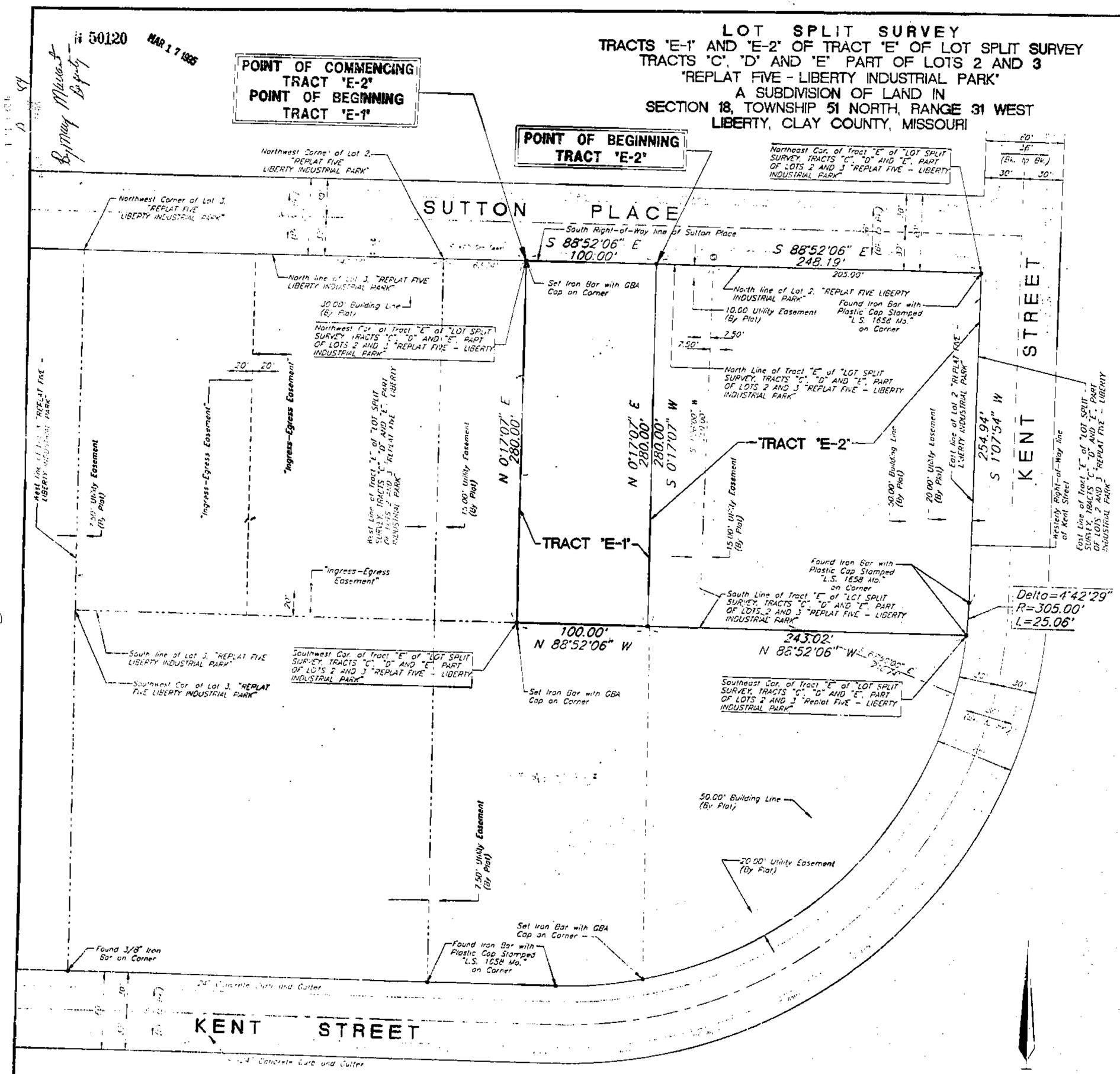
Clay County, Missouri
Land Survey Document

LOT SPLIT SURVEY

TRACTS "E-1" AND "E-2" OF TRACT "E" OF LOT SPLIT SURVEY
TRACTS "C", "D" AND "E" PART OF LOTS 2 AND 3
"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.

SCALE : 1 INCH = 40 FEET

Descriptions:

TRACT "E-1"

All that part of Tract "E", "LOT SPLIT SURVEY, TRACTS "C", "D" AND E, PART OF LOTS 2 AND 3, "REPLAT FIVE – LIBERTY INDUSTRIAL PARK", a subdivision of land in the City of Liberty, Clay County, Missouri, described as follows: Beginning at the Northwest Corner of said Tract "E", said point being on the South Right-of-Way line of Sutton Place, as now established; thence South 88°52'06" East, along the North line of said Tract "E" and said South Right-of-Way line, a distance of 100.00 feet; thence South 0°17'07" West, a distance of 280.00 feet, to a point on the South line of said Tract "E"; thence North 88°52'06" West, along the South line of said Tract "E", a distance of 100.00 feet, to the Southwest corner of said Tract "E"; thence North 0°17'07" East, along the West line of said Tract "E", a distance of 280.00 feet, to the Point of Beginning, containing 27,997.3823 square feet or 0.6427 acres, more or less.

TRACT "E-2"

All that part of Tract "E", "LOT SPLIT SURVEY, TRACTS "C", "D" AND E, PART OF LOTS 2 AND 3, "REPLAT FIVE – LIBERTY INDUSTRIAL PARK", a subdivision of land in the City of Liberty, Clay County, Missouri, described as follows: Commencing at the Northwest Corner of said Tract "E", said point being on the South Right-of-Way line of Sutton Place, as now established; thence South 88°52'06" East, along the North line of said Tract "E" and said South Right-of-Way line, a distance of 100.00 feet, to the Point of Beginning; thence continuing South 88°52'06" East, along said South Right-of-Way line and the North line of said Tract "E", a distance of 248.19 feet, to the Northeast Corner of said Tract "E", said point being on the Westerly Right-of-Way line of Kent Street, as now established; thence South 1°07'54" West, along the East line of said Tract "E" and said Westerly Right-of-Way line, a distance of 254.94 feet, to a point of curvature; thence Southerly along the East line of said Tract "E" and said Westerly Right-of-Way line and along a curve to the right having a radius of 305.00 feet, a central angle of 4°42'29", a distance of 25.06 feet, to the Southeast corner of Tract "E"; thence North 88°52'06" West, along the South line of said Tract "E", a distance of 243.02 feet, to a point on said South line that is 100.00 feet Easterly of the Southwest corner of said Tract "E", as measured along said South line; thence North 0°17'07" East, a distance of 280.00 feet, to the Point of Beginning, containing 68,897.1234 square feet or 1.5817 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 15 day of March, 1995.

VILLAGE INVESTMENTS, a Missouri General Partnership

By: H. Keith Singer
H. Keith Singer, Managing Partner

STATE OF Missouri
COUNTY OF Clay }

On this 15 day of March, 1995, before me appeared H. Keith Singer to me personally known, who being by me duly sworn, did say that he is Managing Partner of Village Investments, a Missouri General Partnership, and that the foregoing instrument was signed and sealed on behalf of said General Partnership and said H. Keith Singer acknowledged said instrument to be the free act and deed of General 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.

Donna S. O'Hare
Notary Public

My Commission Expires: DONNA S. O'HARE Notary Public-State of Missouri Commissioned in Clay County My Commission Expires Oct. 19, 1998

DONNA S. O'HARE
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: March 16, 1995

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: 3/15/95

Larry G. Hearn
Missouri Registered Land Surveyor No. 1885

GBA
GEORGE BUTLER ASSOCIATES, INC.
ENGINEERS ARCHITECTS
SURVEYORS ARCHITECTS

OFFICES

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

JOB NO.: 7299
DATE: March 8, 1995
DESIGNED BY: DEJ
DRAWN BY: DEJ
CHECKED BY: LGH
SHEET NO. 1 OF 1

i 50120 MAR 17 1995

4/5/95 Cabinet D

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