Clay County, Missouri
Land Survey Document

PARKVIEW MEADOWS– SECOND PLAT

A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter and the Northwest Quarter of Section 18, Township 51, Range 31, Liberty, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 0°36'29" West along the West line of said Southwest Quarter, 639.78 feet; thence South 89°23'31" East, 1265.13 feet to the Southeast corner of PARKVIEW MEADOWS – FIRST PLAT, a subdivision in Liberty, Clay County, Missouri, said point being also the True Point of Beginning of the tract to be herein described; thence North 0°16'36" East along the Easterly line of said PARKVIEW MEADOWS – FIRST PLAT, 134.60 feet; thence South 89° 43'24" East along said Easterly line, 1.21 feet; thence North 0°16'36" East along said Easterly line, 50.00 feet; thence Northerly along said Easterly line, on a curve to the right, having an initial tangent bearing of North 89°43'24" West, a radius of 15.00 feet, a central angle of 90° 00'00", an arc distance of 23.56 feet; thence North 0°16'36" East along said Easterly line, 58.61 feet; thence Northerly along said Easterly line, on a curve to the left, tangent to the last described course, having a radius of 425.00 feet, a central angle of 06°15'48", an arc distance of 46.48 feet; thence South 89°43'24" East along said Easterly line, 92.54 feet; thence North 77°04'13" East along said Easterly line, 71.90 feet; thence North 39°45'00" West along said Easterly line, 94.31 feet; thence North 16°33'12" West along said Easterly line, 143.34 feet; thence South 73°26'48" West along said Easterly line, 35.32 feet; thence North 0°16'36" East along said Easterly line, 138.74 feet; thence South 89°43'24" East along said Easterly line, 27.83 feet; thence North 0°16'36" East along said Easterly line, 235.72 feet; thence South 89°43'26" East, 917.20 feet; thence South 15°36'59" West, 929.86 feet; thence North 89°43'24" West, 710.56 feet to the True Point of Beginning. Containing 16.57 acres, more or less.

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:

PARKVIEW MEADOWS – SECOND PLAT

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: PARKVIEW MEADOWS – SECOND PLAT, 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 oil 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.".

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 sanitary sewerage ways and installations, and underground pipes and appurtenances for sanitary sewerage purposes on, under and along the strips of land outlined on this plat designated "SANITARY EASEMENT" or "S.E.".

EASEMENTS: An easement or license is hereby granted to the Parkview Meadows Homes Association, for the planting of trees or shrubs by the Owner or Developer. The building or placement of any structures hereon is prohibited along the strip of land outlined on this plat and designated "LANDSCAPE EASEMENT" or "L.E.".

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

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.

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 0.9999951 (COORDINATES ARE IN METERS).

IN WITNESS WHEREOF: TROPHY HOMES, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 19th day of December, 2002.

TROPHY HOMES, INC.

Wayne Valentine — President

STATE OF MISSOURI } SS.
COUNTY OF CLAY }

Be it remembered that on this 19th day of December, 2002, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Wayne Valentine, to me personally known, who being by me duly sworn, did say that he is President, of TROPHY HOMES, INC., and that said instrument was signed in behalf of said corporation by the authority of its Board of Directors and that said Wayne Valentine 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.

My commission expires: Oct 29, 2005

Chandra Blyth — Notary Public

CHANDRA L. BLYTH
Notary Public - Notary Seal
STATE OF MISSOURI
Ray County
My Commission Expires Oct. 29, 2005

Approved by the Planning and Zoning Commission of the City of Liberty, this 12 day of February, 2003.

Dan Williams
Vice Chairman: ~~Gary Hepler~~ DAN WILLIAMS

Approved by the City Council of the City of Liberty, this 25 day of February, 2003. Ordinance No. 8322.

Mayor: Stephen P. Hawkins

Deputy City Clerk: Jane Pickett Sharon

City Engineer: Michael D. Lovless, P.E.

This plat and survey of PARKVIEW MEADOWS – SECOND PLAT were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of PARKVIEW MEADOWS – SECOND 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 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.

12-05-02
Date

Signed: W. Jamie Schulte, PLS 1989

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-891-6330
Fax: 816-587-1310

DATE: 12-4-02 | Job No.- 01.162 | File Name- PM2-PLAT

C-3-F
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