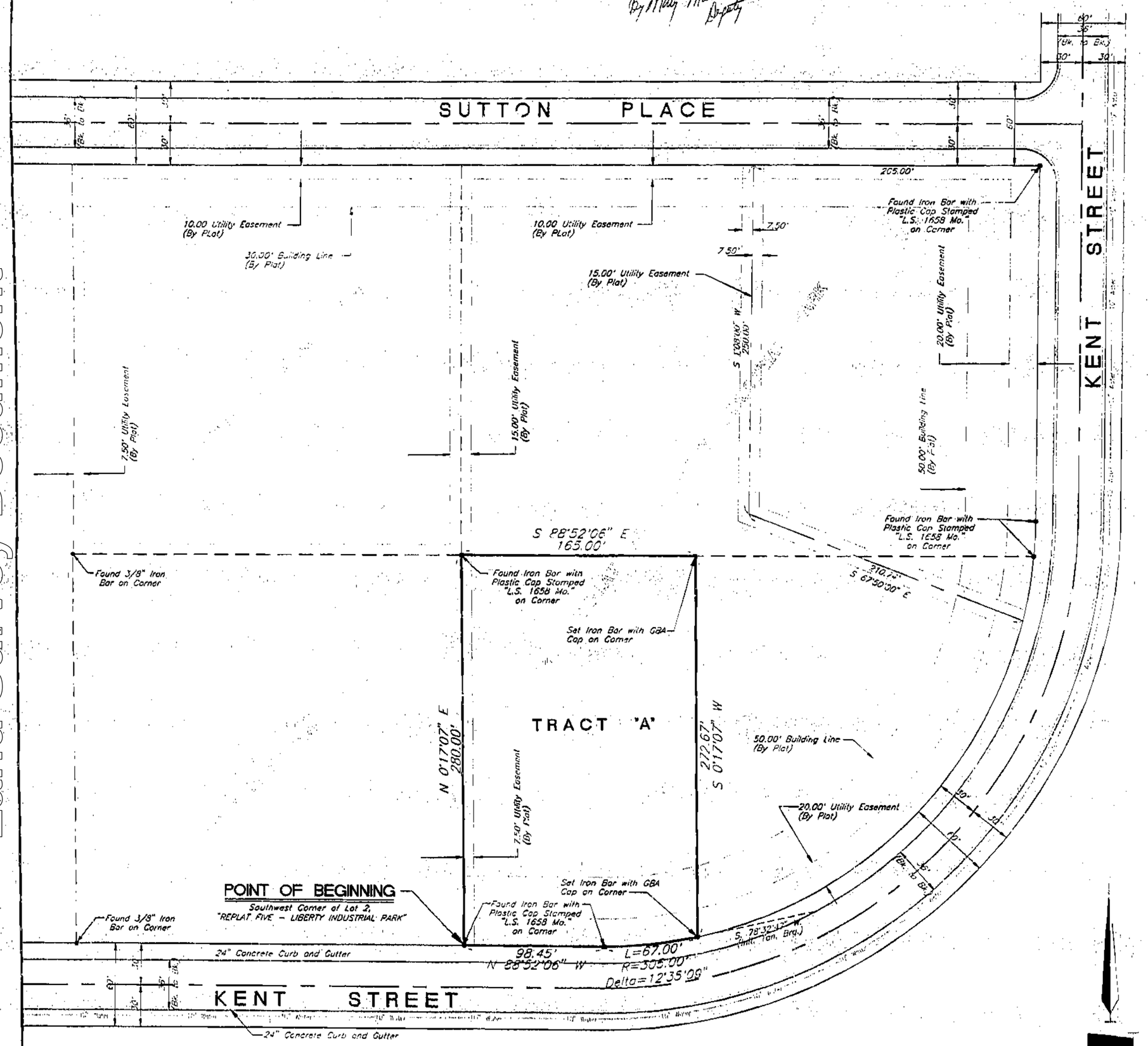
Clay County, Missouri
Land Survey Document

SEP 07 1994 32649

94 SP -7 PM 3:20

By Mary Merrant Deputy

LOT SPLIT SURVEY
PART OF LOT 2
"REPLAT FIVE - LIBERTY INDUSTRIAL PARK"
A SUBDIVISION OF LAND IN
SECTION 18, TOWNSHIP 51 NORTH, RANGE 31 WEST
LIBERTY, CLAY COUNTY, MISSOURI



Note:

1. No Title Commitment was furnished for this survey. A Title Search may disclose other recorded easements or rights-of-way not shown hereon. The easement information shown hereon has been taken from the recorded subdivision plat of "Replat Five - Liberty Industrial Park", a subdivision of land in the City of Liberty, Clay County, Missouri.

40' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

DESCRIPTION:

TRACT "A". All that part of Lot 2, "Replat Five - Liberty Industrial Park", a subdivision of land in the City of Liberty, Clay County, Missouri, described as follows: Beginning at the Southwest corner of said Lot 2; thence North 0°17'07" East, along the West line of said Lot 2, a distance of 280.00 feet, to the Southeast corner of Lot 3, of said "Replat Five - Liberty Industrial Park"; thence South 88°52'06" East, along the Easterly prolongation of the South line of said Lot 3, a distance of 165.00 feet; thence South 0°17'07" West, a distance of 272.67 feet, to a point on the Northerly right-of-way line of Kent Street, as now established, said point being on the Southerly line of said Lot 2, said point also being a point on a curve; thence Westerly along said Northerly right-of-way line and said Southerly line along a curve to the right, having an initial tangent bearing of South 78°32'47" West, a radius of 305.00 feet, a central angle of 12°35'09", a distance of 67.00 feet, to a point of tangency; thence North 88°52'06" West, along said North right-of-way line and said South line, a distance of 98.45 feet, to the POINT OF BEGINNING, containing 46,032.56 square feet or 1.06 acres, more or less.

The undersigned proprietor of the property described herein has caused the same to be divided in the manner shown on this lot split survey

In testimony whereof, the undersigned proprietor has hereunto set its hand this 30th day of August, 1994

LIBERTY INDUSTRIAL PARK ASSOCIATES, a Missouri Limited Partnership

By: John H. Ferguson, General Partner

STATE OF Missouri
COUNTY OF Platte

On this 30th day of August, 1994, before me appeared John H. Ferguson to me personally known, who being by me duly sworn, did say that he is General Partner of Liberty Industrial Park Associates, a Missouri Limited Partnership, and that the foregoing instrument was signed and sealed on behalf of said Limited Partnership and 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 in said County and State, the day and year last written above.

Cheryl Diane Stanfield My Commission Expires: Jan 15, 1997
Notary Public
Cheryl Diane Stanfield
Print Name

Approved by the Director of Community Development, under the authority of the Mayor and City Council of Liberty, Missouri.

Patti Banks
Patti Banks, Director of Community Development

Date: Sept. 7, 1994

This is to Certify that this survey meets the accuracy requirements of a Class "A" Survey, as defined in the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

Date: 8/29/94

James C. Hearn
Missouri Registered Land Surveyor No. 1985

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GBA
GEORGE BUTLER ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS/PLANNERS

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"REPLAT FIVE - LIBERTY INDUSTRIAL PARK"
A SUBDIVISION OF LAND IN
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LIBERTY, CLAY COUNTY, MISSOURI

JOB NO.:	3875.03
DATE:	Aug. 22, 1994
DESIGNED BY:	GEJ
DRAWN BY:	GEJ
CHECKED BY:	LGH
SHEET NO.	1 OF 1

File: 4:\3875\3875SCD.DAG Last edited: AUG. 26, 94 @ 4:47 p.m. by: 902 Scale: 1:40

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