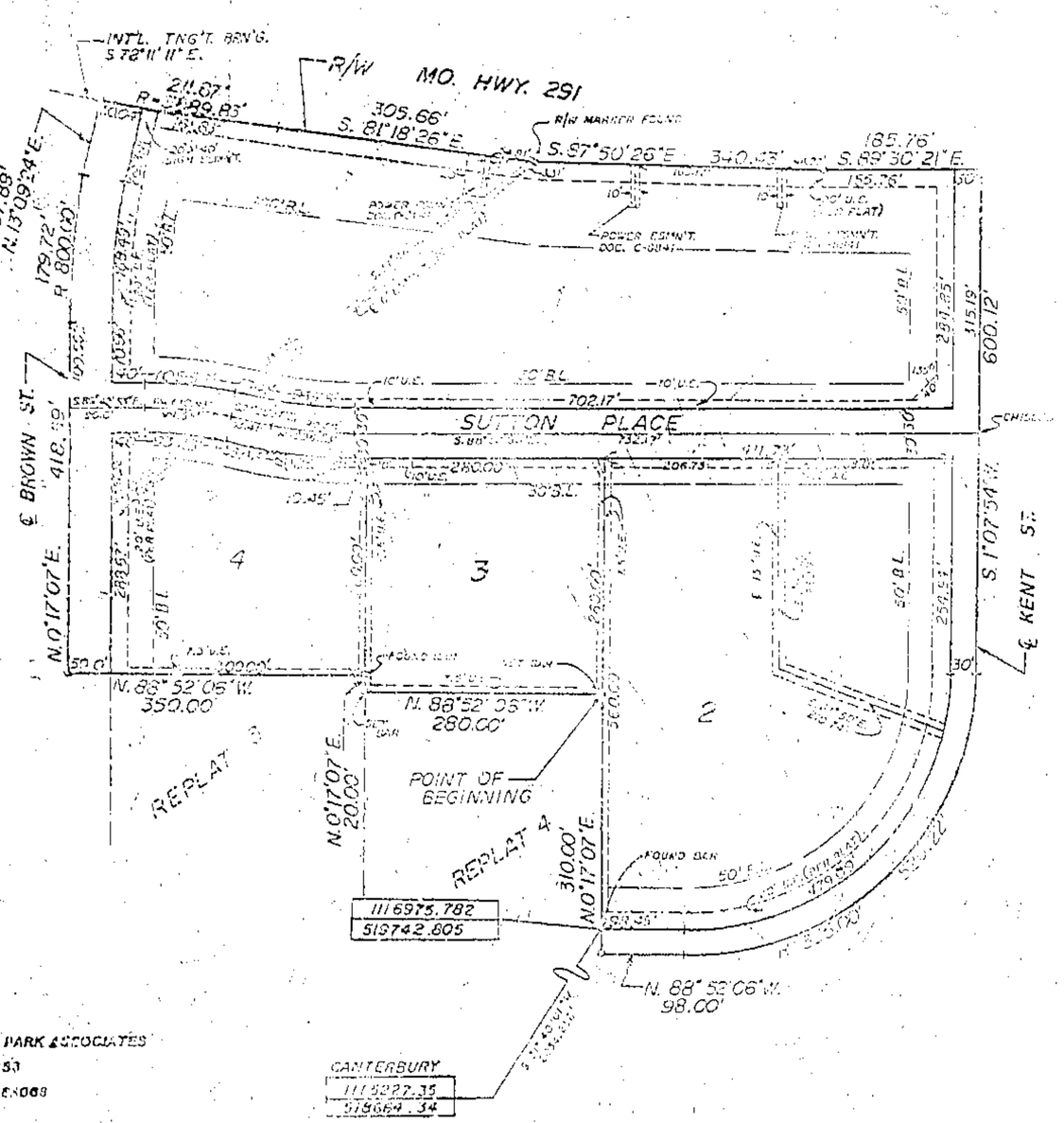
Clay County, Missouri
Land Survey Document

FINAL PLAT

REPLAT FIVE - LIBERTY INDUSTRIAL PARK

A RESURVEY OF TRACT 2 IN RESURVEY OF TRACTS 2, 3, 5, LIBERTY INDUSTRIAL PARK – FIRST PLAT

SECTION 18, TWN. 51 N, RNG. 31 W. LIBERTY, CLAY COUNTY, MISSOURI



Developer: LIBERTY INDUSTRIAL PARK ASSOCIATES
R.F.D. 5, BOX 53
LIBERTY, MISSOURI 64068

Legal Description:

This is a replat of a part of Tract 2 of a Resurvey of Tracts 2, 3, 5 of Liberty Industrial Park – First Plat, a subdivision of land and also a part of Vacated Brown Street, all lying in Section 18, Township 51 North, Range 31 West, more particularly described as follows: Beginning at the northeast corner of Tract 2 of Liberty Industrial Park – First Plat, a subdivision of land in said Liberty, Clay County, Missouri; thence North 88 degrees, 52 minutes, 06 seconds West along the North line of said subdivision, 280.00 feet to a corner of said Tract; thence North 0 degrees, 07 minutes, 07 seconds East along the East line of Tract 5, Replat Three (Thence South 00 degrees, 07 minutes, 07 seconds West along the East line of said Tract 5, Replat Three, a distance of 20.00 feet); thence North 88 degrees, 52 minutes, 06 seconds West along the North line of said subdivision and the westerly prolongation thereof, a distance of 350.00 feet (description on the centerline of Brown Street (as shown within Replat One – Liberty Industrial Park, a subdivision in said Liberty, Missouri); thence North 0 degrees, 07 minutes, 07 seconds East along said centerline, 418.00 feet to a point of curve having a radius of 800.00 feet; thence along said curve to the right, 179.12 feet to a point of tangency; thence North 13 degrees, 09 minutes, 34 seconds East continuing along said centerline, 87.89 feet (listed 100.00 plat) to a point on the Southerly line of Missouri Highway M-291 (the following 3 courses are along said line and along the Southerly line of said Resurvey of Tracts 2, 3, 5 Liberty Industrial Park – First Plat); said point being on a curve having an initial tangent bearing of South 76 degrees, 11 minutes, 11 seconds East and a radius of 310.00 feet; thence along said curve to the left 211.87 feet to a point of tangency; thence South 87 degrees, 50 minutes, 26 seconds East, 340.00 feet; thence South 89 degrees, 30 minutes, 21 seconds East, 185.76 feet (actual) (187.04 plat) to a point on the centerline of Kent Street; thence South 1 degree, 07 minutes, 54 seconds West along said centerline, 600.12 feet (actual) (600.24 plat) to a point of curve having a radius of 335.00 feet; thence Southwesterly along said curve to the right, 525.27 feet to a point of tangency; thence North 83 degrees, 57 minutes, 05 seconds West continuing along said centerline, 54.00 feet; thence North 0 degrees, 12 minutes, 07 seconds East along the East line of said Tract 5, Replat Four and its Southerly prolongation a distance of 310.00 feet to the point of beginning.

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 REPLAT FIVE - LIBERTY INDUSTRIAL PARK. It shall be a sufficient description of the lots on this plat to hereafter designate the number the lot or lots appearing near the center of the lot followed by the words: of platted REPLAT FIVE - LIBERTY INDUSTRIAL PARK, a subdivision in Liberty, Clay County, Missouri.

An easement or license is hereby granted to the City of Liberty, Missouri, and to the Utility Companies franchised, to locate, construct, and maintain, and to authorize the location, construction, maintenance or use of conduits, and all other purposes, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto on, over, on, and under and along the strips of land outlined on this plat and designated "UTILITY EASEMENT" on this plat.

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.

STREETS: The streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

IN TESTIMONY WHEREOF: LIBERTY INDUSTRIAL PARK ASSOCIATES, a Limited Partnership has caused these presents to be executed this 24th day of February, 1986.

LIBERTY INDUSTRIAL PARK ASSOCIATES

John H. Ferguson, Managing Partner

State of Missouri } ss
County of Clay }

On this 24th day of February, 1986, before me appeared John H. Ferguson, to me personally known, who being by me duly sworn did say that he is the Managing Partner of Liberty Industrial Park Associates, a Limited Partnership, and that this instrument was signed in behalf of said Limited Partnership, by authority of the Limited Partnership agreement and that said John H. Ferguson acknowledged said instrument to be the free act and deed of said Limited Partnership.

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

My Commission expires: 3-30-87

Notary Public
MOORE A. HARRIS
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires March 30, 1987

Approved by the Planning and Zoning Commission of the City of Liberty this 10th day of February, 1986.

Chairman - Carol M. Brock

Approved by the City Council of the City of Liberty this 17th day of February, 1986.

Ordinance No. 5107

Mayor - Jerome L. Todd

Deputy City Clerk - Donna L. Gillaway

City Engineer

This plat prepared by: Environmental Designers Inc.

Missouri Registered Land Surveyor 2-24-86

I hereby certify that this survey was executed in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey.

RECEIVED
FEB 24 1986
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF LIBERTY, MISSOURI

http://www.ClayCoGov.com