Clay County, Missouri
Land Survey Document

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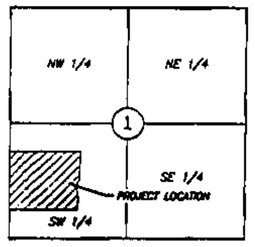
FINAL PLAT

OAK WOOD BUSINESS PARK

LIBERTY, CLAY COUNTY, MISSOURI

A Replat of Part of Lot 16 and all of Lots 17 thru 19, "NORTH HAVEN ESTATES", and part of the SW 1/4 of Sec. 1, Twp. 51N, Rge. 32W



VICINITY MAP
SECTION 1-51N-32W
SCALE= 1"=2000'

LEGEND

B.L. = Building Line
U/E = Utility Easement
S/E = Sanitary Sewer Easement
D/E = Drainage Easement
MLO = Minimum Low Open Elevation

1. All rear lot corners and boundary corners shall be set with 1/2" bar with plastic cap marked AGC 2002000799, unless otherwise indicated hereon.
2. All curbs shall be notched on an extension of the lot line after street construction has been completed, in lieu of setting front lot corners.

△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked AGC 2002000799.

STATE PLANE TRAVERSE TABLE

FROM	NORTHING	EASTING	DIRECTION	GRID DISTANCE TO P.O.B.
DEER	342948.474	854401.788	N82°13'23"W	608.279m

STATE PLANE COORDINATE TABLE

POINT	NORTHING (M)	EASTING (M)
1.	343030.783	853799.104
2.	343030.379	854279.488
3.	342829.733	854239.659
4.	342829.765	854258.371
5.	342761.039	854255.055
6.	342719.570	854251.916
7.	342719.538	854263.244
8.	342628.165	854249.041
9.	342629.449	853794.432

DESCRIPTION:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 51N, RANGE 32W IN LIBERTY, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES, 57 MINUTES, 40 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF, 1576.21 FEET, TO THE EXISTING WEST RIGHT-OF-WAY OF INTERSTATE HIGHWAY ROUTE 35; THENCE SOUTH 02 DEGREES, 47 MINUTES, 40 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY, 659.14 FEET, TO THE NORTH LINE OF LOT 19 OF RECORDED PLAT "NORTH HAVEN ESTATES"; THENCE NORTH 89 DEGREES, 50 MINUTES, 51 SECONDS WEST, ALONG THE NORTH LINE OF LOT 19 AND THE WEST RIGHT-OF-WAY, 37.04 FEET; THENCE SOUTH 02 DEGREES, 47 MINUTES, 40 SECONDS WEST, ALONG WEST RIGHT-OF-WAY, 225.77 FEET, TO A CURVE TO THE RIGHT; THENCE ALONG CURVE, TANGENT TO LAST COURSE AND ALONG WEST RIGHT-OF-WAY, HAVING A RADIUS OF 2684.79 FEET, AND AN ARC LENGTH OF 136.46 FEET, TO THE SOUTH LINE OF LOT 18 OF "NORTH HAVEN ESTATES"; THENCE SOUTH 89 DEGREES, 50 MINUTES, 51 SECONDS EAST, ALONG SOUTH LOT LINE AND WEST RIGHT-OF-WAY, 37.17 FEET, TO A CURVE TO THE RIGHT, CONCENTRIC TO LAST CURVE, HAVING A RADIUS OF 2721.79 FEET AND AN ARC LENGTH OF 303.58 FEET, TO A POINT ON A LINE 50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 16 "NORTH HAVEN ESTATES"; THENCE NORTH 69 DEGREES, 50 MINUTES, 51 SECONDS WEST, ALONG PARALLEL LINE, 1491.65 FEET, TO THE WEST LINE OF "NORTH HAVEN ESTATES" AND THE WEST LINE OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES, 39 MINUTES, 27 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, 1316.93 FEET, TO THE POINT OF BEGINNING, CONTAINING 46.54 ACRES, MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE PROPERTY DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS OAK WOOD BUSINESS PARK. IT SHALL BE A SUFFICIENT DESCRIPTION OF THE TRACTS ON THIS PLAT TO HEREAFTER DESIGNATE THE SAME BY THE LETTER APPEARING NEAR THE CENTER OF THE TRACT FOLLOWED BY THE WORDS: OF PLATTED OAK WOOD BUSINESS PARK, 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, 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 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 THE PURPOSE OF CONVEYING WATER AND APPURTENANCES THERETO OR ANY OR ALL OF THEM UPON, UNDER, AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED "WATER LINE EASEMENT" OR "W/E".

AN EASEMENT 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 AND DESIGNATED "SANITARY SEWER EASEMENT" OR "S/E".

A PERPETUAL AND IRREVOCABLE EASEMENT OF INGRESS AND EGRESS, FOR USE AS A PRIVATE ROADWAY FOR VEHICULAR AND/OR OTHER TRAFFIC IN CONNECTION WITH THE USE BY ANY AND ALL OWNERS OF THE AREA OR AREAS DELINEATED AND NOTED AS "OAK WOOD BUSINESS PARK" (AND THEIR INVITEES, TENANTS, SUCCESSORS AND ASSIGNS). ROADWAY SHALL AT ALL TIMES BE MAINTAINED AND REPAIRED IN A USABLE, NEAT AND UNIFORM MANNER BY THE OWNERS OF "OAK WOOD BUSINESS PARK" AND THEIR SUCCESSORS OR ASSIGNS.

IN TESTIMONY WHEREOF: ROBERTSON PROPERTIES, INC., A MISSOURI CORPORATION HAS BY AUTHORITY OF ITS BOARD OF DIRECTORS, CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 30th DAY OF September, 2004.

BY: James D. Robertson — JAMES D. ROBERTSON, PRESIDENT
William J. Wiemann — WILLIAM J. WIEMANN, SECRETARY

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

BE IT REMEMBERED THAT ON THIS 30th DAY OF September, 2004, BEFORE ME, A NOTARY PUBLIC, APPEARED JAMES D. ROBERTSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF ROBERTSON PROPERTIES, INC., A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID JAMES D. ROBERTSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: March 4, 2005

Jacqueline Peppiten - Notary Public
Notary Seal for State of Missouri - Clay County
My Commission Expires 3/4/2005

NOTARY PUBLIC: Jacqueline Peppiten

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY THIS 13th DAY OF April, 2004.

LARRY KEPLER, CHAIRMAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF LIBERTY THIS 26th DAY OF April, 2004.

BY ORDINANCE NO. 9666

STEPHEN P. HAWKINS, MAYOR

JULIE PICKETT SHARON, DEPUTY CITY CLERK

MICHAEL J. JAMESS, P.E., CITY ENGINEER

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF OAK WOOD BUSINESS PARK 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 AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. 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, AT THIS TIME.

STATE OF MISSOURI
RONALD E. SCHROER
MO LS NO. 2569

SIGNATURE AND STAMP IN BLUE INK INDICATES AN ORIGINAL SIGNED COPY BY THIS SURVEYOR, ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

BY	REVISION	DATE:
RES	REVISED PER CITY COMMENTS	4-7-04
RES	AS SUBMITTED TO THE CITY	3/12/04

P.O. BOX 754
2120 W. COLLEGE
SUITE G
LIBERTY, MO. 64069
816-781-4200
FAX 792-3668

Akin, Gordon & Cowger
Engineers & Land Surveyors

(HORIZ. IN FEET)
1 inch = 100 ft.

DRAWING NO.
2 OF 2