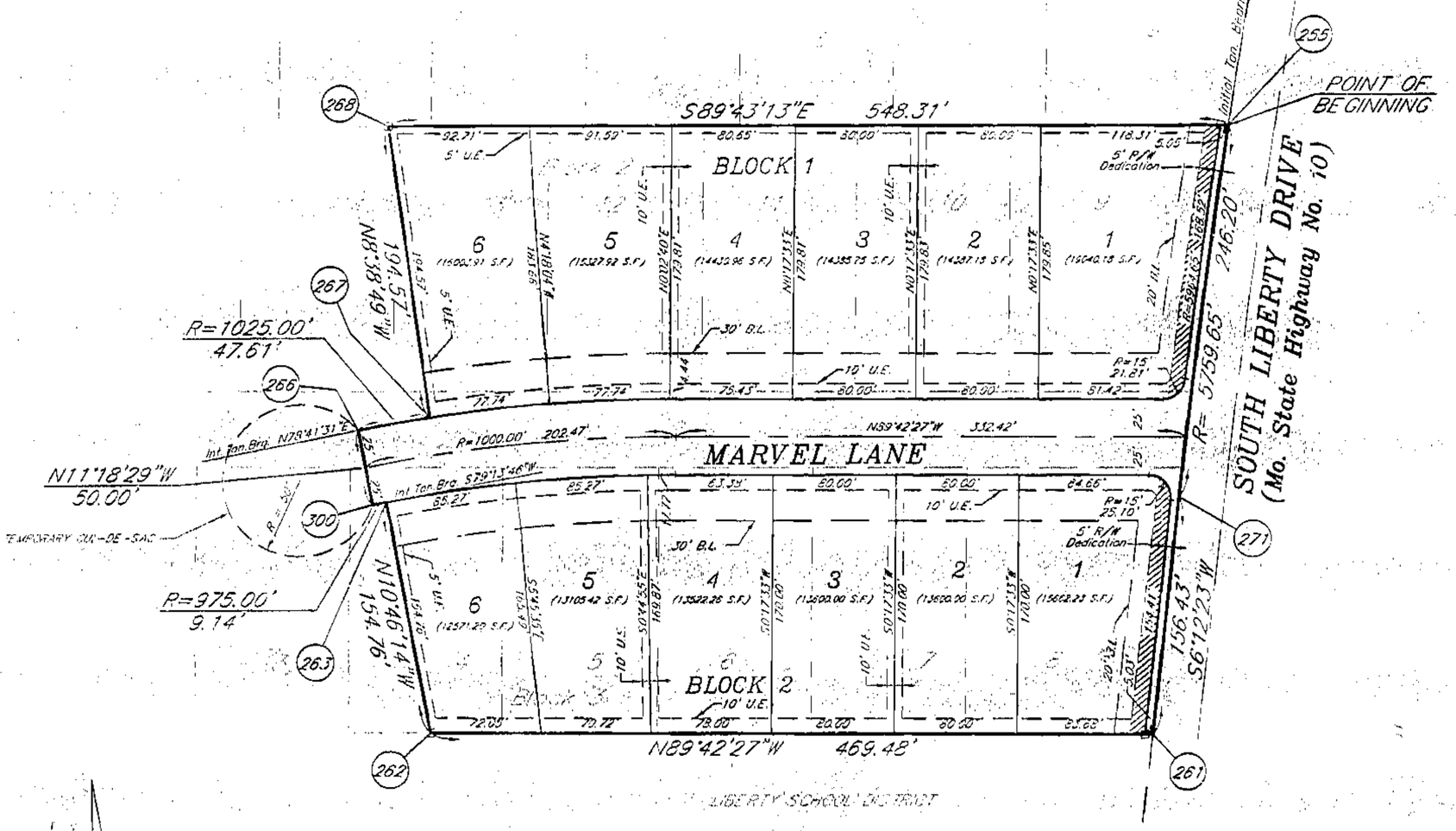
Clay County, Missouri
Land Survey Document

L 50644

WILSHIRE HIGHLANDS – FIRST PLAT

(A REPLAT OF LOTS 9, 10, 11, 12, 13 AND PART OF LOT 14, BLOCK 2, AND PART OF LOT 4, ALL OF LOTS 5, 6, 7 AND 8, BLOCK 3, AND PART OF MARVEL LANE, ALL IN SHEPHERD HILLS)

A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI



STATE PLANE TRAVERSE TABLE

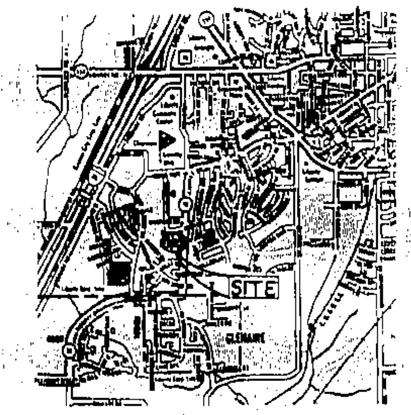
Station	Bearing (U.S. N26°23'10"E to Mon. Clay)	Ground Distance (Feet)	Northing	Easting
TP#1	S23°18'42"W	890.530	341999.867	853732.670
TP#2	S33°57'44"E	1102.076	340782.115	853380.301
261	S86°29'29"W	96.720	339801.020	854040.640
262	N89°42'27"W	143.086	339792.537	854136.911
263	N10°46'14"W	47.165	339793.267	853993.827
264 R.P.	S10°46'14"E	297.152	339839.601	853985.013
265	N11°18'29"W	297.152	339547.684	854040.544
266	N11°18'29"W	15.239	339839.068	853982.277
264 R.P.	S11°18'29"E	312.391	339854.011	853979.269
267	N8°38'49"W	312.391	339547.604	854040.544
268	N8°38'49"W	59.299	339856.524	853993.577
255	S89°43'13"E	167.109	339915.149	853904.662
270 R.P.	S81°20'40"E	1755.375	339939.933	854151.769
271	N83°47'37"W	1755.375	339850.160	855897.152
261	S6°12'23"W	47.675	339839.934	854142.065
			339792.536	854136.911

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983), WEST ZONE, USING A COMBINED GRID FACTOR OF .9999032 (COORDINATES ARE IN METERS).

SCALE 0' 50' 100'

LEGEND

⊏ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
U.E. – Utility Easement
B.L. – Building Line
/// – No Access



LEGAL DESCRIPTION:

A replat of Lots 9, 10, 11, 12, 13 and part of Lot 14, Block 2, and part of Lot 4, all of Lots 5, 6, 7 and 8, Block 3, and part of Marvel Lane, all in SHEPHERD HILLS, a subdivision of land in Section 13, Township 51, Range 32, in the City of Liberty, Clay County, Missouri, being bounded and described as follows: Beginning at the Southeast Corner of Lot 8, Block 2, of SHEPHERD HILLS, a subdivision of land in said Section 13, said corner also being on the West right-of-way line of Missouri State Highway No. 10, also known as South Liberty Drive, as now established; thence Southerly on a curve to the left, having an initial tangent bearing of South 8°39'20" West, a radius of 5759.65 feet, an arc distance of 246.20 feet; thence South 6°12'35" West, along said West right-of-way line 156.43 feet; thence North 89°42'27" West, 469.48 feet; thence North 10°46'14" West, 154.76 feet; thence Westerly, on a curve to the left, having an initial tangent bearing of South 79°13'46" West, a radius of 975.00 feet, an arc distance of 9.14 feet; thence North 11°18'29" West, 50.00 feet; thence Easterly, on a curve to the right, having an initial tangent bearing of North 78°41'31" East, a radius of 1025.00 feet, an arc distance of 47.61 feet; thence North 8°38'49" West, 194.57 feet, to its intersection with the South line of Lot 3, Block 2, of said SHEPHERD HILLS; thence South 89°43'13" East, along the South lines of Lots 3, 4, 5, 6, 7 and 8, Block 2, of said SHEPHERD HILLS, 548.31 feet, to the Point of Beginning. Containing 4.69 acres, more or less.

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:

WILSHIRE HIGHLANDS – FIRST PLAT

It shall be a sufficient description of the lots on this plat to hereafter have the same be the number appearing near the center of the lot followed by the block number appearing near the center of the respective blocks followed by the words: Wilshire Highlands – First Plat, a subdivision of land in the City of Liberty, Clay County, Missouri, according to the recorded plat thereof.

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 all 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.".

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

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.

IN WITNESS WHEREOF: J. A. PETERSON ENTERPRISES, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 2nd day of OCTOBER, 1992.

J. A. PETERSON ENTERPRISES, INC.

Kenneth L. Riedemann, President — Roger H. Siegrist, Secretary

STATE OF ~~MISSOURI~~ KANSAS
COUNTY OF Johnson) SS:

Be it remembered that on this 2nd day of October, 1992, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kenneth L. Riedemann and Roger H. Siegrist, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively of J. A. PETERSON ENTERPRISES, INC., and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Kenneth L. Riedemann and Roger H. Siegrist, 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 on the date herein last above written.

My commission expires: Feb. 13, 1994 — Sheri L. Finley, Notary Public

SHERI L. FINLEY
Notary Public - State of Kansas
My Appt. Exp. 2-13-94

APPROVED by the Planning and Zoning Commission of the City of Liberty, this 23rd day of September, 1992.

Chairman: Aaron M. Reuck

APPROVED by the City Council of the City of Liberty, this 28 day of September, 1992, ORDINANCE NO. 6445.

Mayor: Robert J. Saunders — Deputy City Clerk: Donna J. Holloway

City Engineer: Steven P. Hansen, P.E.

This plat and survey of WILSHIRE HIGHLANDS – FIRST PLAT were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: That the Plat of WILSHIRE HIGHLANDS – FIRST 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 Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. 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.

10-19-92 — Date

Signed: W. James Schoen — W. James Schoen, MLS #1989

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers — Land Surveyors
5577 NW BARRY ROAD — KANSAS CITY, MISSOURI 64151
(816) 587-4320

http://www.ClayCoGov.com