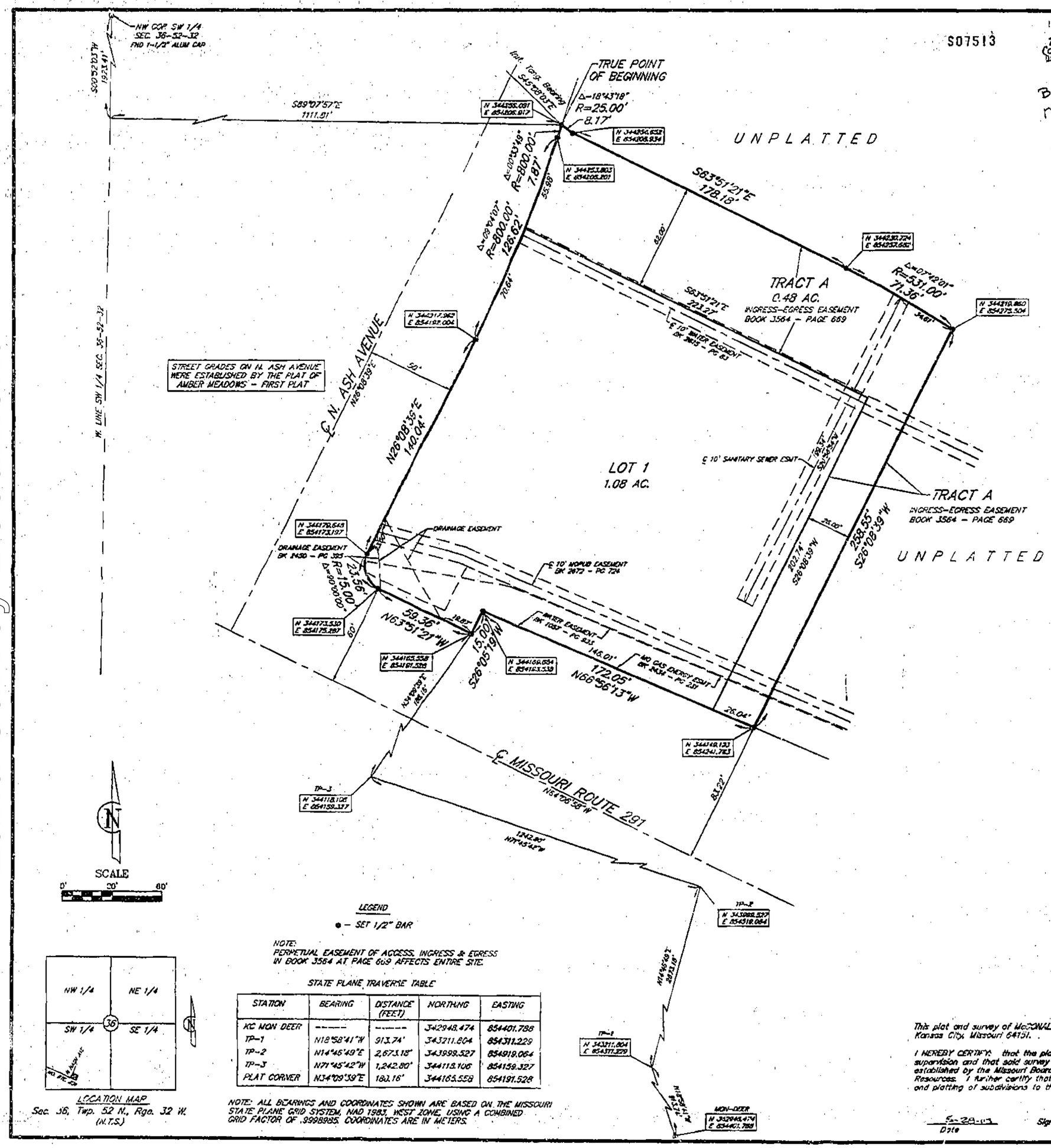
Clay County, Missouri
Land Survey Document

STATE OF MISSOURI
CLAY COUNTY
I CERTIFY THIS INSTR. REC'D.
2003 JUN 18 A 10:57 9
BOOK 4 PAGE 54
RECORDER OF DEEDS
By Mindy McCaig Deputy

S07513



LEGEND

● - SET 1/2" BAR

NOTE:
PERPETUAL EASEMENT OF ACCESS, INGRESS & EGRESS IN BOOK 3564 AT PAGE 669 AFFECTS ENTIRE SITE.

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
KC MON DEER	------	------	342948.474	854401.788
TP-1	N18°58'41"W	913.74'	343211.804	854311.229
TP-2	N14°46'49"E	2,673.18'	343999.527	854919.064
TP-3	N71°46'42"W	1,242.80'	344118.126	854159.327
PLAT CORNER	N34°09'39"E	180.16'	344165.558	854191.528

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .99988985. COORDINATES ARE IN METERS.

McDONALD'S LIBERTY III

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

Legal Description:

A tract of land in the Southwest Quarter of Section 36, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 36; thence South 00° 52'03" West, along the West line of said Southwest Quarter, 1923.41 feet; thence South 89°07'57" East, 1111.81 feet to a point on the Easterly right-of-way line of N. Ash Avenue, as now established, said point being the True Point of Beginning of the tract to be herein described; thence Southerly, along a curve to the left, having an initial tangent bearing of South 45°09'03" East, a radius of 25.00 feet and a central angle of 18°43'18", an arc distance of 8.17 feet; thence South 63°51'21" East, 178.18 feet; thence Easterly, along a curve to the right, tangent to the last described course, having a radius of 531.00 feet, a central angle of 07°42'01", an arc distance of 71.36 feet; thence South 26°09'39" West, 258.55 feet to a point on the Northerly right-of-way line of Missouri Route 291, as now established; thence North 64°06'13" West, along said right-of-way line, 172.05 feet; thence South 26°05'19" West, along said right-of-way line, 15.00 feet; thence North 63°51'21" West, along said right-of-way line, 58.36 feet to a point on the aforementioned Easterly right-of-way line of N. Ash Avenue; thence Northerly along said right-of-way line, along a curve to the right, tangent to the last described course, having a radius of 15.00 feet and a central angle of 20°00'00", an arc distance of 23.56 feet; thence North 26°08'39" East, along said right-of-way line, 140.04 feet; thence Northerly along said right-of-way line, along a curve to the left, tangent to the last described course, having a radius of 800.00 feet and a central angle of 09°04'07", an arc distance of 126.62 feet; thence Northerly, along a curve to the right, having a common tangent with the last described course, a radius of 800.00 feet, a central angle of 00°33'49", an arc distance of 7.87 feet to the true Point of Beginning. Containing 64,371 square feet or 1.58 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision and plat shall hereafter be known as:

McDONALD'S LIBERTY III

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.), provided that the easement granted herein is subject to any and all existing easements. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenance thereto without the written approval of the Director of Public Works as to utility easements and/or the Director of Water Services as to water main easements.

RIGHT OF ENTRANCE: The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purposes 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; provided, however, such rights of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights. The rights of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Access Easement or "A.E."

TRACT A: Tract A (0.48 acres) is hereby reserved as an ingress/egress/access easement and shall be maintained by the Highland Park Business Center Owners Association as described in the Declaration of Restrictions recorded with this plat.

IN WITNESS WHEREOF: Amber Meadows, Inc., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 23rd day of May 2003

Amber Meadows, Inc.
a Missouri Corporation

Timothy D. Harris — *President*
NO SEAL

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

Be it remembered that on this 23rd day of May 2003 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Timothy D. Harris, to me personally known, who being by me duly sworn, did say that he is President of Amber Meadows, Inc., a Missouri Corporation, and that said instrument was signed in behalf of said corporation by the authority of its Board of Directors and that said Timothy D. Harris 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: May 30, 2006 — *Clara M. Baum*
Notary Public

CITY PLAN COMMISSION
Approved January 23, 2003
Chairman
Charles F. Myers
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS
City Engineer
Stanley J. Hartell, P.E.
Acting Director
Larry W. Frevert, P.E.

COUNCIL
This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No. 030532 duly authenticated as passed this 12 day of May 2003.
Mayor
CITY CLERK
City Clerk
Linda F. Becker

This plat and survey of McDONALD'S LIBERTY III were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY that the plat of McDONALD'S LIBERTY III 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 state/local ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

5-28-03 — *Date*
Signed: — *W. James Gaver, PLS #1989*

Ord. F
3/14/85 DL

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-1030
Fax: 816-587-1505

DATE: 05-23-03 | Job No.- 03525 | File Name-AMAC-PLT

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http://www.ClayCoGov.com