Clay County, Missouri
Land Survey Document

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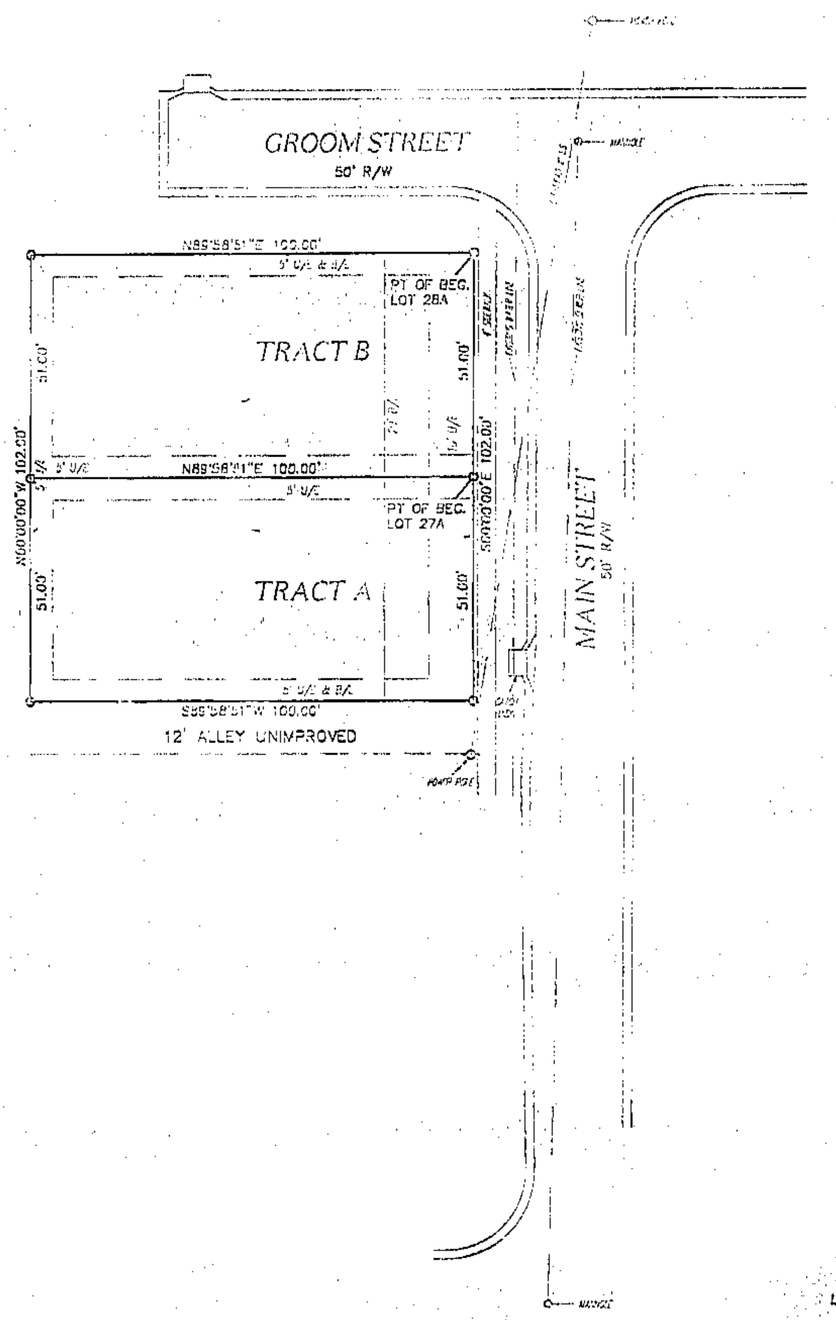
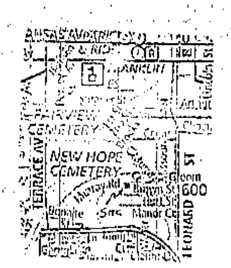
STATE OF MO
CLAY COUNTY
CERTIFICATE NO. 67501
2004 APR 02 AM 10:58
Book 122
RECORDER OF DEEDS
by Mindy Mateer Deputy

S67501

REPLAT OF GROOM'S ADDITION
LOTS 27 AND 28
LIBERTY, CLAY COUNTY, MISSOURI.





VICINITY MAP
(NOT TO SCALE)

LAND SURVEY NORTH
A DIVISION OF MIGAR ENTERPRISES, INC.
500 NE. 69TH STREET
GLADSTONE, MISSOURI 64118
TELEPHONE: 816-436-1905
FAX: 816-436-2521

LEGEND
○ = FOUND 1/2" IRON BAR
● = SET 1/2" IRON BAR
B/L = BUILDING LINE
U/E = UTILITY EASEMENT

ORDERED BY: PRIME BUILDERS

SURVEYED DESCRIPTIONS:

TRACT A:
All that part of Lot 27 and 28, GROOM'S ADDITION, an addition in the City of Liberty, Clay County, Missouri, described as follows: Commencing at the Northeast corner of said Lot 28; thence South 00°00'00" East, along the East line of said Lot, a distance of 51.00 feet, to the Point of Beginning; thence continuing South 00°00'00" East, along the East line of said Lot 28, a distance of 51.00 feet, to the Southeast corner of said Lot 28; thence South 89°58'51" West, along the South line of said Lots 27 and 28, a distance of 100.00 feet, to the Southwest corner of said Lot 27; thence North 00°00'00" West, along the West line of said Lot 27, a distance of 51.00 feet; thence North 89°58'51" East, along a line parallel with the North line of said Lots 27 and 28, a distance of 100.00 feet, to the point of beginning. Containing 5,090 square feet or 0.12 acres.

TRACT B:
All that part of Lots 27 and 28, GROOM'S ADDITION, an addition in the City of Liberty, Clay County, Missouri, described as follows: Beginning at the Northeast corner of said Lot 28; thence South 00°00'00" East, along the East line of said Lot, a distance of 51.00 feet; thence South 89°58'51" West, along a line parallel with the North line of said Lots 27 and 28, a distance of 100.00 feet, to a point on the West line of said Lot 27; thence North 00°00'00" West, along said West line, a distance of 51.00 feet, to the Northwest corner of said Lot 27; thence North 89°58'51" East, along the North line of said Lots 27 and 28, a distance of 100.00 feet, to the point of beginning. Containing 5,090 square feet or 0.12 acres.

Dedication: The undersigned proprietors of the property described herein have the same to be subdivided in the manner shown on this plat and said property shall be known as REPLAT OF GROOM'S ADDITION LOT 27 AND 28.

NOTES:
1. Bearings are assumed that Main Street Right-of-Way to be S00°00'00"E.

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 open, under and along the strip 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 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."

Streets shown on this plat and not heretofore dedicated to public use are hereby so 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: The undersigned proprietors, owners of the above described tracts of land have hereunto subscribed their names this 31st day of March 2004.

Leroy E. Parrish — LEROY E. PARRISH and ONEITA JOAN PARRISH

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

BE IT REMEMBERED that on this 31st day of March, 2004, before me the undersigned, a Notary Public in and for the said County and State aforementioned, came Leroy E. Parrish and Oneita Joan Parrish, husband and wife, owners of the above described tracts of land, to me known to be the same persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their own free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

Kay E. Wood — Notary Public in and for said County and State — My commission expires: _____

KAY E. WOOD
Notary Public
State of Missouri
Clay County
My Commission Expires
Feb. 5, 2006

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this: 9th day of March 2004

Chairman: Larry Wepler
LARRY WEPLER

Approved by the city council of the City of Liberty, this: 22nd day of March 2004 ordinance no. 8649

Mayor: Stephen B. Hawkins
STEPHEN B. HAWKINS

Deputy City Clerk: Jane Pickett Sharon
JANE PICKETT SHARON

City Engineer: Michael J. Lawless
MICHAEL J. LAWLESS P.E.

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 established by the Department of Natural Resources Division of Geology and Land Survey of the State of Missouri. 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 information, knowledge and belief.

20 0 20
SCALE IN FEET

SCALE: 1" = 20'
DATE: FEBRUARY 6, 2004
REV DATE: FEBRUARY 24, 2004
JOB #

LAND SURVEY NORTH
A DIVISION OF MIGAR ENTERPRISES
David Wilson
David A. Wilson LS-2587
Professional Land Surveyor

Book F
U3-14-04 DM