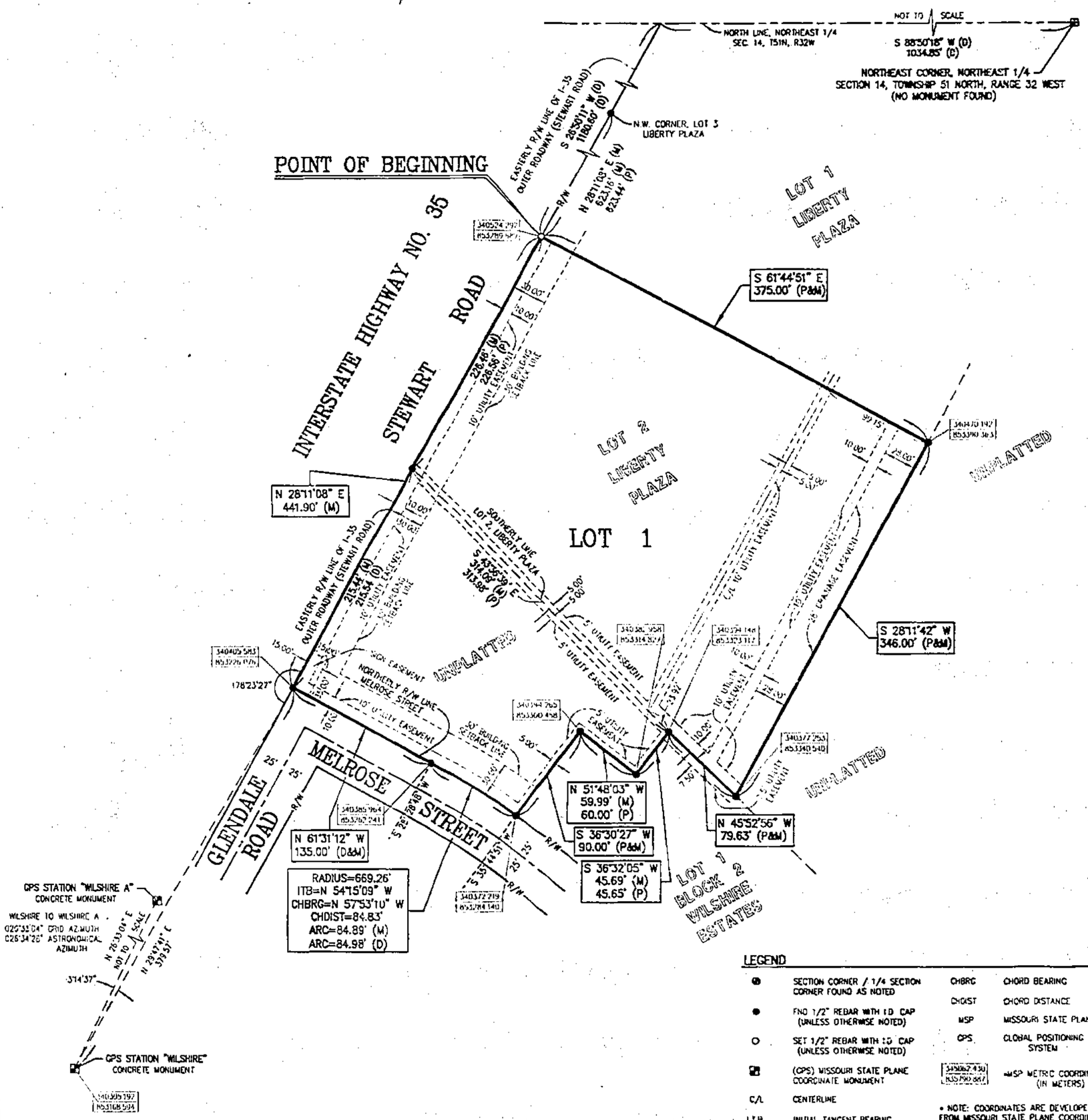
Clay County, Missouri
Land Survey Document

N 47850

LIBERTY PLAZA REPLAT – LOT 1

BEING A REPLAT OF LOT 2, "LIBERTY PLAZA"; TOGETHER WITH PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI



DESCRIPTION OF SURVEYED TRACT

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 51 NORTH, RANGE 32 WEST INCLUDING LOT 2, "LIBERTY PLAZA", A SUBDIVISION OF LAND IN SAID NORTHEAST 1/4; LYING NORTHERLY OF MELROSE STREET AND EASTERLY OF STEWART ROAD, ALL IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE THE NORTHWEST CORNER OF SAID LOT 2, "LIBERTY PLAZA", SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF THE OUTER ROADWAY (STEWART ROAD) OF INTERSTATE HIGHWAY NO. 35; THENCE SOUTH 61°44'51" EAST ON THE NORTHEASTERLY LINE OF SAID LOT 2, 375.00 FEET (PLAT AND MEASURED) TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 28°11'42" WEST ON THE EASTERLY LINE OF SAID LOT 2, 346.00 FEET (PLAT AND MEASURED) TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 45°52'56" WEST ON THE SOUTHWESTERLY LINE OF SAID LOT 2, 79.63 FEET (PLAT AND MEASURED) TO A POINT ON THE NORTHWESTERLY LINE OF LOT 1, BLOCK 2, "WILSHIRE ESTATES", A SUBDIVISION OF LAND IN SAID NORTHEAST 1/4; THENCE SOUTH 36°32'05" WEST ON SAID NORTHWESTERLY LINE, 45.69 FEET (MEASURED), (45.65 FEET PLAT); THENCE NORTH 51°48'03" WEST ON SAID NORTHWESTERLY LINE, 59.99 FEET (MEASURED), (60.00 FEET PLAT); THENCE SOUTH 36°30'27" WEST ON SAID NORTHWESTERLY LINE, 90.00 FEET (PLAT AND MEASURED) TO THE NORTHERLY RIGHT OF WAY LINE OF SAID MELROSE STREET; THENCE NORTHWESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 669.26 FEET (SAID CURVE HAVING AN INITIAL TANGENT BEARING OF NORTH 54°15'09" WEST, CHORD BEARING OF NORTH 57°53'10" WEST AND CHORD DISTANCE OF 84.83 FEET) AN ARC DISTANCE OF 84.89 FEET (MEASURED), (84.98 FEET DEED); THENCE NORTH 61°31'12" WEST ON SAID NORTHERLY RIGHT OF WAY LINE 135.00 FEET (DEED AND MEASURED) TO THE EASTERLY RIGHT OF WAY LINE OF SAID STEWART ROAD; THENCE NORTH 28°11'08" EAST ON SAID EASTERLY RIGHT OF WAY AND ON THE WESTERLY LINE OF SAID LOT 2, 441.90 FEET (MEASURED) TO THE POINT OF BEGINNING (TRACT CONTAINS 3.491 ACRES)

DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE PROPERTY DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS "LIBERTY PLAZA REPLAT – LOT 1"

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 PURPOSES, WATER, GAS, SEWER MAINS, POLES, WIRES, ANCHORS AND APPURTENANCES THERETO, OR ANY OR ALL OF THEM UPON, UNDER, AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED "UTILITY EASEMENT" OR "U.E., SANITARY SEWER AND APPURTENANCES IN AREAS DESIGNATED "SEWER EASEMENT" OR "S.E.", STORM SEWER AND APPURTENANCES IN AREAS DESIGNATED "DRAINAGE EASEMENT" OR "D.E.", AND WATER MAIN AND APPURTENANCES IN AREAS DESIGNATED "WATER EASEMENT" OR "W.E."

STREETS

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED

NOTES

1. EASEMENTS OF RECORD AND DESCRIPTION OF SURVEYED TRACT ARE REFERENCED TO CLAY COUNTY TITLE CORPORATIONS (AN AGENT FOR TICOR TITLE INSURANCE CORPORATION), COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO 96607047, EFFECTIVE OCTOBER 30, 1996 AT 8:00 A.M
2. THERE IS LACK OF DIRECT ACCESS TO HIGHWAY NO. 69 (NOW KNOWN AS I-35) FROM THE SUBJECT PREMISES BY DEED RECORDED IN BOOK 503, PAGE 49
3. UTILITY EASEMENTS FOR OVERHEAD POWER AND TELEPHONE HAVE BEEN CREATED BY THIS PLAT TO ELIMINATE THE ENCROACHMENTS IDENTIFIED IN ITEMS 10 AND 11 OF SCHEDULE BII OF THE HEREON REFERENCED TITLE COMMITMENT.
4. A SIGN EASEMENT FOR THE BRICK ENTRANCE SIGN HAS BEEN CREATED BY THIS PLAT TO ELIMINATE THE ENCROACHMENT IDENTIFIED IN ITEM 12 OF SCHEDULE BII OF THE HEREON REFERENCED TITLE COMMITMENT.
5. THE WOOD FRAME SHOP IDENTIFIED AS AN ENCROACHMENT IN ITEM 13 OF SCHEDULE BII OF THE HEREON REFERENCED TITLE COMMITMENT IS NO LONGER EVIDENT
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983 WEST ZONE.
7. THE CLASS OF PROPERTY FOR THE SUBJECT TRACT IS CONSIDERED "URBAN" PER THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.
8. THE SUBJECT TRACT CONTAINS 3.491 ACRES MORE OR LESS.

LEGEND

⊗	SECTION CORNER / 1/4 SECTION CORNER FOUND AS NOTED	CHBRG	CHORD BEARING
●	FND 1/2" REBAR WITH I.D. CAP (UNLESS OTHERWISE NOTED)	CHDIST	CHORD DISTANCE
○	SET 1/2" REBAR WITH I.D. CAP (UNLESS OTHERWISE NOTED)	MSP	MISSOURI STATE PLANE
▣	(CPS) MISSOURI STATE PLANE COORDINATE MONUMENT	CPS	GLOBAL POSITIONING SYSTEM
C/L	CENTERLINE	340862.430 / 1035790.867	MSP METRIC COORDINATES (IN METERS)
I.T.B.	INITIAL TANGENT BEARING		

* NOTE: COORDINATES ARE DEVELOPED FROM MISSOURI STATE PLANE COORDINATE SYSTEM, 1983 (WEST ZONE) USING A GRID FACTOR OF 0.9999051.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY; THAT THE PLAT OF "LIBERTY PLAZA REPLAT – LOT 1" 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, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. 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 BELIEF.

OCTOBER 5, 1996
DATE OF SURVEY

THOMAS A. SESTOT, MO. L.S. 1591

EXECUTIONS & ACKNOWLEDGEMENTS

EXECUTION

IN TESTIMONY WHEREOF, "FERRELLGAS CORPORATION", HAS BY AUTHORITY OF ITS BOARD OF DIRECTORS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PRESIDENT, THIS 13 DAY OF MAY, 1997

FERRELLGAS CORPORATION

PRESIDENT

SECRETARY

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF CLAY } SS:

BE IT REMEMBERED THAT ON THIS 13 DAY OF MAY 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME PRESIDENT OF FERRELLGAS CORPORATION, A CORPORATION DULY ORGANIZED, INCORPORATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF MISSOURI, AND SECRETARY OF SAID CORPORATION, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED AS SUCH OFFICERS THE WITHIN INSTRUMENT OF WRITING ON BEHALF OF SAID CORPORATION, AND SUCH PERSONS DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE FREE ACT AND DEED OF SAID CORPORATION

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Gena Vorbeinder
NOTARY PUBLIC

10/8/2000
MY COMMISSION EXPIRES

Gena Vorbeinder
PRINT NAME

APPROVALS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY THIS 23 DAY OF SEPTEMBER, 1996

CHAIRMAN, LARRY WEPLER

APPROVED BY THE CITY COUNCIL OF THE CITY OF LIBERTY THIS 28 DAY OF OCT, 1996

ORDINANCE NO. 7338

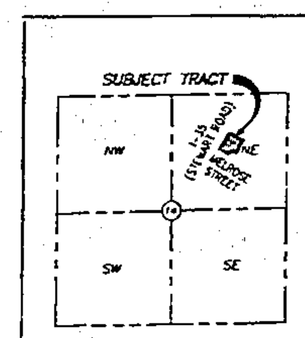
MAYOR, ~~CITY OF LIBERTY~~ Stephen P. Hawkins

DEPUTY CITY CLERK, PAMELA L. HOLLOWAY

CITY ENGINEER, ~~CITY OF LIBERTY~~ Steven P. Hanson, P.E.

N

0' 25' 50' 100'
HORIZONTAL SCALE: 1"=50'



LOCATION MAP
SECTION 14, T51N, R32W
SCALE: 1" = 2000'

LIBERTY PLAZA REPLAT – LOT 1

PREPARED FOR:
FERRELLGAS CORPORATION INC.
1 LIBERTY PLAZA
LIBERTY, MISSOURI 64068

PREPARED BY:
LTD² ENGINEERING, INC.
• CONSULTING ENGINEERS • LAND SURVEYORS •
• LAND PLANNERS •
10322 NW PRAIRIE VIEW ROAD
KANSAS CITY, MISSOURI 64153
TELE (816) 891-2323 FAX (816) 891-9279

PROJECT NO.	FIELD BOOK	DRAWING FILE	FIELD BOOK
596129	W51-52-14	596129P3 DWG	
DRAWN BAL	CHECKED TAS	RECORDING INFORMATION	

PLANES / REVISIONS

SHEET 1 OF 1

http://www.ClayCoGov.com