Beginning, containing 356,204.7386 square feet or 8.1773 acres, more or less.



VICINITY MAP
TWP. 52, RG 31
N.T.S.



NOTE : Bearings and coordinates (1983 Datum) shown hereon are based on Missouri State Plane Coordinate System, West Zone and using a combined grid factor of 0.9999066. Ground distances are shown unless otherwise noted.

Drawn by: S.M.P May, 2002 Job No. 6079.57

Owner: HALLMARK CARDS, INCORPORATED

DEDICATION

The undersigned proprietor of the property described herein has caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as HEARTLAND MEADOWS – NINTH PLAT.

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 underground conduits for water, gas, sewer mains, underground wires and necessary above ground 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.".

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

In testimony whereof, the undersigned proprietor has hereunto set its hand this 11th day of July, 2002.

HALLMARK CARDS, INCORPORATED, a Missouri Corporation

By: _____ William P. Lucas, Executive Vice President Real Estate

Attest: _____ Dwight Am, Assistant Secretary

STATE OF Missouri
COUNTY OF Jackson

On this 11th day of July, 2002, before me appeared William P. Lucas and Dwight Am, to me personally known, who being by me duly sworn, did say that they are Executive Vice President Real Estate and Assistant Secretary, respectively of Hallmark Cards, Incorporated, a Missouri Corporation, and that the foregoing instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said William P. Lucas and Dwight Am, 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 at my office in said County and State, the day and year last written above.

_____ Notary Public

KIMBERLY M. MEYERS
Notary Public - State of Missouri
Commissioned in Jackson County
My Commission Expires October 4, 2005

My Commission Expires _____

KIMBERLY M. MEYERS
Print Name

THIS IS TO CERTIFY that the within plat was duly submitted to and approved by the City Council of Liberty, Missouri, by Ordinance No. 8374 duly authenticated as passed this 24 day of JUNE, 2002.

_____, Mayor
Stephen F. Hawkins

CITY PLANNING COMMISSION
LIBERTY, MISSOURI

_____, Chairman
Gary Wagler

_____, Deputy City Clerk
Jane Pickett Shorten

LIBERTY, MISSOURI

_____, City Engineer
Michael Lapless, P.E.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that "HEARTLAND MEADOWS – NINTH PLAT" is based on an actual field 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 established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established 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 platting of subdivisions to the best of my belief.

Date: 6/27/02 Signed: _____ Larry G. Hearn
Missouri Registered Land Surveyor No. LS-1685

STATE OF MISSOURI
LARRY G. HEARN
NUMBER LS-1685
REGISTERED LAND SURVEYOR

GBA
GEORGE BUTLER ASSOCIATES, INC.