Clay County, Missouri
Land Survey Document

$68955

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
2003 JUN 23 8:12:16
BOOK: 5 PAGE: 84
ROBERT T. SEVIER
RECORDER OF DEEDS
By: Wanda Watson
Deputy

STEVENS LIBERTY LOT SPLIT

FINAL PLAT

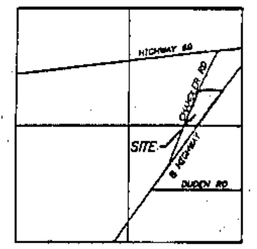
A Subdivision in Liberty, Clay County, Missouri

SCALE: 1" = 60'

60 30 0 60

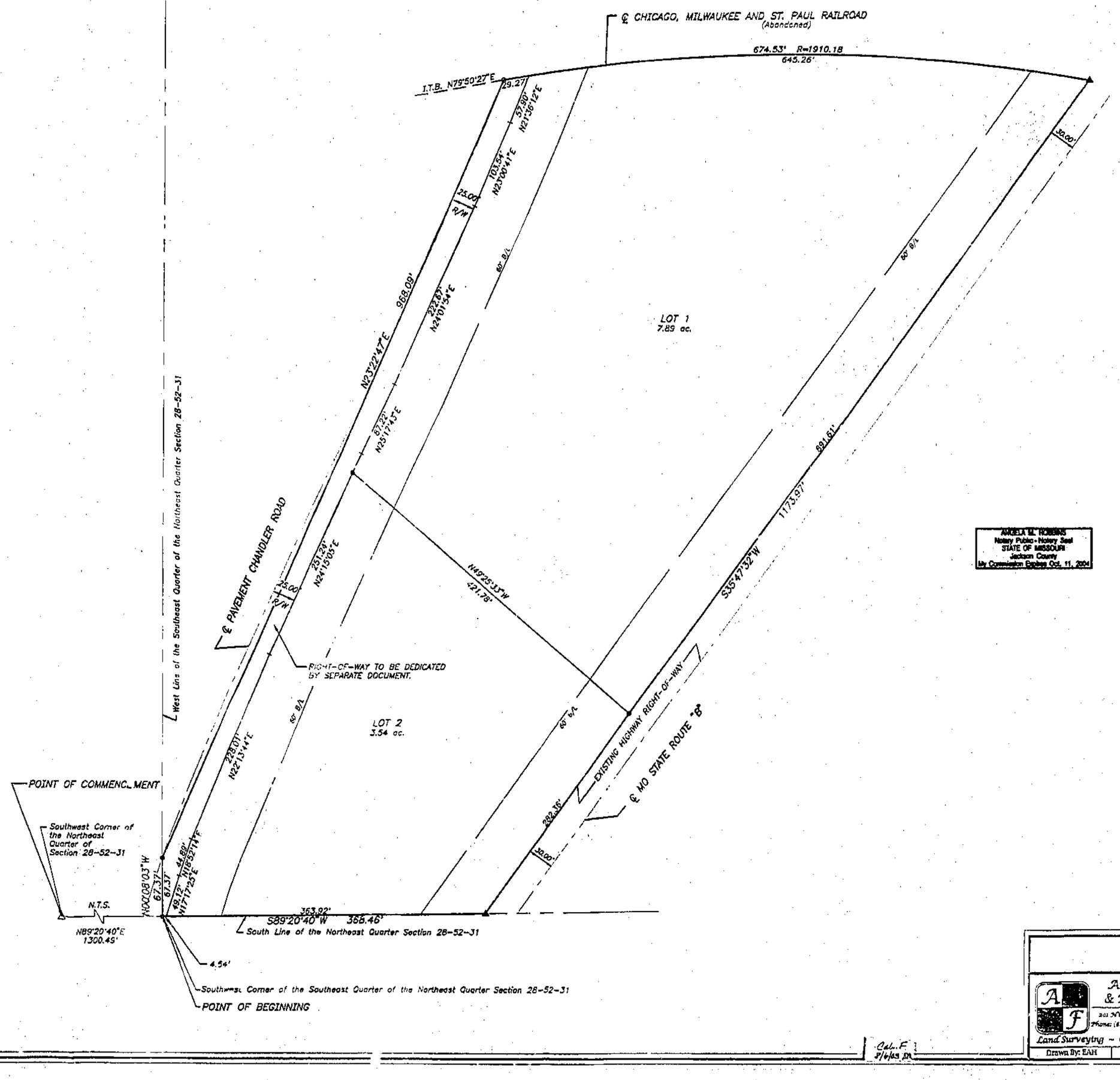
LEGEND:
B/L = Building Line
U/E = Utility Easement
N.T.S. = Not to Scale

△ 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



Sec. 28-52-31

Location Map



I hereby certify that the plat of STEVENS LIBERTY LOT SPLIT 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: 6-17-03

STATE OF MISSOURI SAM A. AYLETT NUMBER LS-2074 REGISTERED LAND SURVEYOR

SAM A. AYLETT, LS-2074

LEGAL DESCRIPTION:
All that part of the Northeast Quarter of Section 28, Township 52, Range 31, Liberty, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Section 28; thence North 89 degrees 20 minutes 40 seconds East along the South line of the Northeast Quarter of said Section 28, a distance of 1300.49 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 28, said point being the Point of Beginning of the tract of land herein to be described; thence North 00 degree 08 minutes 03 seconds West along the West line of the Southeast Quarter of the Northeast Quarter of said Section 28, a distance of 67.37 feet; thence North 23 degrees 22 minutes 47 seconds East, a distance of 668.09 feet to the centerline of the abandoned Chicago, Milwaukee and St. Paul Railroad right-of-way; thence Easterly along said right-of-way line along a curve to the right having an initial tangent bearing of North 79 degrees 50 minutes 27 seconds East and a radius of 1910.18 feet, an arc distance of 674.53 feet to the Northwesterly right-of-way line of Missouri State Route "B"; thence South 35 degrees 47 minutes 32 seconds West along said right-of-way line, a distance of 1173.97 feet to the South line of the Northeast Quarter of said Section 28; thence South 89 degrees 20 minutes 40 seconds West along said line, a distance of 368.46 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 "STEVENS LIBERTY LOT SPLIT".

EASEMENTS: An easement or license is hereby granted to the City of Liberty, Clay County, Missouri, to locate, construct, and maintain,and to authorize the location, construction and 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 strip of land outlined on this plat and designated utility easement (U/E).

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

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: The undersigned proprietor has hereunto set his hand this 19th day of June, 2003.

John L. Stevens — John Stevens
Karen A. Stevens — Karen Stevens

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

On this 19th day of June, 2003, before me, the undersigned notary public personally appeared John and Karen Stevens, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal in said County and State the day and year last written above.

My Commission Expires: 10-11-04

Angela M. Robbins
NOTARY PUBLIC

ANGELA M. ROBBINS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Oct. 11, 2004

Approved by the Director of Public Works Development Services under authority of the Mayor and the City Council of the City of Liberty, Missouri.

Director of Public Works Development Services
Steven P. Hansen, P.E.

Date: 7/7/03

FINAL PLAT
STEVENS LIBERTY LOT SPLIT
LIBERTY, CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
301 NW 72ND Street—Gladstone, Missouri 64118-1121
Phone: (816) 436-0753—www.afsec.com—Fax: (816) 436-0757
Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
JOHN STEVENS
3520 HIGHWAY "B"
LIBERTY, MO 64068

Drawn By: EAH	File Name: 41370FPA	SEC: 28-52-31	Date: June 18, 2003	Job No: 41370

Calc. F
7/14/03 DR

http://www.ClayCoGov.com