Clay County, Missouri
Land Survey Document

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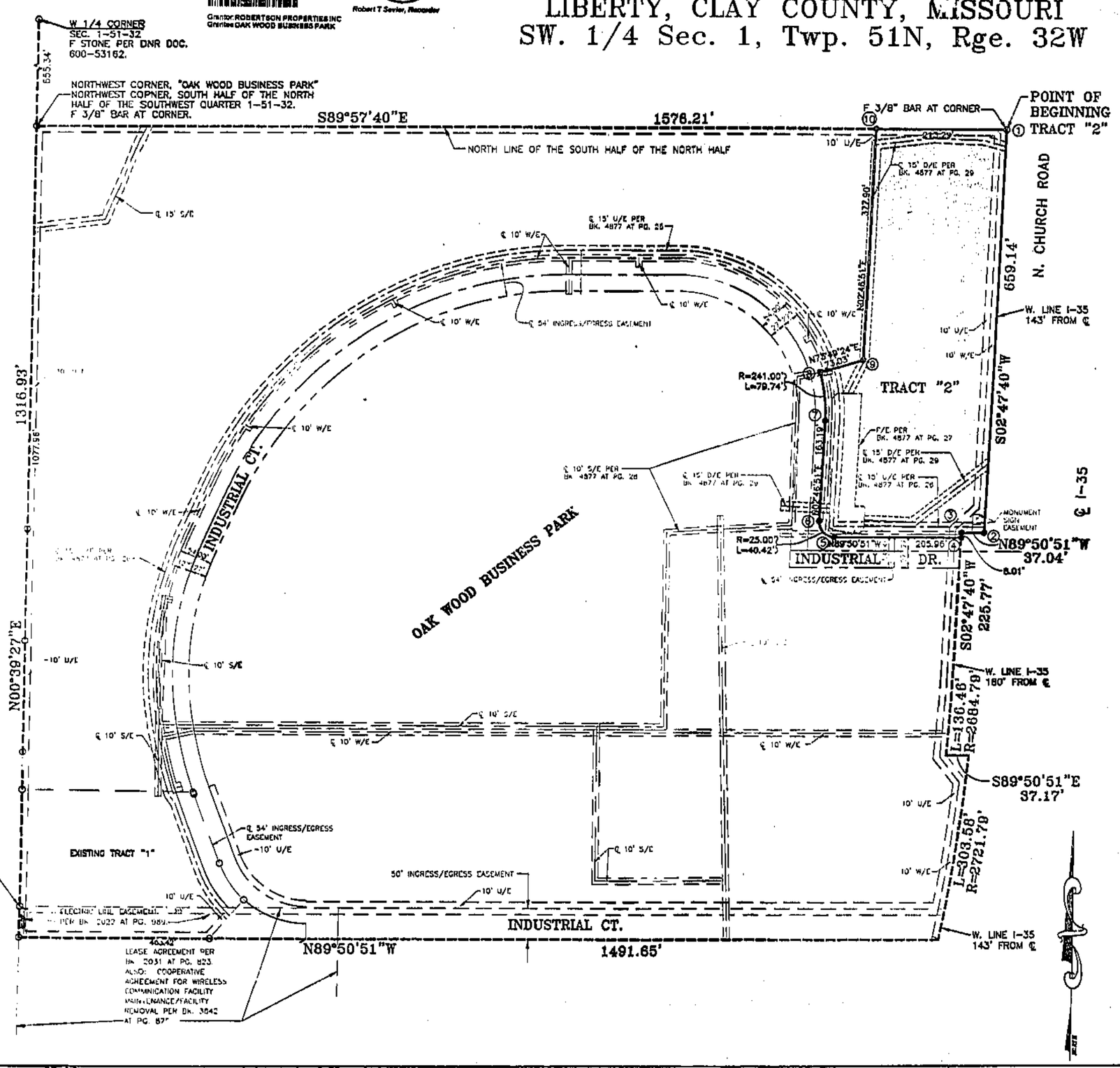
Grantor: ROBERTSON PROPERTIES INC
Grantee: OAK WOOD BUSINESS PARK
Robert T Sevier, Recorder

CERTIFICATE OF SURVEY

TRACT 2, OAK WOOD BUSINESS PARK
LIBERTY, CLAY COUNTY, MISSOURI
SW. 1/4 Sec. 1, Twp. 51N, Rge. 32W



TRACT "2" 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 NORTHEAST CORNER OF "OAK WOOD BUSINESS PARK"; THENCE SOUTH 02 DEGREES, 47 MINUTES, 40 SECONDS WEST, ALONG THE EAST LINE, 659.14 FEET; THENCE NORTH 89 DEGREES, 50 MINUTES, 51 SECONDS WEST, 37.04 FEET; THENCE SOUTH 02 DEGREES, 47 MINUTES, 40 SECONDS WEST, 8.01 FEET; THENCE NORTH 89 DEGREES, 50 MINUTES, 51 SECONDS WEST, 205.96 FEET, TO A POINT OF CURVATURE; THENCE ALONG CURVE TO THE RIGHT, TANGENT TO LAST COURSE, HAVING A RADIUS OF 25.00 FEET, AND AN ARC LENGTH OF 40.42 FEET, TO A POINT OF TANGENCY; THENCE NORTH 02 DEGREES, 46 MINUTES, 51 SECONDS EAST, 163.19 FEET, TO A POINT OF CURVATURE; THENCE ALONG CURVE TO THE LEFT, TANGENT TO LAST COURSE, HAVING A RADIUS OF 241.00 FEET, AND AN ARC LENGTH OF 79.74 FEET, TO A RADIAL LINE; THENCE NORTH 73 DEGREES, 49 MINUTES, 24 SECONDS EAST, 73.03 FEET; THENCE NORTH 02 DEGREES, 46 MINUTES, 51 SECONDS EAST, 377.90 FEET, TO THE NORTH LINE OF "OAK WOOD BUSINESS PARK"; THENCE SOUTH 89 DEGREES, 57 MINUTES, 40 SECONDS EAST, ALONG THE NORTH LINE, 213.29 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.62 ACRES, MORE OR LESS.

IN TESTIMONY WHEREOF: ROBERTSON PROPERTIES INC., A MISSOURI CORPORATION, HAS BY, THESE PRESENTS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PRESIDENT. THIS 14th DAY OF February, 20 05
ROBERTSON PROPERTIES INC.
BY: James D. Robertson — JAMES D. ROBERTSON, PRESIDENT
ATTEST: William J. Weimann — WILLIAM J. WEIMANN, SECRETARY

STATE OF MISSOURI) S.S.
COUNTY OF CLAY)
ON THIS 14th DAY OF Feb., 20 05, BEFORE ME, APPEARED JAMES D. ROBERTSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF ROBERTSON PROPERTIES INC. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS GOVERNING BODY AND THAT SAID JIM ROBERTSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION, AND HE DULY ACKNOWLEDGES THE EXECUTION OF THE SAME.
IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE ABOVE MENTIONED ON THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES: May 4, 2005
NOTARY PUBLIC: Jacqueline Robinson
Jacqueline Robinson - Notary Public
Notary Seal for State of Missouri - Clay County
My Commission Expires 04/05/05

APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT, UNDER THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LIBERTY, MISSOURI THIS 14th DAY OF February, 20 05.
STEVE ANDERSON
DIRECTOR OF PLANNING AND DEVELOPMENT

LEGEND
B/L = Building Line
D/E = Drainage Easement
F/E = Facility Easement
U/E = Utility Easement
S/E = Sanitary Sewer Easement
D/E = Drainage Easement
W/E = Water Main Easement
○ Denotes Found Existing Monument
● Denotes Monument to be Set with Cap Marked AGC 2002000799.

State Plane Coordinate Table

POINT	NORTHING (M)	EASTING (M)
1	343030.379	854279.486
2	342829.733	854283.639
3	342829.765	854258.371
4	342827.327	854253.251
5	342827.504	854195.482
6	342835.494	854187.893
7	342885.172	854190.314
8	342909.198	854187.497
9	342915.396	854208.875
10	343030.433	854214.481

STATE PLANE TRAVERSE TABLE

POINT	NORTHING(m)	EASTING(m)	GRID BEARING	GRID DISTANCE(m)	TO
DEER	342948.474	854401.788	N58-11-25W	147.19m	P.O.B. Tr. A
P.O.B. Tr. A	343030.379	854279.486			

NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (1985 AND AS AMENDED), WEST ZONE AND USING A COMBINED GRID FACTOR OF 0.9998985. THE COORDINATES LISTED ARE IN METERS, AND BASED ON 1995 ADJUSTMENT.

SURVEYOR'S CERTIFICATION: 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 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 LAND SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AT THIS TIME.

STATE OF MISSOURI — LS-2569 — RONALD E. SCHROER — REGISTERED LAND SURVEYOR
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	ADDED BOOK/PAGE TO EASEMENTS	1/13/05
RES	REVISED EASEMENTS TO CENTERLINE EASEMENTS	12/20/04
RES	ADDED BK. AND PG. NOTES FOR EASEMENTS.	12/10/04
RES	REVISED SIGNATURE BLOCK FOR CITY	12/7/04
RES	REVISED SIGNATURE BLOCK FOR STEVE ANDERSON	11/24/04
RES	AS PREPARED FOR CITY SUBMITTAL	11/12/04

P.O. BOX 754
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SUITE G
LIBERTY, MO. 64069
816-781-4200
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Akin, Gordon & Cowger
Engineers & Land Surveyors

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

DRAWING NO.
1 OF 1