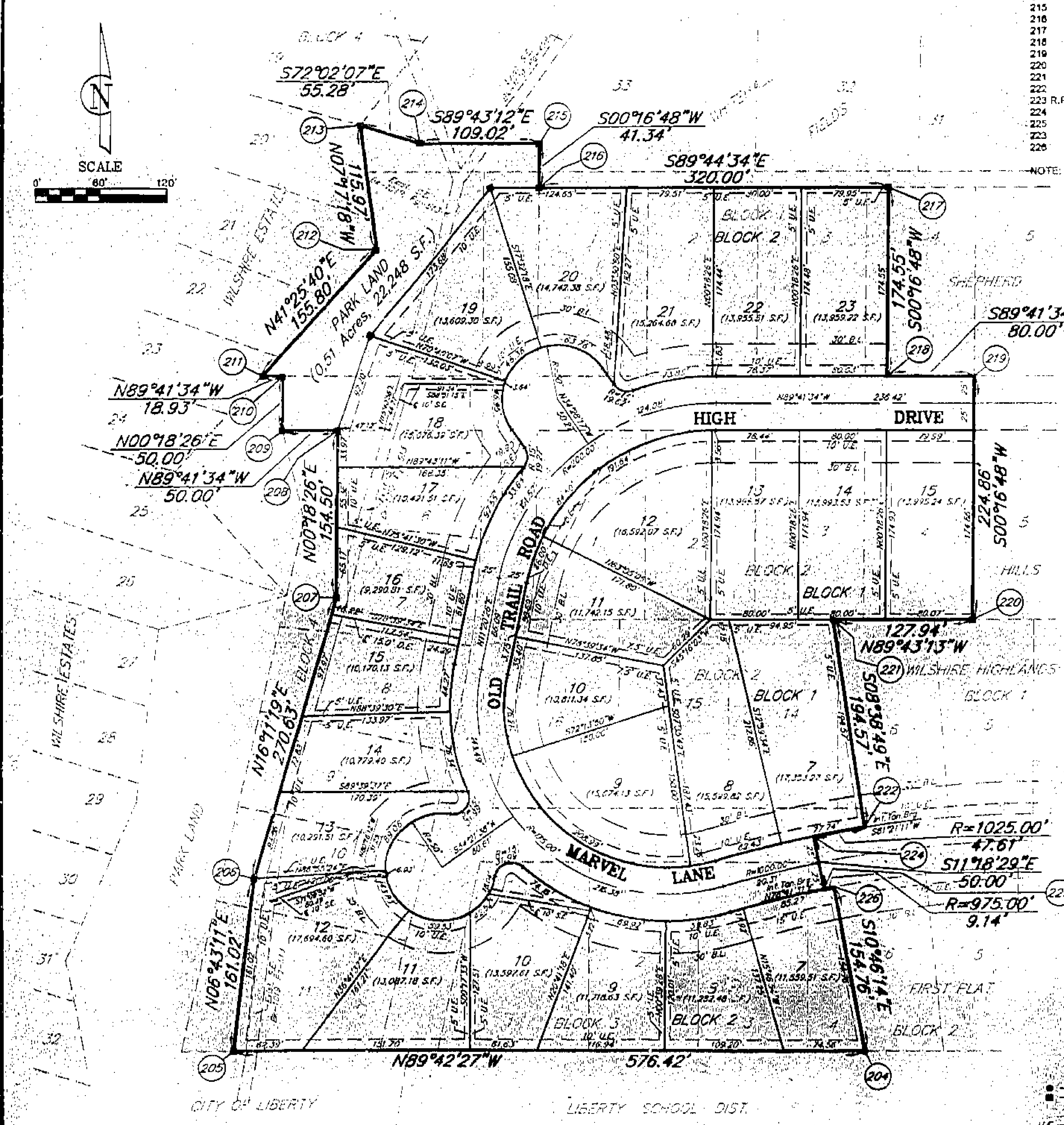
Clay County, Missouri
Land Survey Document

STATE OF MO.
94 JUL 27 PM 1:02
RECORDER OF DEEDS
JUL 27 1994

WILSHIRE HIGHLANDS–SECOND PLAT

A Replat of Lots 1,2,3 and Part of Lot 4, Block 1, and Lots 1,2,3,4,15,16 and Part of Lots 13 and 14, Block 2, and Lots 1,2,3 and Part of Lot 4, Block 3, and Part of Lots 6,7,8,9,10,11, Block 4, Part of High Drive, Part of Old Trail and Part of Marvel Lane, all in SHEPHERD HILLS, and Part of Lot 33 in WHITEHALL FIELDS

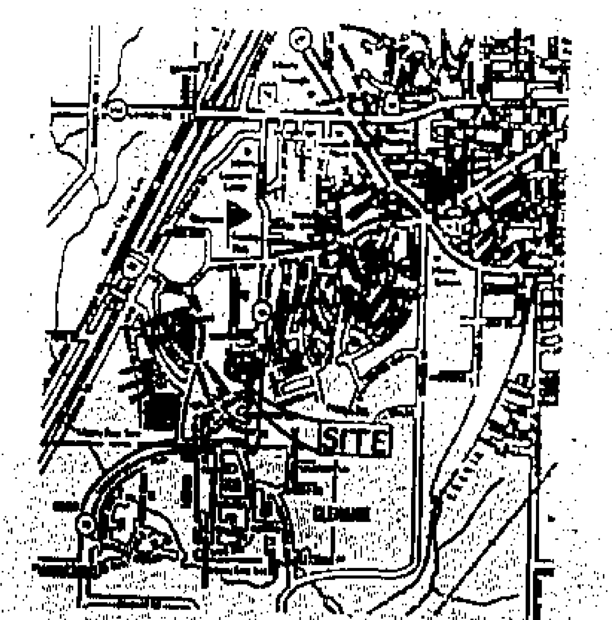
A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI
IN SECTION 13, TOWNSHIP 51, RANGE 32



STATE PLANE TRAVERSE TABLE

Station	Bearing	Ground Distance	Northing	Easting
Clay			341599.867	853732.678
TP-1	S23°16'42"W	890.530	340782.038	853380.256
TP-2	S33°57'44"E	1182.076	339801.614	854040.629
TP-3	S84°29'29"E	98.720	339792.329	854136.902
204	N89°42'27"W	143.086	339793.039	853993.818
205	N89°42'27"W	175.678	339793.956	853818.142
206	N6°43'11"E	49.075	339842.694	853823.884
207	N16°11'19"E	82.481	339921.905	853846.860
208	N0°18'26"E	47.087	339968.961	853847.133
209	N89°41'34"W	15.239	339969.073	853831.894
210	N0°18'26"E	15.239	339984.312	853831.976
211	N89°41'34"W	5.770	339984.342	853826.206
212	N41°25'40"E	47.485	340019.946	853857.625
213	N7°17'18"W	35.344	340055.005	853853.141
214	S72°02'07"E	16.848	340049.806	853869.168
215	S89°43'12"E	33.226	340049.846	853902.394
216	S0°16'48"W	12.599	340037.047	853902.332
217	S89°44'34"E	97.527	340036.609	853999.858
218	S0°16'48"W	53.197	339983.413	853999.598
219	S89°41'34"E	24.382	339983.282	854023.980
220	S0°16'48"W	68.531	339914.752	854023.645
221	N89°43'13"W	38.993	339914.942	853984.652
222	S8°38'49"E	59.299	339856.317	853993.568
223 R.P.	S8°38'49"E	312.390	339547.478	854040.534
224	N11°18'29"W	312.390	339853.804	853979.279
225	S11°18'29"E	15.239	339838.861	853982.268
223	S11°18'29"E	297.151	339547.478	854040.534
226	N10°46'13"W	297.151	339839.394	853985.004

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).



DEVELOPER:
J.A. Peterson Enterprises, Inc.
10808 W. 75th Street
Shawnee Mission, Kansas 66204
Telephone: (913) 384-3800

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

9/8/94 9AM
[illegible]

LEGAL DESCRIPTION:

A replat of Lots 1, 2, 3 and part of Lot 4, Block 1, and Lots 1, 2, 3, 4, 15, 16 and part of Lots 13 and 14, Block 2, and Lots 1, 2, 3, and part of Lot 4, Block 3, and Part of Lots 6, 7, 8, 9, 10, 11, Block 4, part of High Drive, Part of Old Trail and part of Marvel Lane, all in SHEPHERD HILLS, a subdivision of land in Section 13, Township 51, Range 32, and part of Lot 33, WHITEHALL FIELDS, a subdivision of land in Section 13, Township 51, Range 33, all in the City of Liberty, Clay County, Missouri, being bounded and described as follows: Beginning at the Southwest Corner of Lot 6, Block 2, WILSHIRE HIGHLANDS - FIRST PLAT, a subdivision of land in said Section 13; thence North 89°42'27" West along the South line of said SHEPHERD HILLS, 576.42 feet; thence North 6°43'11" East, 161.02 feet; thence North 16°11'19" East, 270.63 feet; thence North 0°18'26" East, 154.50 feet; thence North 89°41'34" West, 50.00 feet; thence North 0°18'26" East, 50.00 feet; thence North 89°41'34" West, 18.93 feet to a point on the Easterly line of Block 4, WILSHIRE ESTATES, a subdivision of land in said Section 13; thence North 41°25'40" East, along said Easterly line, 155.80 feet; thence North 7°17'18" West, along said Easterly line, 115.97 feet; thence South 72°02'07" East, 55.28 feet; thence South 89°43'12" East, 109.02 feet; thence South 0°16'48" West, 41.34 feet; thence South 89°44'34" East, 320.00 feet; thence South 0°16'48" West, 174.55 feet to a point on the North line of High Drive, as now established; thence South 89°41'34" East along said North line 80.00 feet; thence South 0°16'48" West along the West line of Lot 5, Block 2, said SHEPHERD HILLS and its Northerly prolongation thereof, 224.86 feet to a point on the North line of said WILSHIRE HIGHLANDS - FIRST PLAT; thence North 89°43'13" West, along said North line, 127.94 feet; thence South 8°38'49" East along the West line of said WILSHIRE HIGHLANDS - FIRST PLAT, 194.57 feet; thence Westerly along a curve to the left, having an initial tangent bearing of South 81°21'11" West, a radius of 1025.00 feet, an arc distance of 47.61 feet; thence South 11°18'29" East, 50.00 feet; thence Easterly along a curve to the right, having an initial tangent bearing of North 78°41'31" East, a radius of 975.00 feet, an arc distance of 9.14 feet; thence South 10°46'14" East, along said West line, 154.76 feet to the Point of Beginning. Containing 10.01 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 - SECOND 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 block number appearing near the center of the respective blocks followed by the words: Wilshire Highlands - Second 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.".

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.".

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 TESTIMONY 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 3 day of June, 1994.

J.A. PETERSON ENTERPRISES, INC.

Kenneth L. Riedemann, President

Roger H. Siegrist, Secretary

STATE OF KANSAS)
) SS:
COUNTY OF JOHNSON)

On this 3rd day of June, 1994, 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 duly sworn by me, did say that they are the President and Secretary, respectively, of J. A. PETERSON ENTERPRISES, INC., and that said instrument was signed and sealed in behalf of said Corporation, by 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 THEREOF: I have hereunto set my hand and affixed my notarial seal at my office the day and year last written above.

SHERI L. FINLEY
Notary Public - State of Kansas

My Commission Expires Feb. 12, [illegible]

Notary Public

Approved by the Planning and Zoning Commission of the City of Liberty, this 23 day of MARCH, 1994.

Vice-Chairman Larry Kepler

Approved by the City Council of the City of Liberty, this 28 day of March 1994, Ordinance No. 67[illegible]

Mayor Robert Saunders

Deputy City Clerk, Donna L. Holloway

City Engineer: Mark P. Jones

This plat and survey of WILSHIRE HIGHLANDS - SECOND 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 - SECOND 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.

6-1-94
Date

Signed: ____________
W. James [illegible]

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers – Land Surveyors
5577 NW Barry Road, Kansas City, Missouri 64151
(816) 587-[illegible]

GBA

http://www.ClayCoGov.com