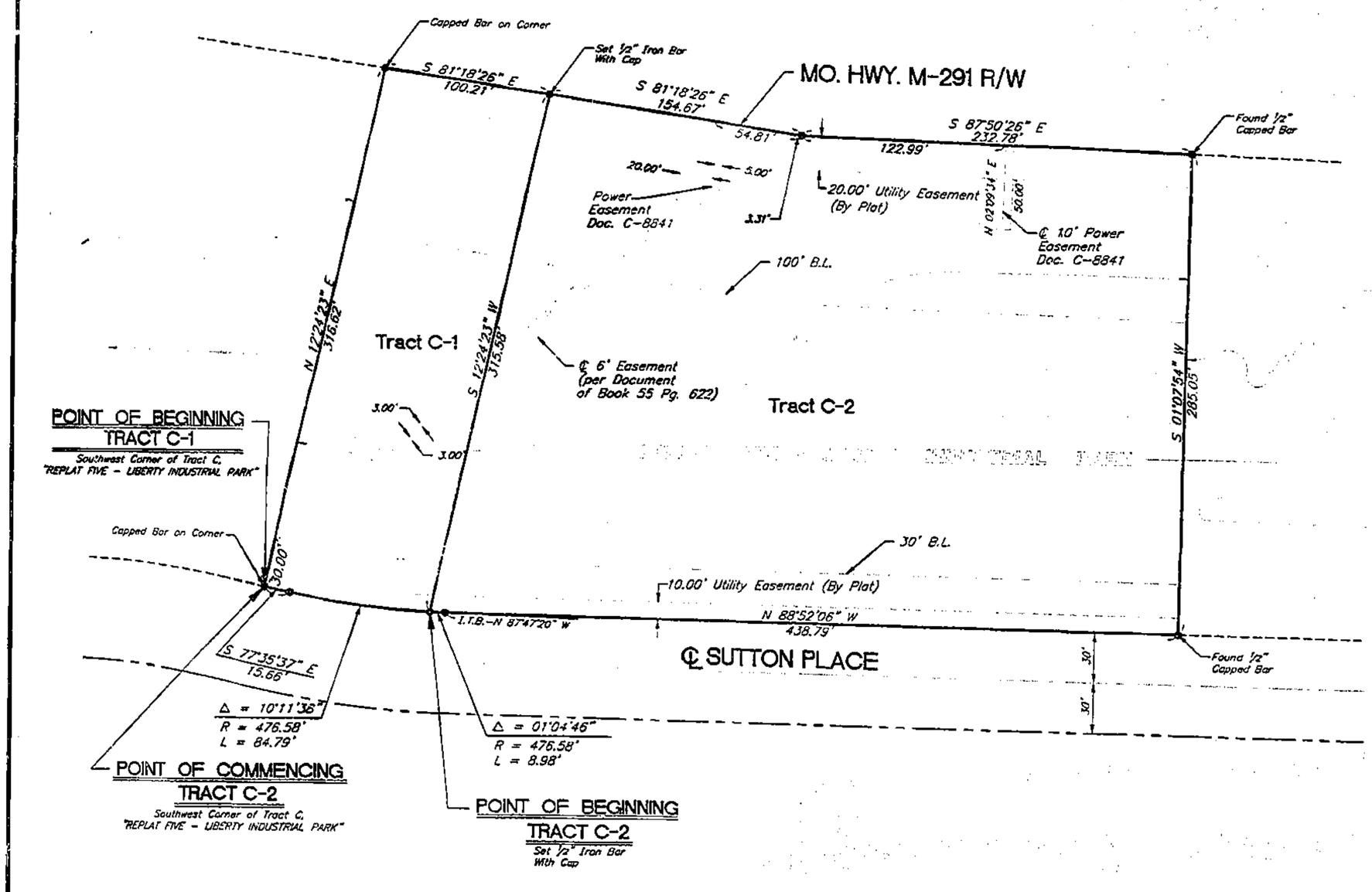
N 33975

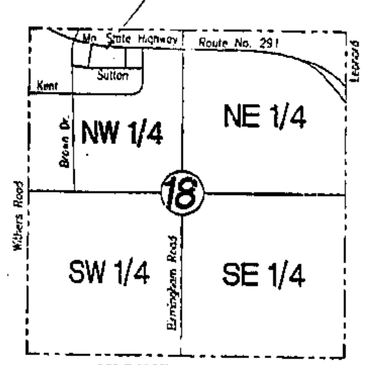
MAR 12 1997

Clerk's Office
By Mary Meinert Deputy

LOT SPLIT SURVEY
PART OF LOT 1
"REPLAT FIVE - LIBERTY INDUSTRIAL PARK"
A SUBDIVISION OF LAND IN
SECTION 18, TOWNSHIP 51 NORTH, RANGE 31 WEST
LIBERTY, CLAY COUNTY, MISSOURI



PROJECT LOCATION



VICINITY MAP
Sec. 18, Twp. 51, Rg. 31

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 C-1
All that part of Tract C, "Lot Split Plat, Part of Lot 1, Replat Five-Liberty Industrial Park", a subdivision in the City of Liberty, Clay County, Missouri; more particularly described as follows:

Beginning at the Southwest corner of said Tract C; thence North 12°24'23" East, along the West line of said Tract C, a distance of 316.62 feet, to a point on the North line of said Tract C; thence South 81°18'26" East, along said North line, a distance of 100.21 feet; thence South 12°24'23" West, a distance of 315.58 feet, to a point on the South line of said Tract C; thence Westerly, along said South line and along a curve to the right having a radius of 476.58 feet, a central angle of 10°11'38" and whose initial tangent bearing is North 87°47'20" West, a distance of 84.79 feet, to a point of tangency; thence North 77°35'37" West, a distance of 15.66 feet, to the POINT OF BEGINNING, containing 31,775.38 square feet, more or less.

DESCRIPTION: TRACT C-2
All that part of Tract C, "Lot Split Plat, Part of Lot 1, Replat Five-Liberty Industrial Park", a subdivision in the City of Liberty, Clay County, Missouri; more particularly described as follows:

Commencing at the Southwest corner of said Tract C; thence South 77°35'37" East, along the South line of said Tract C, a distance of 15.66 feet, to a point of curvature; thence Easterly, continuing along said Southerly line and along a curve to the left having a radius of 476.58 feet and a central angle of 10°11'38", a distance of 84.79 feet, to the POINT OF BEGINNING; thence North 12°24'23" East, a distance of 315.58 feet, to a point on the North line of said Tract C; thence South 81°18'26" East, along said North line a distance of 154.67 feet; thence South 87°50'26" East continuing along said North line, a distance of 232.78 feet, to the northwest corner of said Tract C; thence South 01°07'54" West, along the East line of said Tract C, a distance of 285.05 feet, to the Southeast corner of Tract C; thence North 88°52'06" West, along the South line of said Tract C, a distance of 438.79 feet, to a point of curvature; thence Westerly, continuing along said South line and along a curve to the right having a radius of 476.58 feet, a central angle of 01°04'46", a distance of 8.98 feet, to the POINT OF BEGINNING, containing 122,287.74 square feet, 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 24th day of March, 1997.

LIBERTY INDUSTRIAL PARK ASSOCIATES, a Missouri Limited Partnership

By: John H. Ferguson
John H. Ferguson, General Partner

STATE OF Missouri
COUNTY OF Clay)

On this 24th day of March, 1997, 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 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.

Marci A. Brewer
Notary Public
My Commission Expires: 5/6/00
Karen L. Brewer
Print Name

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

Doug Hermes, Director of Community Development

Date: 11 MARCH 1997

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: 2-28-97

Larry G. Hearn
Missouri Registered Land Surveyor No. 1685

Calc 4/21/97 LM

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

LOT SPLIT SURVEY
PART OF LOT 1
"REPLAT FIVE - LIBERTY INDUSTRIAL PARK"
A SUBDIVISION OF LAND IN
SECTION 18, TOWNSHIP 51 NORTH, RANGE 31 WEST
LIBERTY, CLAY COUNTY, MISSOURI

JOB NO.:	3878.04
DATE	Oct 10, 1996 Feb 28, 1997
DESIGNED BY:	L.G.H.
DRAWN BY:	S.M.F.
CHECKED BY:	L.G.H.
SHEET NO.	1 OF 1

File: K:\3878.04\3878SS01.DWG Last edited: OCT. 10, 96 @ 1:10 p.m. by: 3014 Scale: 1:30 CHKD-FM

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Clay County, Missouri
Land Survey Document