Clay County, Missouri
Land Survey Document

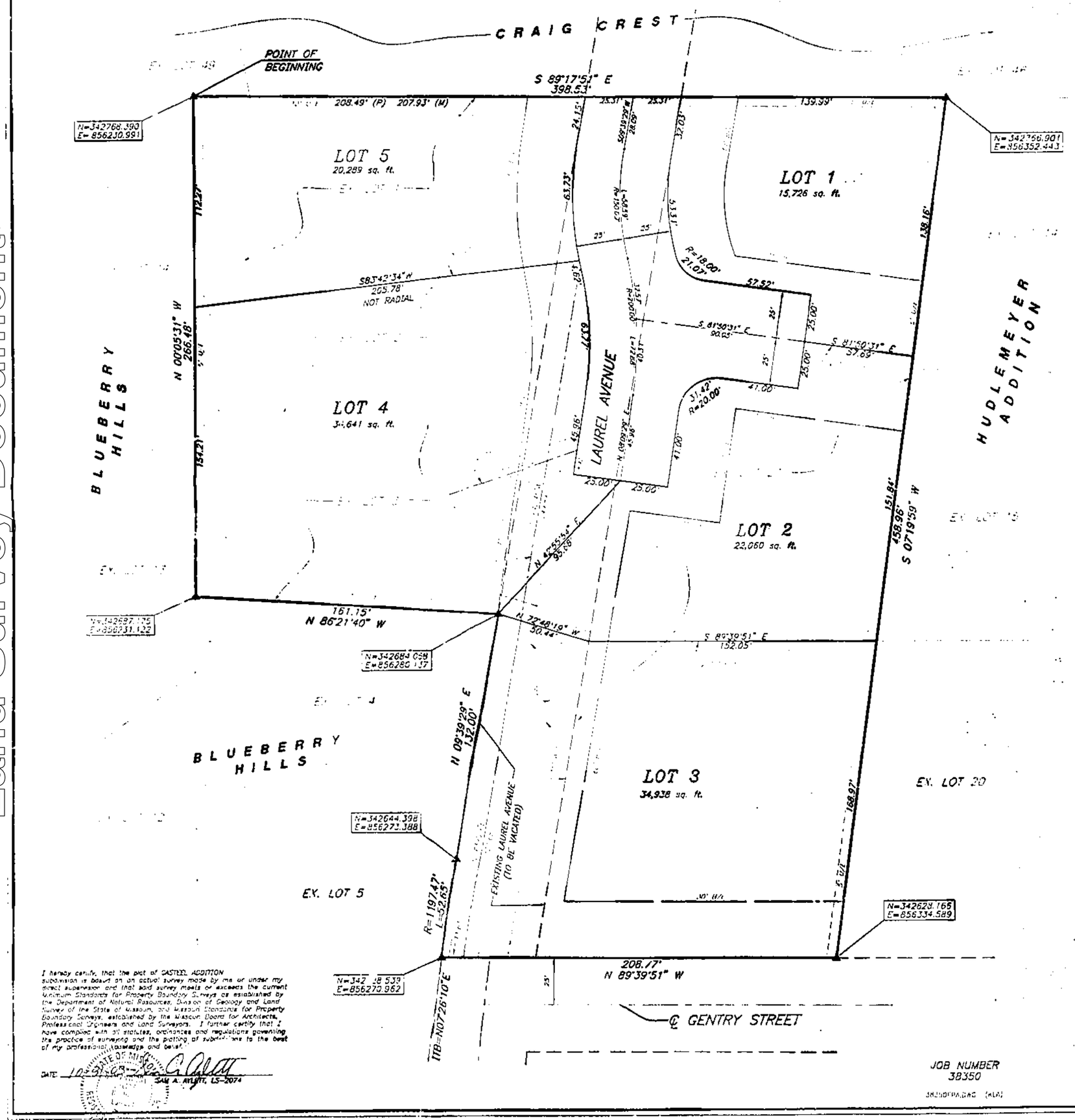
Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 423-0767

CASTEEL ADDITION

A REPLAT OF LOTS 1, 2, & 3, BLOCK 4, BLUEBERRY HILLS & LOT 21 HUDLEMEYER ADDITION

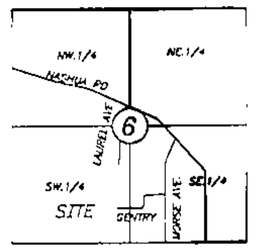
A SUBDIVISION IN LIBERTY
Clay County, Missouri

S36443



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



SEC. 6-51-31

Location Map

LEGAL DESCRIPTION:

All of Lots 1, 2 and 3, Block 4, BLUEBERRY HILLS, a subdivision of land in the City of Liberty, Clay County, Missouri and all of Lot 21, HUDLEMEYER ADDITION, a subdivision of land in the City of Liberty, Clay County, Missouri and all that part of Laurel Avenue described as follows: Beginning at the Northwest corner of said Lot 1; thence South 03 degrees 17 minutes 31 seconds East, along the North line of said Lot 1 and its Easterly prolongation thereof and said Lot 21, a distance of 139.39 feet to the Northeast corner of said Lot 21; thence South 07 degrees 19 minutes 39 seconds West, along the East line of said Lot 21, a distance of 458.96 feet to the Southeast corner of said Lot 21, said point also being on the North right-of-way line of Gentry Street; thence North 89 degrees 39 minutes 51 seconds West, along the South line of said Lot 21, also being the North line of said Gentry Street and their Westerly prolongation thereof, a distance of 208.17 feet to a point on the East line of Lot 3 of said BLUEBERRY HILLS, said point also being on the West right-of-way line of Laurel Avenue; thence Northeasterly along the East line of said Lot 3, also being the West right-of-way line of said Laurel Avenue, along a curve to the right, having an initial tangent bearing of North 07 degrees 24 minutes 10 seconds East, and a radius of 197.47 feet, an arc distance of 32.63 feet; thence North 04 degrees 39 minutes 29 seconds East, along the East line of Lots 4 and 3 of said BLUEBERRY HILLS, also being the West right-of-way line of said Laurel Avenue, a distance of 132.00 feet to the Northeast corner of said Lot 4; thence North 05 degrees 21 minutes 40 seconds West, along the North line of said Lot 4, a distance of 161.15 feet to the Northwest corner of said Lot 4; thence North 00 degrees 05 minutes 31 seconds West, along the West line of Lots 1, 2 and 3 of said BLUEBERRY HILLS, a distance of 266.48 feet to the Point of Beginning. Said tract of land contains 3.25 acres, more or less.

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 "CASTEEL ADDITION."

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: CASTEEL ADDITION.

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 purposes, 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: ROBERT C. CAPPS and JOSEPHINE D. CAPPS, husband and wife, have subscribed their names this 5TH day of NOVEMBER, 2003.

ROBERT C. CAPPS — JOSEPHINE D. CAPPS

STATE OF MISSOURI,
COUNTY OF CLAY } ss.

On this 5th day of November in the year 2003, before me a Notary Public in and for said State, Personally appeared ROBERT C. CAPPS and JOSEPHINE D. CAPPS, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires _____

JOYCE L. ROGERS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES NOV. 19, 2003

NOTARY PUBLIC

IN TESTIMONY WHEREOF: GREGORY D. POPE and MARGARET C. POPE, husband and wife, have subscribed their names this 5TH day of NOVEMBER, 2003.

GREGORY D. POPE — MARGARET C. POPE

STATE OF MISSOURI,
COUNTY OF CLAY } ss.

On this 5th day of November in the year 2003, before me a Notary Public in and for said State, Personally appeared GREGORY D. POPE and MARGARET C. POPE, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires _____

JOYCE L. ROGERS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES NOV. 19, 2003

NOTARY PUBLIC

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this 17TH day of July, 2001

Lacy Hyder, Chairman

Approved by the City Council of the City of Liberty, Missouri, this 23rd day of July, 2001, Ordinance No. 5511

Mayor Stephen P. Hawkins — Deputy City Clerk: Jane Pickett Shanon

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

I hereby certify, that the plat of CASTEEL ADDITION 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 plotting of subdivisions to the best of my professional knowledge and belief.

DATE: 10-31-03 — SAM A. AYLETT, LS-2074

STATE OF MISSOURI — SAM A. AYLETT — NUMBER 2074

JOB NUMBER
38350

38350FPA.DWG (AA)

TRAVERSE TABLE

Location	Bearing	Distance (Grid Meters)	Northing	Easting
DEER Sighting HALL	N 57°20'11" E		342948.474	856401.788
DEER To Point of Beginning	S 84°22'39" E	1838.02	342768.390	856230.991

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 0.9996994. All coordinates are in meters.

Cal-F
12/03 DK

Prepared For:
Bob Capps
851 NW 45th Street, Suite 200
KANSAS CITY, MO 64116
(816) 455-7770
DATE: 10/31/03

http://www.ClayCoGov.com