Clay County, Missouri
Land Survey Document

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Recorded in Clay County, Missouri
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Instrument Number: 2006033851
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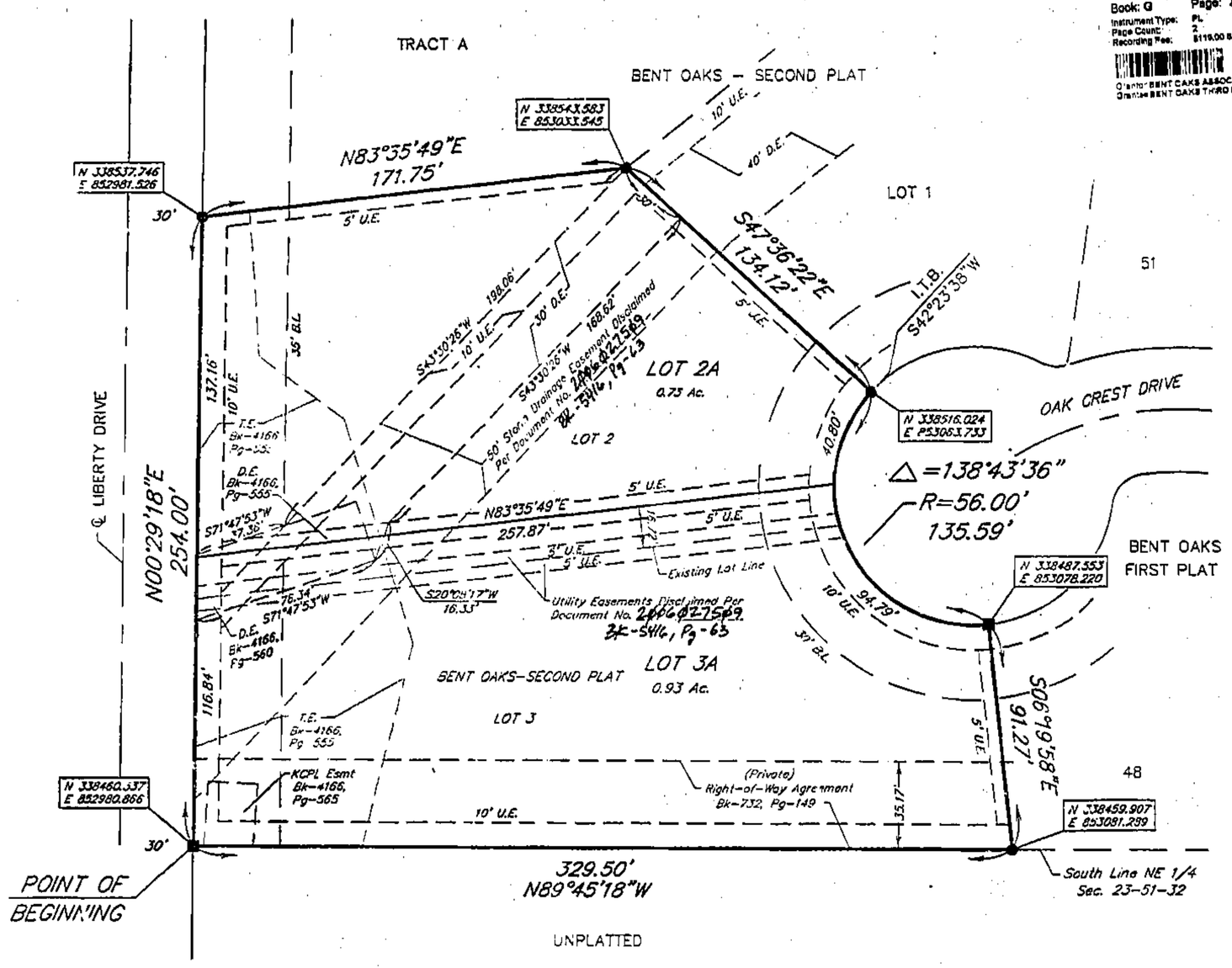
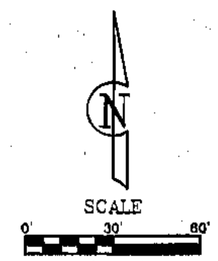
Recording Fee: $119.00 S
Grantor: BENT OAKS ASSOCIATES
Grantee: BENT OAKS THIRD PLAT
Robert T Spraer, Recorder

BENT OAKS—THIRD PLAT

(A REPLAT OF LOTS 2 AND 3, BENT OAKS—SECOND PLAT)

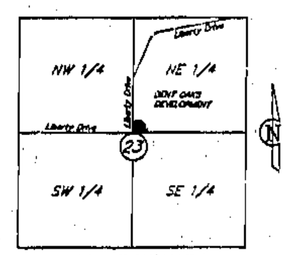
A SUBDIVISION IN LIBERTY, CLAY COUNTY MISSOURI





LEGEND

- ● – FND 5/8" Bar
- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. – Utility Easement
- B.L. – Building Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- T.E. – Temporary Easement
- KCPL – Kansas City Power & Light



LOCATION MAP
Sec. 23, Twp. 51 N., Rge. 32 W.
(N.T.S.)

Legal Description:

A replat of Lots 2 and 3, BENT OAKS – SECOND PLAT, a subdivision in the City of Liberty, Clay County, Missouri, being more particularly described as follows: Beginning at the Southwest corner of said Lot 3; thence North 0°29'18" East along the Westerly line of said Lots 2 and 3, 254.00 feet to the Northwest corner of said Lot 2; thence North 83°35'49" East along the Northerly line of said Lot 2, 171.75 feet; thence South 47°36'22" East along said Northerly line, 134.12 feet to a point on the right-of-way line of Oak Crest Drive, as now established; thence Southerly along said right-of-way line, on a curve to the left, having an initial tangent bearing of South 42°23'38" West, a radius of 56.00 feet, a central angle of 138°43'36", an arc distance of 135.59 feet to a point on the Easterly line of said Lot 3; thence South 06°19'38" East along said Easterly line, 91.27 feet to a point on the South line of said Lot 3; thence North 89°45'18" West along said South line, 329.50 feet to the True Point of Beginning.

Containing 1.66 acres (72,216 square feet), more or less.

IN TESTIMONY WHEREOF, Bent Oaks Associates, a Missouri General Partnership, has caused this instrument to be signed by its Managing General Partner on this 17th day of July, 2006.

Bent Oaks Associates
John H. Ferguson
John H. Ferguson
Managing General Partner

STATE OF MISSOURI)
COUNTY OF CLAY)

On this 17 day of July, 2006, before me appeared John H. Ferguson, to me personally known, who being by me duly sworn, did say that he is the Managing General Partner of Bent Oaks Associates, and that this instrument was signed in behalf of said Partnership by authority of the governing body and that said John H. Ferguson acknowledged said instrument to be the free act and deed of said Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office the day and year last written above.

My term expires Sept 25 2007

JEANETTE SHEPHERD
Notary Public - Notary Seal
STATE of MISSOURI
CLAY County
My Commission Expires: SEPT 25, 2007

Notary Public in and for said County and State

CITY PLANNING AND ZONING COMMISSION:

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this 13th day of June, 2006.

Marianne Hill
Marianne Hill *Chairperson*

CITY COUNCIL:

Approved by the City Council of the City of Liberty, Missouri, this 26th day of June, 2006.

Robert Steinkamp *Mayor*
Brian D. Hess, P.E. *City Engineer*
Jane Pickett Sharon *Deputy City Clerk*

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:

BENT OAKS – THIRD 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: BENT OAKS – THIRD PLAT, a subdivision of land in the City of Liberty, Clay County, Missouri, according to the recorded plat thereof.

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 oil 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.".

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
CL-19 RESET	------	------	340079.543	851569.696
TURN. POINT 1	S38°44'13"E	4481.06'	340049.439	852935.063
TURN. POINT 2	S19°24'23"W	1768.29'	339541.132	852755.996
TURN. POINT 3	S49°23'46"E	1946.78'	339154.982	853206.465
TURN. POINT 4	S27°07'49"W	1532.13'	338739.410	852993.529
NW COR. OF PLAT	S03°24'22"W	662.86'	338537.746	852981.526

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 .9999040. COORDINATES ARE IN METERS.

This plat and survey of BENT OAKS – THIRD PLAT were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of BENT OAKS – THIRD 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.

7-07-06
Date

Signed W. James Schawe *W. James Schawe* *PLS #1089*

Bent Oaks Associates
c/o John H. Ferguson
One Victory Drive, Suite 200
Liberty, MO 64068

LUTJEN
Lutjen, Inc.
8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1203 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

DATE: 4-21-06 | Job No.- 05330 | File Name- LS-2&3

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