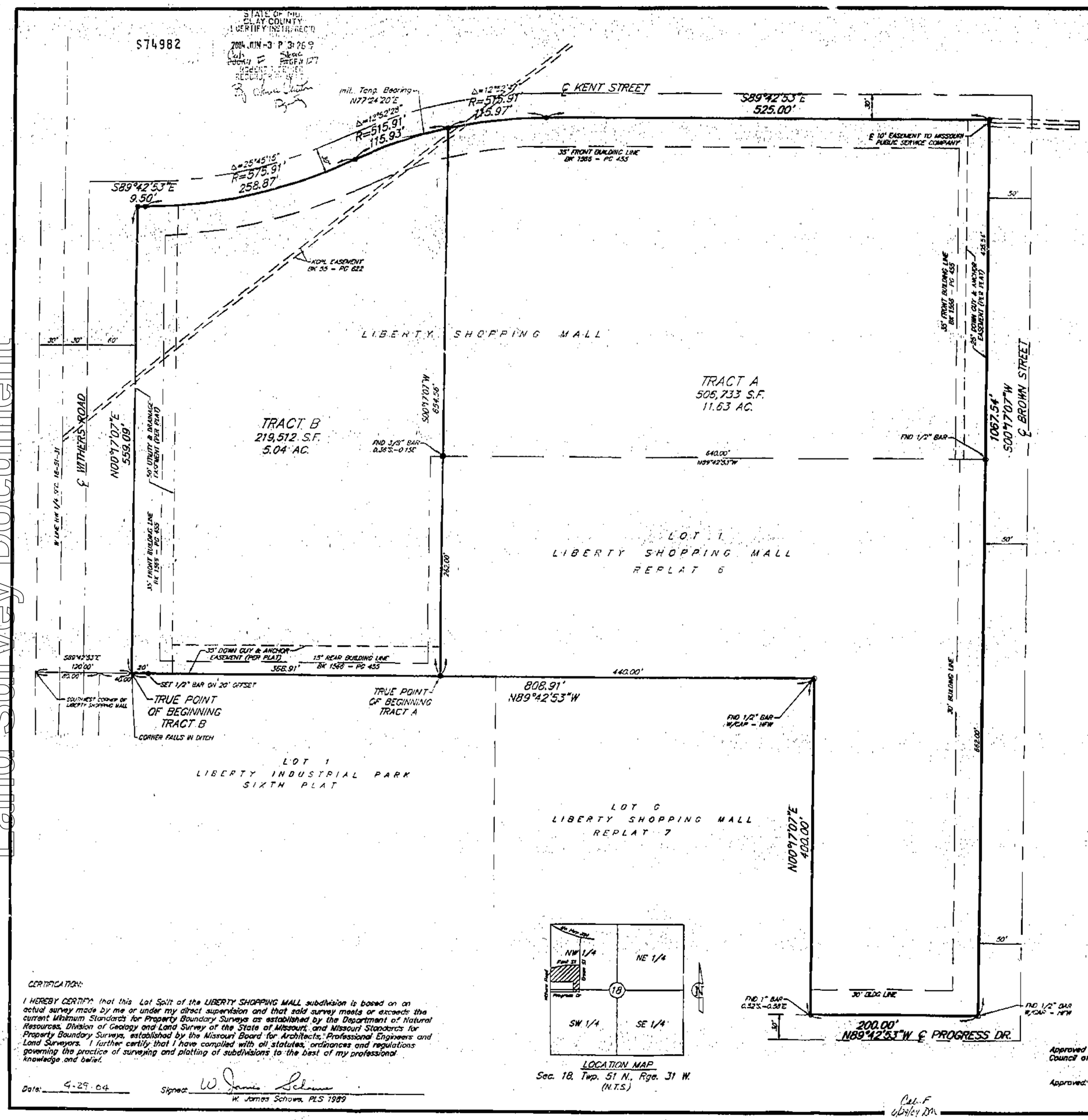
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com



LOT SPLIT SURVEY

LIBERTY SHOPPING MALL, TRACTS A AND B

Tract A

All of Lot 1, Liberty Shopping Mall–Replat Six and all that part of Liberty Shopping Mall, subdivisions of land in the City of Liberty, Clay County, Missouri, being described as follows: Commencing at the Southwest corner of said Liberty Shopping Mall; thence South 89°42'53" East along the South line of said Liberty Shopping Mall, 488.91 feet to the Southwest corner of said Lot 1, Replat Six – Liberty Shopping Mall, said point being the True Point of Beginning of the tract to be herein described; thence North 0°17'07" East along the West line of said Lot 1, and its prolongation North, 634.56 feet to a point on the South right-of-way line of Kent Street, as now established; thence Easterly, along said South right-of-way line, on a curve to the right, having an initial tangent bearing of North 77°24'20" East, a central angle of 12°52'47", a radius of 515.91 on arc distance of 115.97 feet; thence South 89°42'53" East along said South right-of-way line, 525.00 feet to its intersection with the West right-of-way line of Brown Street, as now established; thence South 0°17'07" West along said West right-of-way line, 1067.54 feet to the Southeast corner of said Lot 1; thence North 89°42'53" West, along the South line of said Lot 1, 200.00 feet; thence North 0°17'07" East, 400.00 feet; thence North 89°42'53" West, 440.00 feet to the True Point of Beginning. Containing 11.63 acres, more or less.

Tract B

All that part of Liberty Shopping Mall, a subdivision of land in the City of Liberty, Clay County, Missouri, being described as follows: Commencing at the Southwest corner of said Liberty Shopping Mall; thence South 89°42'53" East, along the South line of said Liberty Shopping Mall, 120.00 feet to a point on the East right-of-way line of Withers Road, as now established, said point being the True Point of Beginning of the tract to be herein described; thence North 0°17'07" East, along said East right-of-way line, 559.09 feet to a point on the South right-of-way line of Kent Street, as now established; thence South 89°42'53" East, along said South right-of-way line, 9.50 feet; thence Easterly along said South right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 575.91 feet, an arc distance of 258.87 feet; thence Easterly, along said South right-of-way line, on a curve to the right, having a common tangent with the last described course, having a radius of 515.91 feet, an arc distance of 115.93 feet; thence South 0°17'07" West, along the North prolongation of the West line of Lot 1, Replat Six, Liberty Shopping Mall, a subdivision of land in the City of Liberty, Clay County, Missouri and the West line thereof, 634.56 feet to the Southwest corner of said Lot 1; thence North 89°42'53" West, along the North line of Lot 1, Liberty Industrial Park Sixth Plat, a subdivision of land in the City of Liberty, Clay County, Missouri, 368.91 feet to the True Point of Beginning. Containing 5.04 acres, more or less.

IN WITNESS WHEREOF: LIBERTY INDUSTRIAL PARK ASSOCIATES, a Missouri Partnership, licensed to do business in the State of Missouri, has caused these presents to be executed this 30th day of April, 2004.

LIBERTY INDUSTRIAL PARK ASSOCIATES
A Missouri Partnership

John H. Ferguson, General Partner

STATE OF Missouri }
COUNTY OF Clay } SS

Be it remembered that on this 30th day of April, 2004 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John H. Ferguson, to me personally known, who being by me duly sworn, did say that they are General Partner, respectively of LIBERTY INDUSTRIAL PARK ASSOCIATES, a Missouri partnership and that said instrument was signed and sealed in behalf of said partnership by the authority of its Board of Directors and that said John H. Ferguson, acknowledged said instrument to be the free act and deed of said partnership.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Notary Public

My Commission Expires: 10-01-2006

GREG THOMSON
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Expires 10-01-2006

IN WITNESS WHEREOF: MCCRAY LUMBER COMPANY, a Missouri Corporation, licensed to do business in the State of Missouri, has caused these presents to be executed this 5th day of May, 2004.

MCCRAY LUMBER COMPANY
A Missouri Corporation

STATE OF Ks. }
COUNTY OF Jo. } SS

Be it remembered that on this 5th day of May, 2004 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came [illegible] to me personally known, who being by me duly sworn, did say that he is [illegible] respectively of MCCRAY LUMBER COMPANY, a Missouri Corporation and that said instrument was signed and sealed in behalf of said Corporation by the authority of its Board of Directors and that said [illegible], 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.

Notary Public

My Commission Expires: 2/3/08

DEBBIE DELLO RUSSO
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 2-3-08

CERTIFICATION:

I HEREBY CERTIFY that this Lot Split of the LIBERTY SHOPPING MALL subdivision 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 for 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 professional knowledge and belief.

Date: 4-29-04 Signed: W. James Schowe
W. James Schowe, PLS 1989

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

Approved: Steve Date: 6-3-04
Steve Anderson
Director of Planning and Development

John L. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8360 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1280

DATE: 04-29-04 Job No. – File Name: LSMSPLIT

Cat. F
Oakley Dr.

J:\SURVEY\LIB-SHOP\LSMSPLIT