Clay County, Missouri
Land Survey Document

S92529

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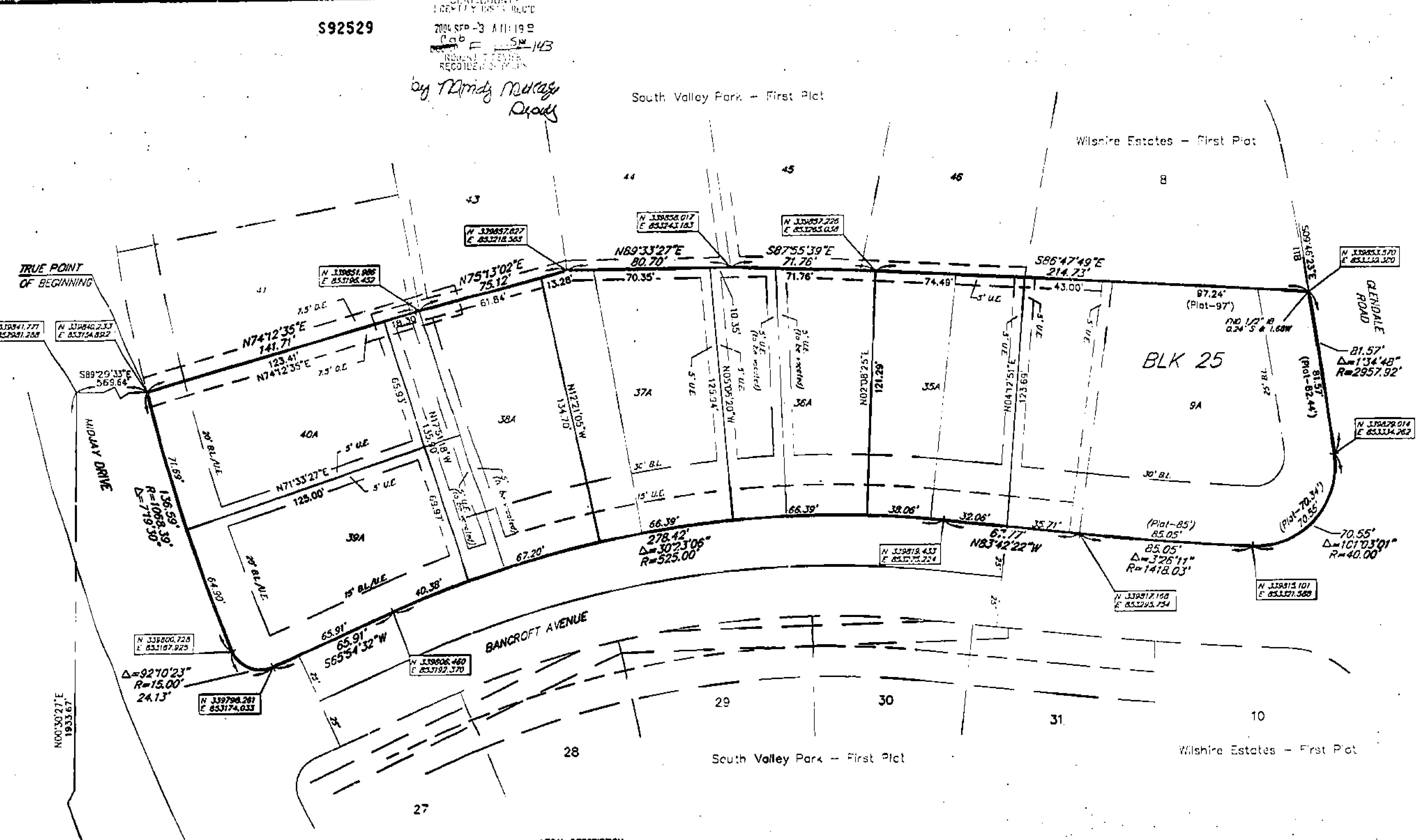
REPLAT OF LOTS 35–40, SOUTH VALLEY PARK–FIRST PLAT AND LOT 9, WILSHIRE ESTATES – FIRST PLAT

A SUBDIVISION IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI



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:

REPLAT OF LOTS 35–40, SOUTH VALLEY PARK–FIRST PLAT
AND LOT 9, WILSHIRE ESTATES–FIRST 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: REPLAT OF LOTS 35–40, SOUTH VALLEY PARK–FIRST PLAT AND LOT 9, WILSHIRE ESTATES–FIRST PLAT, a subdivision of land in the City of Liberty, Clay County, Missouri, according to the recorded plat thereof.

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.

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 all 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 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 in the installation of water mains and appurtenances thereto, or any or all of them over, under and along the strip of land outlined on this plat and designated "WATER EASEMENT" or "W.E.".

NOTE: Glendale Drive right-of-way was partially vacated by Document No. R21295, recorded on July 16th, 2002.

IN WITNESS WHEREOF: MCBRIDE AND SON HOMES LAND DEVELOPEMENT, INC. licensed to do business in the State of Missouri, has caused these presents to be executed this 12th day of July, 2004.

MCBRIDE AND SON HOMES LAND DEVELOPMENT, INC.
James R. Piper Sr. Vice President

STATE OF MISSOURI }
COUNTY OF ~~CLAY~~ ST. LOUIS } SS

Be it remembered that on this 12th day of July, 2004, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came James R. Piper Sr., to me personally known, who being by me duly sworn, did say that he is Vice President of MCBRIDE AND SON HOMES LAND DEVELOPMENT, INC. and that said instrument was signed in behalf of said company and that said James R. Piper Sr. acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: ______

Notary Public

IN WITNESS WHEREOF: Geoffrey B Jones & Michelle Corum Jones has caused these presents to be executed this 5th day of August, 2004.

by: Geoffrey B Jones by: Michelle Corum Jones

STATE OF MISSOURI }
COUNTY OF CLAY } SS

On this 5th day of August, 2004, before me appeared Geoffrey B & Michelle Corum Jones, a married couple to me know 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 on the date herein last above written.

My Commission Expires: 10/2/06

Notary Republic

Approved by the Planning and Zoning Commission of the City of Liberty, this 11th day of May, 2004.

Chairman: Larry Wagner

Approved by the City Council of the City of Liberty, this 14th day of June, 2004.
Ordinance No. 8652

Mayor: Stephen A. Hawkins

Deputy City Clerk: Jane Pickett Sharon

City Engineer: J. Lowless, P.E.

LEGAL DESCRIPTION:

A replat of Lots 35 thru 40, South Valley Park – First Plat, and Lot 9, Wilshire Estates – First Plat, subdivisions in the City of Liberty, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of Section 14, Township 51 North, Range 32 West; thence North 0°30'27" East along the East line of said Southeast Quarter, a distance of 1933.67 feet; thence North 89°29'33" East, a distance of 569.64 feet to the Northwest corner of Lot 40, said South Valley Park – First Plat, a subdivision of land in the City of Liberty, Clay County, Missouri, said point being the True Point of Beginning of the tract to be herein described; thence North 74°12'35" East, along the North line of said Lot 40, 141.71 feet; thence North 75°13'02" East, 75.12 feet, thence North 89°33'27" East, 80.70 feet; thence South 87°55'39" East, a distance of 71.76 feet; thence South 86°47'49" East a distance of 214.73 feet to a point along the West right-of-way line of Glendale Road; thence Southerly along the West right-of-way line of Glendale Road on a curve to the right, having an initial tangent bearing of South 9°46'23" East, a radius of 2957.92, a central angle of 1°34'48", an arc length of 81.57 feet; thence on a curve to the right, having a common tangent with the last described course, a radius of 40.00 feet, a central angle of 101°03'01", an arc length of 70.55 feet to a point on the North right-of-way line of Bancroft Avenue; thence continuing along said right-of-way line on a curve to the right, having a common tangent with the last described course, a radius of 1418.03 feet, a central angle of 3°26'11", an arc distance of 85.05 feet; thence North 83°42'22" West, continuing along said right-of-way a distance of 67.77 feet, thence along said right-of-way line, on a curve to the left, tangent with the last described course, having a radius of 525.00 feet, a central angle of 30°23'06", or arc distance of 278.42 feet, thence South 65°54'32" West, along said right-of-way line, a distance of 65.91 feet; thence Northeasterly, along a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 92°10'23", an arc distance of 24.13 feet; thence Northerly, along a curve to the right, having a common tangent with the last described course, a radius of 1068.39 feet, a central angle of 7°19'30", on arc distance of 136.59 feet to the True Point of Beginning. Containing 74,477 square feet of 1.71 acres, more or less.

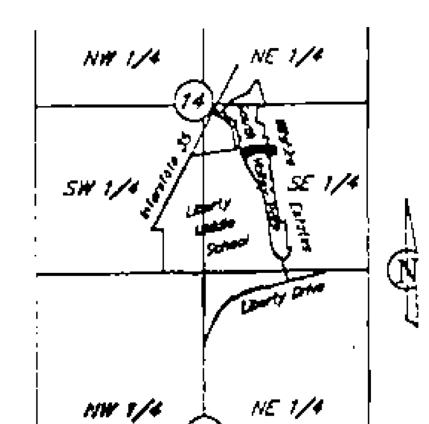
This plat and survey of REPLAT OF LOTS 35–40, SOUTH VALLEY PARK–FIRST PLAT AND LOT 9, WILSHIRE ESTATES – FIRST PLAT were executed by John F. Lutjen & Associates, Inc. 8330 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY, that the REPLAT OF LOTS 35–40, SOUTH VALLEY PARK–FIRST PLAT AND LOT 9, WILSHIRE ESTATES – FIRST 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.

8-10-04
Date

Signed: Robert M. Brown

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9999032. COORDINATES ARE IN METERS.



LOCATION MAP
Sec. 14, Twp. 51 N., Rge. 32 W.
(N.T.S.)

SCALE
1" = 30'

LEGEND
U.E. – Utility Easement
B.L. – Building Line
D.E. – Storm Drainage Easement
S.E. – Sanitary Sewer Easement
W.E. – Water Easement

John F. Lutjen & Associates, Inc.
Civil Engineers – Land Surveyors
Landscape Architects
8330 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1393

DATE: 05/19/04 | JOB No. – 03265

http://www.ClayCoGov.com