Clay County, Missouri
Land Survey Document

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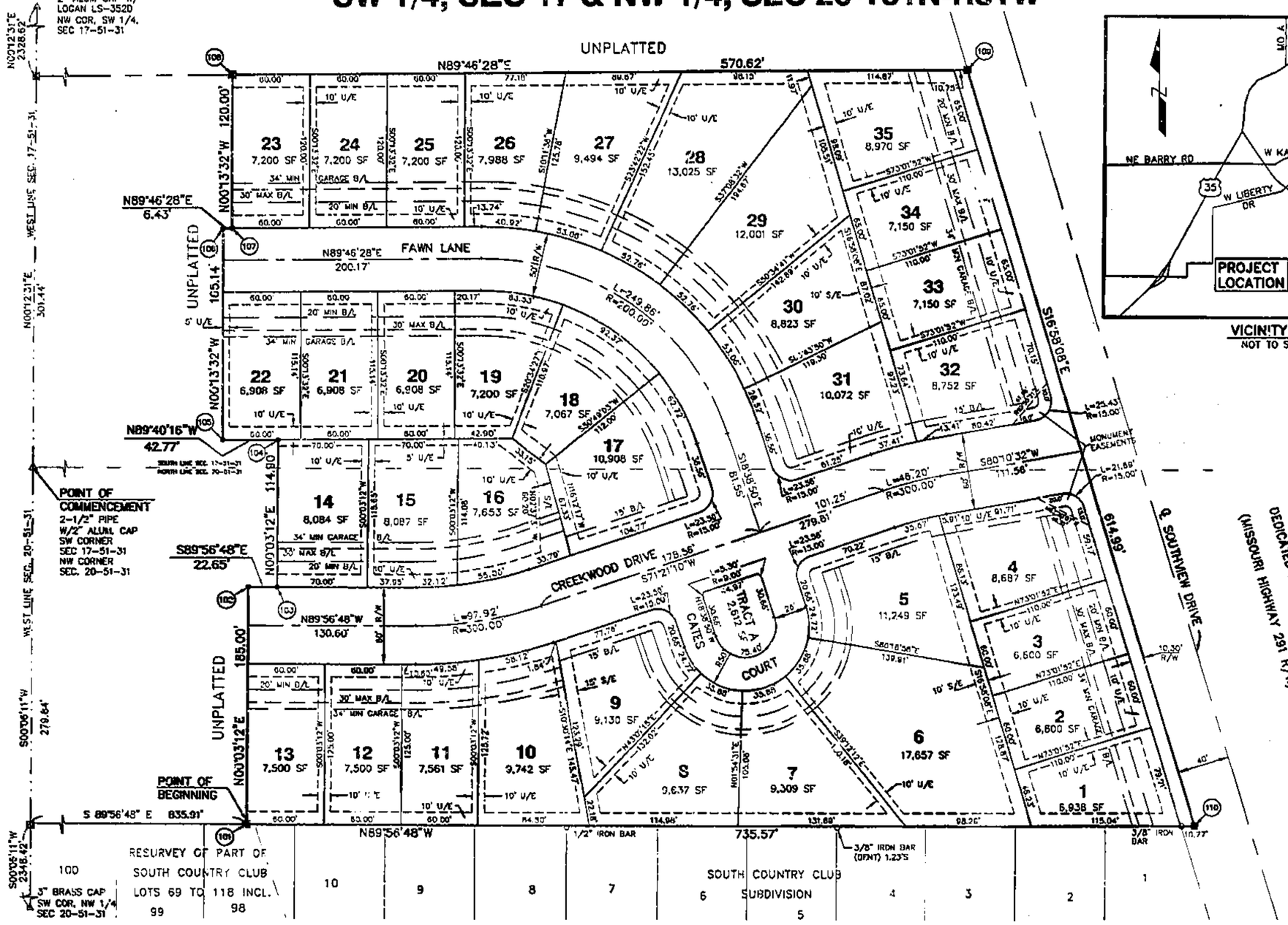
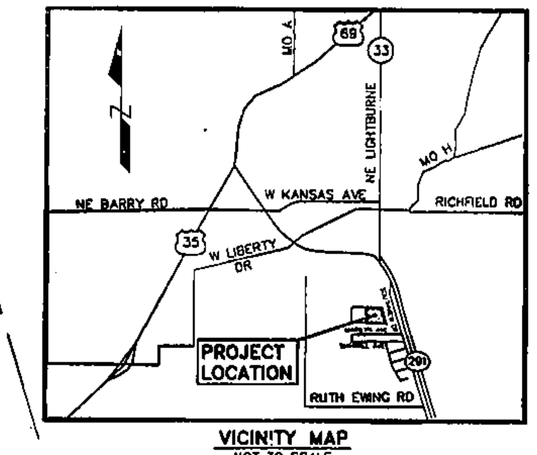
FINAL PLAT OF:
CREEKWOOD SUBDIVISION - FIRST PLAT
LIBERTY, CLAY COUNTY, MISSOURI
SW 1/4, SEC 17 & NW 1/4, SEC 20-T51N-R31W

STATE OF MO
CLAY COUNTY
I CERTIFY INSTR. RECD
2004 OCT -4 A 9:34
BOOK CAB F PAGE 36
ROBERT T. SEVIER
RECORDER OF DEEDS
by Mindy Redrag
Deputy

S97511





VICINITY MAP
NOT TO SCALE

STATE PLANE TRAVERSE TABLE					STATE PLANE TRAVERSE TABLE				
STATION	BEARING °	DISTANCE *	NORTHING	EASTING	STATION	BEARING	DISTANCE *	NORTHING	EASTING
K008			338412.732	856701.558	100			339261.670	857419.026
101	N 45°39'49" E	1011.834'	339119.871	857425.272	107	N 89°46'28" E	1.959'	339261.678	857420.985
102	N 00°03'12" E	58.383'	339176.254	857425.324	108	N 00°13'32" W	38.573'	339298.250	857420.841
103	S 89°56'48" E	6.903'	339176.248	857432.227	109	N 89°46'28" E	173.911'	339298.935	857594.751
104	N 00°03'12" E	35.017'	339211.265	857432.260	110	S 16°58'08" E	187.433'	339119.663	857649.454
105	N 89°40'16" W	13.036'	339211.340	857419.224	101	N 89°56'48" W	224.192'	339119.871	857425.272
	N 00°13'32" W	50.331'							

NOTE: ALL BEARINGS AND COORDINATES IN THE ABOVE TABLE ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.999904541
* DISTANCES IN THE ABOVE TABLE ARE IN GRID METERS.

SURVEY REFERENCE:
TITLE COMMITMENT FILE NO.: CL-10380
EFFECTIVE DATE: NOVEMBER 4, 2002
CHICAGO TITLE INSURANCE COMPANY
ISSUED BY: KANSAS CITY TITLE, INC.
9801 NE BARRY ROAD, #200
KANSAS CITY, MO 64158
TEL: (816) 781-8279

PREPARED FOR:
LIBERTY 291, LLC
2319 N. JACKSON
P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
CONTACT: SCOTT VULGAMOTT
TEL: (816) 916-7272

BASIS OF BEARING:
MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE

1 inch = 50 ft.

LEGEND:
- △ SECTION CORNER FOUND
- ○ MONUMENT FOUND
- ● 1/2" REBAR W/ KVE CAP SET
- ■ 5/8" REBAR W/ ALUM KVE CAP SET
- B/L BUILDING SETBACK LINE
- S/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- (100) STATE PLANE COORDINATE

DESCRIPTION:
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 51 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LIBERTY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE S00°06'11"W ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 275.84 FEET TO THE NORTH LINE OF "RESURVEY OF PART OF SOUTH COUNTRY CLUB LOTS 69 TO 118 INCL." A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S89°56'48"E ALONG SAID NORTH LINE A DISTANCE OF 835.91 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE N00°03'12"E A DISTANCE OF 185.00 FEET; THENCE S89°56'48"E A DISTANCE OF 22.65 FEET; THENCE N00°03'12"E A DISTANCE OF 114.90 FEET; THENCE N89°40'16"W A DISTANCE OF 42.77 FEET; THENCE N00°13'32"W A DISTANCE OF 165.14 FEET; THENCE N89°46'28"E A DISTANCE OF 6.43 FEET; THENCE N00°13'32"W A DISTANCE OF 120.00 FEET; THENCE N89°46'28"E A DISTANCE OF 570.62 TO THE WEST RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY 291 AS IT IS NOW ESTABLISHED; THENCE S16°58'08"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 614.99 TO THE NORTH LINE OF "SOUTH COUNTRY CLUB SUBDIVISION" A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N89°56'48"W ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID "RESURVEY OF PART OF SOUTH COUNTRY CLUB, A DISTANCE OF 735.57 FEET TO THE POINT OF BEGINNING. CONTAINS 381,427 SQUARE FEET OR 8.76 ACRES MORE OR LESS.
END OF DESCRIPTION.

DEDICATION:
THE UNDERSIGNED PROPRIETOR OF THE PROPERTY DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANOR SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS "CREEKWOOD SUBDIVISION – FIRST PLAT". IT SHALL BE A SUFFICIENT DESCRIPTION OF THE LOTS ON THIS PLAT HEREAFTER DESIGNATE THE SAME BY THE LOT NUMBER APPEARING NEAR THE CENTER OF THE LOT FOLLOWED BY THE WORDS: OF PLATTED "CREEKWOOD SUBDIVISION–FIRST PLAT", A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI.

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 LANE OUTLINED ON THIS PLAT AND DESIGNATED "UTILITY EASEMENT" OR "U.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 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 AND DESIGNATED "SANITARY EASEMENT" OR "S.E."

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 THE PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR OTHERWISE LOCATED BETWEEN THIS LINE AND THE LOT OR STREET LINE.

THE AREA DESIGNATED AS MONUMENT EASEMENTS ARE HEREBY DEDICATED AS COMMON GROUND TO ALLOW ACCESS BY THE "CREEKWOOD HOMES ASSOCIATION", FOR THE PURPOSES OF MAINTENANCE OF THE MONUMENT SIGNS.

NOTE ON SIDEWALKS:
IN ACCORDANCE WITH SECTION XII OF THE CITY OF LIBERTY, MISSOURI SUBDIVISION REGULATIONS, THE CONSTRUCTION OF SIDEWALKS ON LOCAL STREETS MAY BE DEFERRED UNTIL BUILDING PERMITS ARE ISSUED FOR EACH INDIVIDUAL LOT WITHIN THE DEVELOPMENT. AFTER THREE (3) YEARS FROM THE DATE OF ACCEPTANCE OF THE STREETS IN THE DEVELOPMENT BY THE CITY OF LIBERTY, FROM HEREINAFTER REFERRED TO AS CITY, THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBJECT DEVELOPMENT SHALL BE REQUIRED, UPON NOTIFICATION BY THE CITY, TO CONSTRUCT THE SIDEWALK IN ACCORDANCE WITH CITY STANDARDS WITHIN SIXTY (60) DAYS. SHOULD ANY SUCH SIDEWALK NOT BE COMPLETED WITHIN THE PROVIDED TIME PERIOD, THE CITY MAY PROCEED WITH CONSTRUCTING THE SIDEWALK AND LEVY A SPECIAL ASSESSMENT AGAINST THE PROPERTY OWNER FOR THE COSTS THEREOF AS PROVIDED IN SECTION 88.880 RSMo. THIS OBLIGATION SHALL RUN WITH THE OWNERSHIP OF THE PROPERTY AND BE BINDING UPON SUCCESSIVE OWNERS.

TESTIMONY:
IN TESTIMONY WHEREOF; LIBERTY 291, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PARTNER THIS 23rd DAY OF September, 2004

BY _____ SIGNATURE _____ PARTNER

STATE OF Missouri
COUNTY OF Clay } SS

ON THIS 23rd DAY OF September, 2004 BEFORE WE PERSONALLY APPEARED SCOTT VULGAMOTT WHO BEING BY ME SWORN DID SAY HE IS A REPRESENTATIVE FOR LIBERTY 291, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AND THAT THE FORECOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____ MY COMMISSION EXPIRES April 27, 2005.
NOTARY PUBLIC

KIMBERLY K FIELDS
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires April 27, 2005

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY THIS 26 DAY OF July, 2004

_____ LARRY WEPLER, CHAIRMAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF LIBERTY THIS 26 DAY OF July, 2004

BY ORDINANCE NO. 18700

_____ STEPHEN L. HARMONS, MAYOR

_____ JANE PICKETT SHARON, DEPUTY CITY CLERK

_____ MIKE LAWLESS, CITY ENGINEER

THIS PLAT AND THE SURVEY OF CREEKWOOD SUBDIVISION – FIRST PLAT, WERE EXECUTED BY KAW VALLEY ENGINEERING, INC., 1333 NE BARRY ROAD, KANSAS CITY, MISSOURI 64155.

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF CREEKWOOD–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 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 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.
DATE OF SURVEY: MARCH 1, 2004

DANIEL E. BAUMCHEN
PLS-2004001325

DANIEL E. BAUMCHEN NUMBER PLS-2004001325 PROFESSIONAL LAND SURVEYOR

REV	DATE	DESCRIPTION	DSN	DWN	CHK

1333 N.E. BARRY ROAD
KANSAS CITY, MISSOURI 64155
816-468-8350 FAX 816-468-8551
E-MAIL kcdc@kvwg.com
WEB SITE www.kvwg.com
KAW VALLEY ENGINEERING, INC. – CONSULTING ENGINEERS
Offices: Junction City, Ks. Kansas City, Mo. Lenexa, Ks.

CREEKWOOD SUBDIVISION-FIRST PLAT
LIBERTY, MISSOURI
FINAL PLAT

PROJ. NO. B0400466
DATE SEPT. 16, 2004
DESIGNER CDC
DRAWN BY HFB
CFN 0456FPLAT
REV
SHEET 1 OF 1

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.