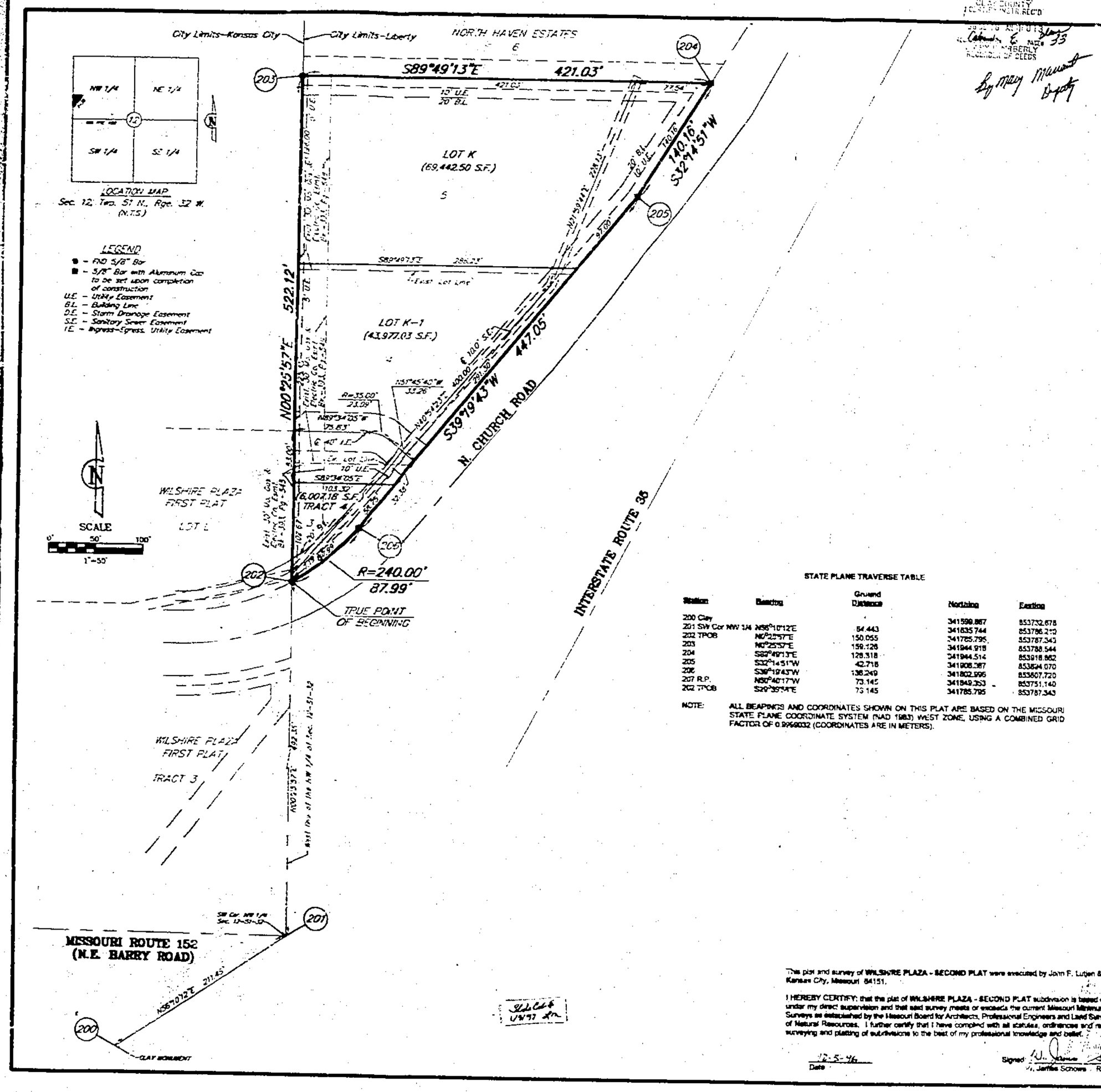
Clay County, Missouri
Land Survey Document

DEC 18 1996 N 25135



STATE PLANE TRAVERSE TABLE

Station	Bearing	Ground Distance	Northing	Easting
200 Clay			341599.887	853732.678
201 SW Cor NW 1/4	N86°10'12"E	54.443	341635.744	853786.210
202 TPOB	N0°25'57"E	150.055	341785.795	853787.343
203	N0°25'57"E	159.128	341944.918	853788.544
204	S89°49'13"E	126.318	341944.514	853918.862
205	S32°14'51"W	42.718	341906.287	853964.070
206	S39°19'43"W	136.249	341802.995	853867.720
207 R.P.	N50°40'17"W	73.145	341849.353	853751.140
202 TPOB	S39°19'43"E	73.145	341785.795	853787.343

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 0.9998032 (COORDINATES ARE IN METERS).

This plat and survey of **WILSHIRE PLAZA - 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 PLAZA - 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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.

12-5-96
Date

Signed: J. Jerrles Schowe
J. Jerrles Schowe RLS 1989

WILSHIRE PLAZA–SECOND PLAT

A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A resurvey and subdivision of part of Lots 3, 4 and 5, NORTH HAVEN ESTATES, a subdivision of land in the Northwest Quarter of Section 12, Township 51, Range 32, Liberty, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 0°25'57" East, along the West line of said Northwest Quarter, 492.35 feet to a point on the Northwesterly right of way line of Interstate Route 35, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence continuing North 0°25'57" East, along said West line, 522.12 feet, to the Northwest corner of said Lot 5; thence South 89°49'13" East, along said North line, 421.03 feet to a point on the aforementioned Northwesterly right of way line of said Interstate Route 35; thence South 32°14'51" West along said Northwesterly line, 140.16 feet; thence South 39°19'43" West, along said Northwesterly line, 447.05 feet; thence Southwesterly, along said Northwesterly line, on a curve to the right, tangent to the last described course, having a radius of 240.00 feet, an arc distance of 87.99 feet to the True Point of Beginning. Containing 2.74 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 PLAZA - 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 Plaza - 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, on 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 for right of ingress and egress is also hereby granted to the City of Liberty, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer line, collection of garbage and refuse, and to the United States Postal Services for the delivery of mail. The right of ingress and egress is also hereby granted to the public for access to adjacent property through areas outlined on this plat and designated "Ingress/Egress Easement" or "I.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.".

EASEMENTS: The right of ingress and egress is hereby granted to the public for access to adjacent property through areas outlined on this plat and designated "Ingress/Egress Easement" or "I.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.

TRACT 4: Tract 4 (0.14 acres) is hereby dedicated as Private open Space to be used for the purpose of signage and landscaping and shall be maintained by the Wilshire Plaza Commercial Association.

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 3rd day of December 1996.

J.A. PETERSON ENTERPRISES, INC.

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

STATE OF KANSAS }
COUNTY OF JOHNSON } SS:

Be it remembered that on this 3rd day of December 1996, 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. 12, 1998
Sheri L. Finley, Notary Public
SHERI L. FINLEY, Notary Public – State of Kansas, My Appt. Exp. 2-12-98

Approved by the Planning and Zoning Commission of the City of Liberty, this 19 day of November 1996.

Chairman: Larry Wepler

Approved by the City Council of the City of Liberty, this 25 day of November 1996, Ordinance No. 13557

Mayor: Bill Kersten
Deputy City Clerk: Donna L. Holloway
City Engineer: Mark Dennis

DEVELOPER:
J.A. PETERSON ENTERPRISES, INC.
Kenneth R. Riedemann, President
10000 W. 75th Street
Shawnee Mission, Kansas 66204
Telephone: (913) 724-3800

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers – Land Surveyors
Landscape Architects
5577 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4200 FAX (816) 587-1293

DATE: 12-05-96 | Job No. – 95042 | File Name– WS2-PLAT

http://www.ClayCoGov.com