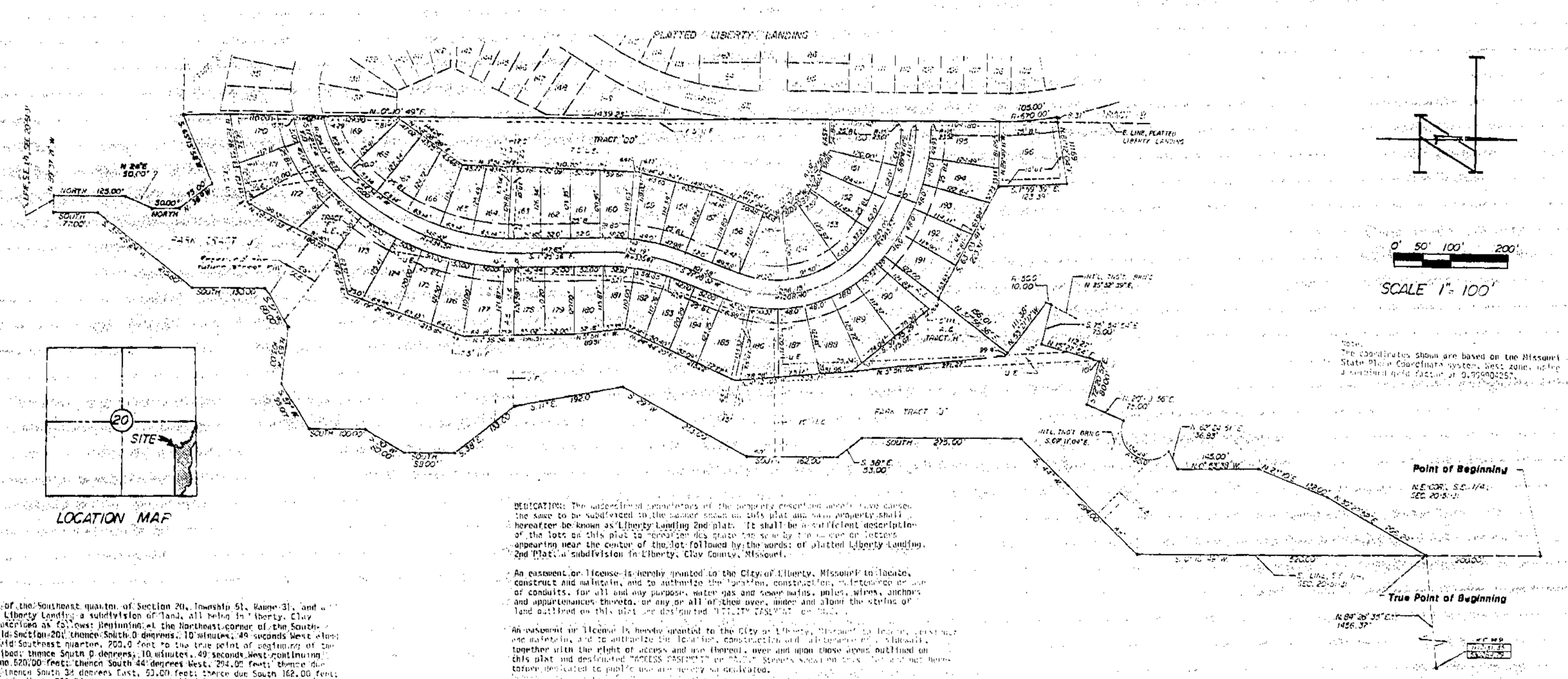
Clay County, Missouri
Land Survey Document

LIBERTY LANDING
2nd PLAT



Note: The coordinates shown are based on the Missouri State Plane Coordinate system, West zone, using a combined grid factor of 0.99980259.

Legal Description:

A) that part of the Southeast quarter of Section 20, Township 51, Range 31, and a part of Tract "BB", Liberty Landing a subdivision of land, all being in Liberty, Clay County, Missouri, described as follows: Beginning at the Northeast corner of the Southeast quarter of said Section 20; thence South 0 degrees, 10 minutes, 49 seconds West along the East line of said Southeast quarter, 700.0 feet to the true point of beginning of the tract herein described; thence South 0 degrees, 10 minutes, 49 seconds West, continuing along said East line, 620.00 feet; thence South 44 degrees West, 294.00 feet; thence due South 275.00 feet; thence South 34 degrees East, 53.00 feet; thence due South 162.00 feet; thence South 29 degrees West, 253.00 feet; thence South 11 degrees East, 162.00 feet; thence South 30 degrees East, 133.00 feet; thence due South 94.00 feet; thence South 30 degrees East, 50.00 feet; thence due South 100.00 feet; thence South 57 degrees West, 55.00 feet; thence North 03 degrees West, 103.00 feet; thence South 57 degrees West, 103.00 feet; thence due South, 120.00 feet; thence South 38 degrees, 28 minutes, 24 seconds West, 215.65 feet; thence due South, 77.00 feet to a point on the South line of the Southeast quarter of said Section 20; thence North 89 degrees, 27 minutes, 21 seconds West along said South line, 30.00 feet to the approximate centerline of Town Branch (the following courses are along the approximate centerline of said Town Branch); thence due North, 125.00 feet; thence North 24 degrees East, 50.00 feet; thence due North 55.00 feet; thence North 36 degrees West, 25.70 feet; thence South 65 degrees, 15 minutes, 58 seconds West, 132.72 feet to the Southeast corner of said Liberty Landing; thence North 0 degrees, 10 minutes, 49 seconds East along the East line of said plat, 1439.23 feet to the Northeast corner of said Tract "BB" of said platted Liberty Landing; thence along the Northerly line of said Tract, 105.00 feet; thence North 88 degrees, 32 minutes, 01 seconds East, 53.37 feet to a point on the East line of said platted Liberty Landing; thence North 0 degrees, 10 minutes, 04 seconds East, 111.69 feet; thence South 1 degree, 59 minutes, 39 seconds East, 123.39 feet; thence South 63 degrees, 03 minutes, 41 seconds East, 122.31 feet; thence North 37 degrees, 56 minutes, 56 seconds East, 155.01 feet; thence North 53 degrees, 21 minutes, 17 seconds West 111.38 feet to a point on a curve having a radius of 50.00 feet; thence Northeasterly along said curve to the left (having an initial tangent bearing of North 75 degrees, 32 minutes, 39 seconds East, a distance of 11.00 feet; thence South 75 degrees 54 minutes, 54 seconds East, 75.00 feet; thence North 16 degrees, 27 minutes, 54 seconds East, 172.27 feet; thence South 72 degrees, 22 minutes, 57 seconds East, 20.00 feet; thence North 20 degrees, 48 minutes, 56 seconds East, 75.00 feet; to a point on a curve having a radius of 50.00 feet; thence Easterly along said curve to the left (having an initial tangent bearing of South 69 degrees, 11 minutes, 04 seconds East) a distance of 124.48 feet; thence North 62 degrees, 24 minutes, 51 seconds East, 36.93 feet; thence North 0 degrees, 53 minutes, 38 seconds West, 145.00 feet; thence North 33 degrees, 10 minutes East, 122.53 feet; thence North 30 degrees, 22 minutes, 57 seconds East, 206.23 feet to the true point of beginning.

DEDICATION: The undersigned proprietors of the property described above have caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as "Liberty Landing 2nd plat". It shall be a sufficient description of the lots on this plat to describe them by their number or letters appearing near the center of the lot followed by the words: of platted Liberty Landing, 2nd 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 and use of conduits, for all and any purposes, water gas and sewer mains, pipes, wires, anchors and appurtenances thereto, on any or all of those over, under and along the strips of land outlined on this plat and designated "UTILITY EASEMENT" on this plat.

An easement or license is hereby granted to the City of Liberty, Missouri to locate, construct and maintain, and to authorize the location, construction and maintenance of sidewalks, together with the right of access and use thereon, over and upon those areas outlined on this plat and designated "ACCESS EASEMENT" on this plat. Streets shown on this plat are not hereby dedicated to public use but are reserved as indicated.

Building lines or setback lines 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.

City Plan Commission
Liberty, Missouri

Received April 19, 1983

Approved April 19, 1983

Chairman

City of Liberty
Clay County

Received May 9, 1983

Approved May 9, 1983

Ordinance No. 1631

Mayor R. Kenneth Weathers

Attest: City Clerk Donna E. Kelloway
Donna Kelloway

City Engineer of Liberty, Missouri

Ronald L. Norris, Director of Public Works Department

This plat and survey of Liberty Landing 2nd Plat was executed by Environmental Dynamics, Inc., 17010 Kentucky Road, Independence, Mo. 64057.

We hereby certify that the information contained herein is true and accurate and that the conditions covering subdivision of land located in Liberty, Missouri, have been complied with. Inc.

By [signature] Date 4-12-83

STATE OF MISSOURI
RONALD L. NORRIS
NUMBER E-16382
REGISTERED PROFESSIONAL ENGINEER

IN WITNESS WHEREOF: Shaycock Realty Company has caused these presents to be signed by its President, attested to by its Secretary and its seal affixed this 21 day of April, 1983.

Shaycock Realty Company
By [signature] President

Attest: [signature] Secretary

State of Missouri
County of Clay)

On this 21 day of April, 1983, before me appeared [signature] to me personally known, who being by me duly sworn, did say that he is the President of Shaycock Realty Company, and the seal to be affixed to this instrument is the seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation, by authority of its governing body and that said [signature] 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 at my office the day and year first written above.

My Commission expires 2/6/84

[signature] Notary Public

2nd Plat 2nd Bd
Filed for Record this 24 day of May A.D. 1983 at 2:00 o'clock P.M. and recorded in Book 17 Page 96
WM. L. SLOBODA, Recorder
By May Mandt Deputy

4/19/84 Plat
City Clerk
Plats

Developer: SHAYCOCK REALTY COMPANY
4420 Madison
Kansas City, Missouri 64111

http://www.ClayCoGov.com