Clay County, Missouri
Land Survey Document

AYLETT SURVEY COMPANY
201 NW 72ND STREET
GLADSTONE, MISSOURI 64118
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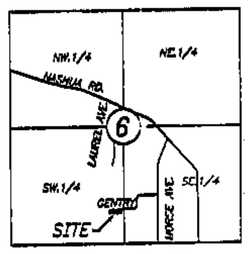
LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING

R79550

STATE OF MO
CLAY COUNTY
I CERTIFY THIS REC'D
2002 APR -1 A 10:06
Cab F Sleeve
Book Page 65
ROBERT V SPUR
RECORDER OF DEEDS
By Deputy

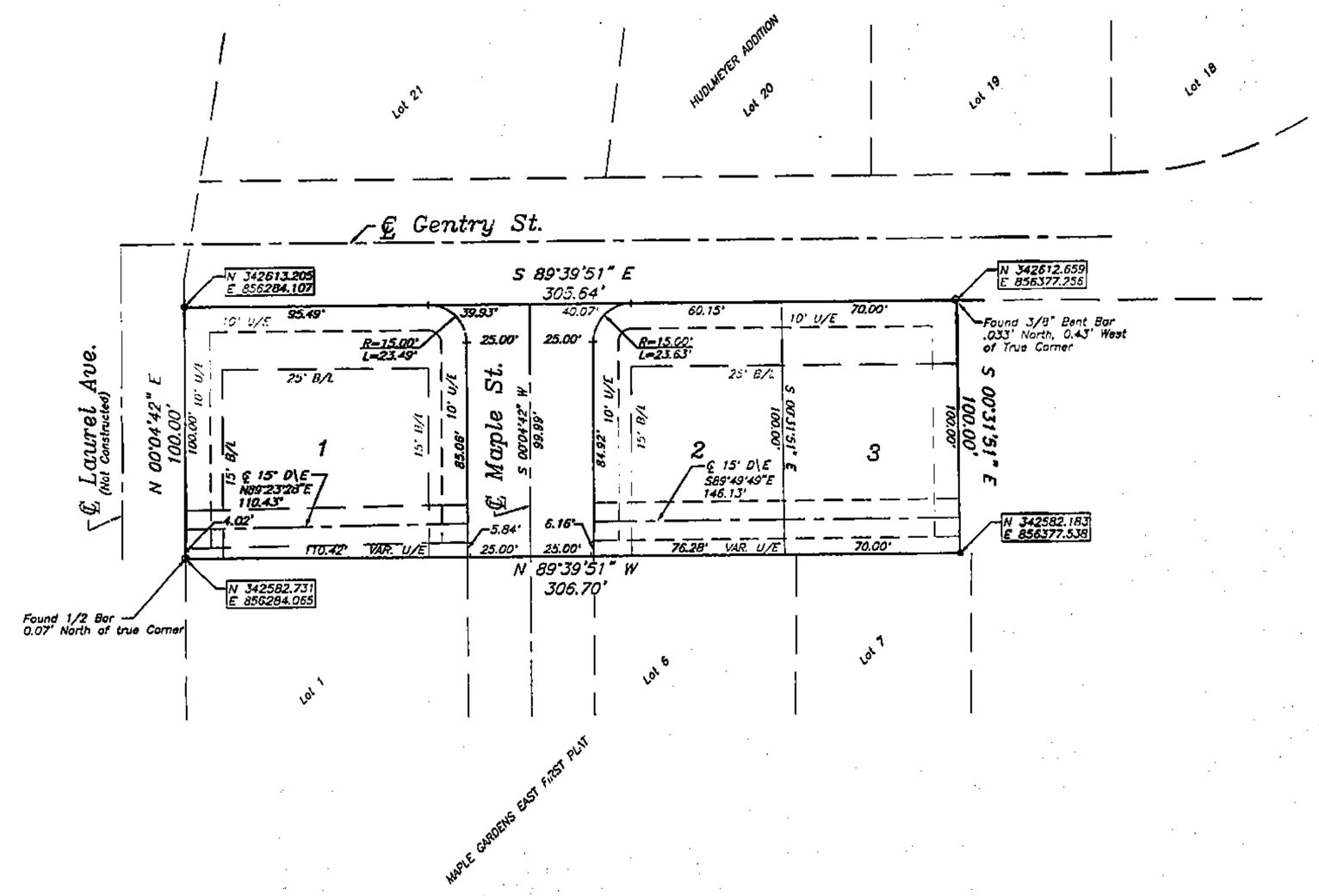
GENTRY PLACE

FINAL PLAT
A SUBDIVISION IN LIBERTY
Clay County, Missouri



SEC. 6-51-31

Location Map



SCALE: 1" = 30'
30 15 0 30

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

○ Denotes Existing Bar

I hereby certify that the plat of GENTRY PLACE 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 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 the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 12-10-01 STATE OF MISSOURI SAM ANTHONY ZAYLETT NUMBER LS-2074 REGISTERED LAND SURVEYOR SAM A. AYLETT, LS-2074

TRAVERSE TABLE

Location	Bearing	Distance (Grid Meters)	Northing	Easting
DEER Sighting HALL	N 57°20'11" E		342948.474	854401.788
DEER To Point of Beginning	S 79°00'14" E	1917.48	342582.731	856284.065

State Plane Coordinates by G.P.S.
Note: The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9998994. All coordinates are in meters.

JOB NUMBER
39885

JRHOFPA.DWG (PJS)

Legal Discription:

All that part of the Southwest Quarter of Section 6, Township 51, Range 31 described as follows: Beginning at the Northwest Corner of Lot 1, MAPLE GARDENS EAST FIRST PLAT, a subdivision of land in Liberty, Clay County, Missouri; said corner also being on the Easterly right-of-way line of Laurel Avenue; thence North 0 degrees 04 minutes 42 seconds East along the Easterly right-of-way line of Laurel Avenue, a distance of 100.00 feet to the Southerly right-of-way line of Gentry Street; thence South 89 degrees 39 minutes 51 seconds East along the Southerly right-of-way line of Gentry Street, a distance of 305.64 feet; thence South 0 degrees 31 minutes 51 seconds East to a point on the Northerly line of Lot 7 of said MAPLE GARDENS EAST FIRST PLAT, a distance of 100.00 feet; thence North 89 degrees 39 minutes 51 seconds West along the Northerly line of said MAPLE GARDENS EAST FIRST PLAT, a distance of 306.70 feet to the Point of Beginning.

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 "GENTRY PLACE."

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: GENTRY PLACE.

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 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 mains, 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.

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 TESTIMONY WHEREOF: GENTRY GROUP, LLC, a Missouri Limited Liability Company, has by the authority of its Board of Directors caused this instrument to be executed by its Member this 5th day of January, 2002.

GENTRY GROUP, LLC

Steve Anderson, Member

STATE OF MISSOURI
COUNTY OF Clay ss

On this 5th day of January, 2003, before me appeared Steve Anderson to me personally known who being by me duly sworn did say that he is a Member of GENTRY GROUP, LLC, and that the seal affixed to this instrument is the corporate seal of said GENTRY GROUP, LLC, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Steve Anderson acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: 10-5-2003

Notary Seal — VIRGINIA JONES, Clinton County, My Commission Expires October 5, 2003

NOTARY PUBLIC

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this 13 day of August, 2002.

Larry Waplan, Chairman

Approved by the City Council of the City of Liberty, Missouri, this 26 day of August, 2002, Ordinance No. 26-10.

Mayor Stephen P. Hawkins

Deputy City Clerk: Jane Pickett Sharon

City Engineer: Michael J. Lovless, P.E.
Brian D. Hess

Prepared For:
S. ANDERSON HOMES
1701 Wynbrook Drive
Liberty, MO 64068
816-792-3362

Date: November 15, 2002

Deb F 4/29/03 DM

http://www.ClayCoGov.com