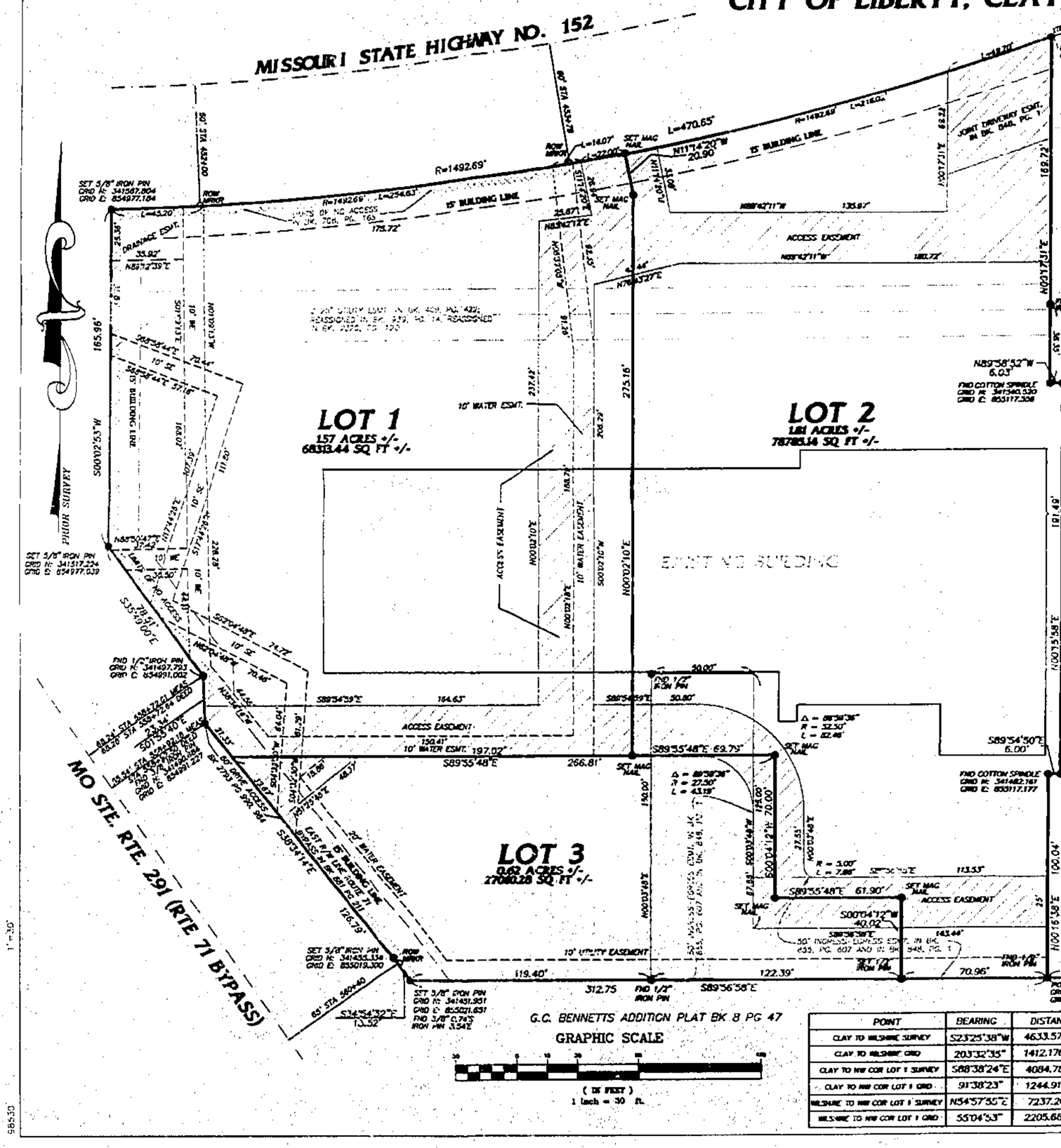
Clay County, Missouri
Land Survey Document

N 91385 MAY 19 1998

# FINAL PLAT
# LIBERTY LANDING

## A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 15N, RANGE 32W
## CITY OF LIBERTY, CLAY COUNTY, MISSOURI




| POINT | BEARING | DISTANCE |
|---|---|---|
| CLAY TO WILSHIRE SURVEY | S23°25'38"W | 4633.57ft |
| CLAY TO WILSHIRE GRID | 203°32'35" | 1412.176m |
| CLAY TO NW COR LOT 1 SURVEY | S88°38'24"E | 4084.78ft |
| CLAY TO NW COR LOT 1 GRID | 91°38'23" | 1244.919m |
| WILSHIRE TO NW COR LOT 1 SURVEY | N54°57'55"E | 7237.20ft |
| WILSHIRE TO NW COR LOT 1 GRID | S5°04'53" | 2205.684m |

NOTE:
The coordinates reported are MO-WEST NAD 83 and they are derived from a survey by Phelps Engineering. A grid factor of 0.9999032 was used to compute grid distances.
Divide feet by 3.280833333333 to obtain meters.

CLASS A PROPERTY

REVISED 4-22-98 PER CITY COMMENTS

LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 12, Township 51 North, Range 32 West, in the City of Liberty, Clay County, Missouri, described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 12, Township 51 North, Range 32 West; thence South 00°15'58" East, a distance of 801.37 feet to the Northeast corner of G.C. Bennetts Addition; thence North 89°55'32" West, a distance of 1130 feet to the POINT OF BEGINNING; thence North 07°14'38" East, a distance of 169.06 feet; thence South 89°54'50" East, a distance of 6.03 feet; thence North 00°15'58" East, a distance of 181.49 feet; thence North 89°55'32" West, a distance of 6.03 feet; thence North 00°17'31" East, a distance of 388.72 feet to the South right-of-way of Missouri State Highway No. 152; thence along said South right-of-way along a curve concave to the SE having a radius of 1492.69 feet, and on initial tangent bearing of South 71°12'02" West, an arc distance of 400.65 feet to a point on the East right-of-way of Missouri Route 291 (Route 71 Bypass); thence South 00°00'33" West along said R/W, a distance of 165.96 feet; thence South 30°49'00" East along said R/W, a distance of 78.53 feet, to a point 64.36 feet left of Station 339+72.84, Missouri Route 291 (Route 71 Bypass); thence South 01°30'40" East, along said R/W, a distance of 23.36 feet, to a point 55 feet left of Station 339+95.5 feet; thence South 38°34'14" East, along said R/W, a distance of 148.12 feet to a point 65 feet left of Station 340+43; thence South 34°24'35" East, along said R/W, a distance of 133.52 feet to the North line of G.C. Bennetts Addition; thence South 89°36'58" East, along said North line, a distance of 362.75 feet, to the POINT OF BEGINNING, subject to all easements, restrictions, or conveyances, recorded or unrecorded, if any, containing 4.00 acres, more or less.

DEDICATION: The undersigned proprietor of the property described hereon has caused the same to be subdivided in the manner as shown on this plat and said property shall hereafter be know as "LIBERTY LANDING".

It shall be a sufficient description of the lots on this plat to hereafter designate the same by number appearing near the center of the lot follows: by the block number appearing near the center of the respective blocks followed by the words "LIBERTY LANDING".

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, and sewer mains, poles, wires, anchors and appurtenances thereto, or any or all of them over, under and along the strips of land outlined on this plat and designated "UTILITY EASEMENT" or "U.E.", Drainage and Storm Sewer Improvements in areas designated "DRAINAGE EASEMENT" or "D.E."; Water Mains and appurtenances in areas designated "WLE" or Sanitary Sewer Mains and appurtenances in areas designated "SANITARY EASEMENT" or "S.E.".

The undersigned proprietors of said property shown on this plat do hereby dedicate to their agents, licensees, customers, invitees, tenants and employees, access through all parts of land dedicated on this plat as "ACCESS EASEMENT".

Streets shown on this plat and not hereinbefore dedicated to public use are hereby so dedicated.

Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built or structure located between this line and the lot or street line.

IN TESTIMONY WHEREOF: MISSION RIVER, L.L.C., a Missouri Limited Liability Corporation has caused this instrument to be signed by its General Partner 2nd day of April 1998.

MISSION RIVER, L.L.C.

Howard T. Paul
General Partner

STATE OF KANSAS )
SS
COUNTY OF SHAWNEE )

On this 2nd day of April 1998, before me appeared Howard T. Paul to me personally known did say that said instrument was signed in behalf of MISSION RIVER, L.L.C. and that said Howard T. Paul 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 at my office in said County and State the day and year last written above.

My Commission Expires: 3-14-01

Patricia Martin
NOTARY PUBLIC

NOTARY PUBLIC
PATRICIA MARTIN
My Appt. Exp.
3-14-01
STATE OF KANSAS

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri this 22 July 1997

Larry Weber, Chairman

Approved by the City Council of the City of Liberty, Missouri, this July 28, 1997

Ordinance No. 7503

Stephen P. Hawkins
Mayor, Stephen P. Hawkins

Denise L. Hallaway
Deputy City Clerk, Denise L. Hallaway

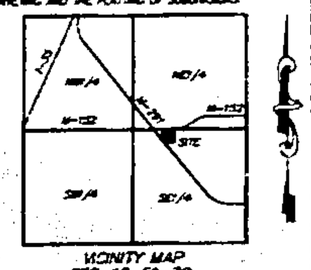
City Engineer

I HEREBY CERTIFY THAT THE PLAT OF "LIBERTY LANDING" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME AND IS SUBDIVIDED AS SHOWN HEREON AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS AND THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATION GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

P. MARK LINDENMEYER MO PLS 2518 — DATE: 4/27/98

POINT OF COMMENCING
NE CORNER
SE 1/4 SEC 12
TOWN COM

STATE OF MISSOURI
P. MARK LINDENMEYER
NUMBER 2518
PROFESSIONAL LAND SURVEYOR




VICINITY MAP
SEC. 12-51-32
SCALE: 1"=2000'

PREPARED BY:
P. MARK LINDENMEYER, R.L.S.
COOK, FLATT & STROBEL ENGR. PA
9221 WARD PARKWAY SUITE 325
KANSAS CITY, MO 64114
816-333-4477
816-333-6688 fax

NE CORNER
G.C. BENNETT ADDITION

FOUND 1/2" IRON PIN
SW CORNER LOT 1
THE CORBLISTON'S
PLAT BK D PG 18

**FINAL PLAT**
**LIBERTY LANDING**
PREPARED FOR:
**H.T. Paul Company Inc.**
POST OFFICE BOX 5318
TOPEKA, KANSAS 66605

COOK, FLATT & STROBEL
ENGINEERS, P.A.

http://www.ClayCoGov.com