Clay County, Missouri
Land Survey Document

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R31475

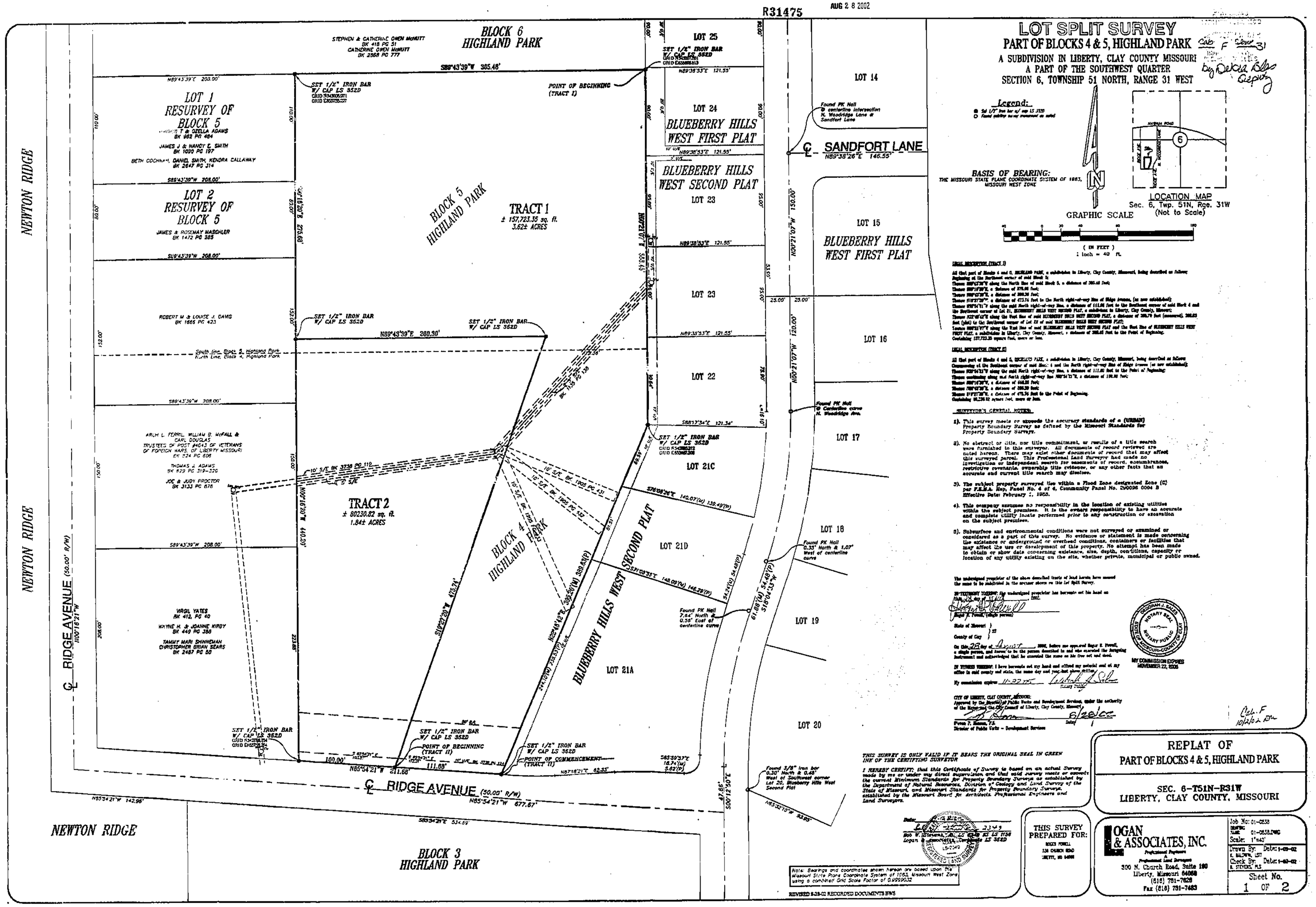
AUG 2 8 2002

LOT SPLIT SURVEY

PART OF BLOCKS 4 & 5, HIGHLAND PARK

A SUBDIVISION IN LIBERTY, CLAY COUNTY MISSOURI
A PART OF THE SOUTHWEST QUARTER
SECTION 6, TOWNSHIP 51 NORTH, RANGE 31 WEST

Cab F Sev 31
by DeKold Bles
Deputy



Legend:

- ● Set 1/2" iron bar w/ cap LS 352D
- ○ Found public no my monument as noted

BASIS OF BEARING:
THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, MISSOURI WEST ZONE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LOCATION MAP
Sec. 6, Twp. 51N, Rge. 31W
(Not to Scale)

LEGAL DESCRIPTION (TRACT 1)

All that part of Blocks 4 and 5, HIGHLAND PARK, a subdivision in Liberty, Clay County, Missouri, being described as follows:
Beginning at the Southeast corner of said Block 5;
Thence S89°43'39"W along the South line of said Block 5, a distance of 305.46 feet;
Thence N00°16'20"W, a distance of 276.00 feet;
Thence S89°43'39"W, a distance of 208.00 feet;
Thence N00°16'20"W, a distance of 473.74 feet to the South right-of-way line of Ridge Avenue, (as now established);
Thence S78°41'31"E along the said South right-of-way line, a distance of 111.86 feet to the Southeast corner of said Block 4 and the Southwest corner of Lot 21, BLUEBERRY HILLS WEST SECOND PLAT, a subdivision in Liberty, Clay County, Missouri;
Thence N32°08'35"E along the West line of said BLUEBERRY HILLS WEST SECOND PLAT, a distance of 388.79 feet (measured), 388.83 feet (plat) to the Southwest corner of Lot 23 of said BLUEBERRY HILLS WEST SECOND PLAT;
Thence N00°21'07"W along the East line of said BLUEBERRY HILLS WEST SECOND PLAT and the East line of BLUEBERRY HILLS WEST FIRST PLAT, a subdivision in Liberty, Clay County, Missouri, a distance of 388.61 feet to the Point of Beginning;
Containing 157,723.35 square feet, more or less.

LEGAL DESCRIPTION (TRACT 2)

All that part of Blocks 4 and 5, HIGHLAND PARK, a subdivision in Liberty, Clay County, Missouri, being described as follows:
Commencing at the Southeast corner of said Block 4 and the North right-of-way line of Ridge Avenue (as now established);
Thence N32°08'35"E along the said North right-of-way line, a distance of 111.86 feet to the Point of Beginning;
Thence continuing along said North right-of-way line N32°08'35"E, a distance of 190.00 feet;
Thence N00°16'20"W, a distance of 448.00 feet;
Thence S89°43'39"W, a distance of 208.00 feet;
Thence S00°16'20"E, a distance of 476.74 feet to the Point of Beginning.
Containing 80,230.82 square feet, more or less.

SURVEYOR'S GENERAL NOTES:

1). This survey meets or exceeds the accuracy standards of a (URBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

2). No abstract or title, nor title commitment, or results of a title search were furnished to this surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect this surveyed parcel. This Professional Land Surveyor had made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

3). The subject property surveyed lies within a Flood Zone designated Zone (C) per F.E.M.A. Map, Panel No. 4 of 4, Community Panel No. 290086 0004 B Effective Date: February 2, 1982.

4). This company assumes no responsibility in the location of existing utilities within the subject premises. It is the owner's responsibility to have an accurate and complete utility locate performed prior to any construction or excavation on the subject premises.

5). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

The undersigned proprietor of the above described tracts of land hereby caused the same to be subdivided in the manner shown on this Lot Split Survey.

IN TESTIMONY THEREOF, the undersigned proprietor has hereunto set his hand on this 28 day of August, 2002.

Roger E. Powell, (single person)

State of Missouri }
County of Clay } ss

On this 28 day of August, 2002, before me appeared Roger E. Powell, a single person, and known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal of my office in said county and state, the same day and year last above written.

My commission expires 11-22-05

DEORAH J. BOZER
NOTARY SEAL
STATE OF MISSOURI COUNTY OF CLAY
NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 22, 2005

CITY OF LIBERTY, CLAY COUNTY, MISSOURI:
Approved by the Director of Public Works and Development Services, under the authority of the Ordinance of the City Council of Liberty, Clay County, Missouri.

Peter T. Hanson, P.E.
Director of Public Works - Development Services

Date: 8/28/02

Cab. F
10/2/02 KM

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY, that this Certificate of Survey 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 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.

Date: 8-12-02
Rod W. Stevens, PLS LS 1158
Logan & Associates, Inc. LS 352D

Note: Bearings and coordinates shown hereon are based upon the Missouri State Plane Coordinate System of 1983, Missouri West Zone using a combined Grid Scale Factor of 0.9999032

REVISED 8-28-02 RECORDED DOCUMENTS BWS

THIS SURVEY PREPARED FOR:
ROGER POWELL
338 CHURCH ROAD
LIBERTY, MO 64068

REPLAT OF
PART OF BLOCKS 4 & 5, HIGHLAND PARK

SEC. 6-T51N-R31W
LIBERTY, CLAY COUNTY, MISSOURI

LOGAN & ASSOCIATES, INC.
Professional Engineers
&
Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7626
Fax (816) 781-7483

Job No: 01-0538
DRAWING NAME: 01-0538.DWG
Scale: 1"=40'
Drawn By: Date: 1-09-02 K. BALDWIN, LST
Check By: Date: 1-30-02 R. STEVENS, PLS

Sheet No. 1 OF 2