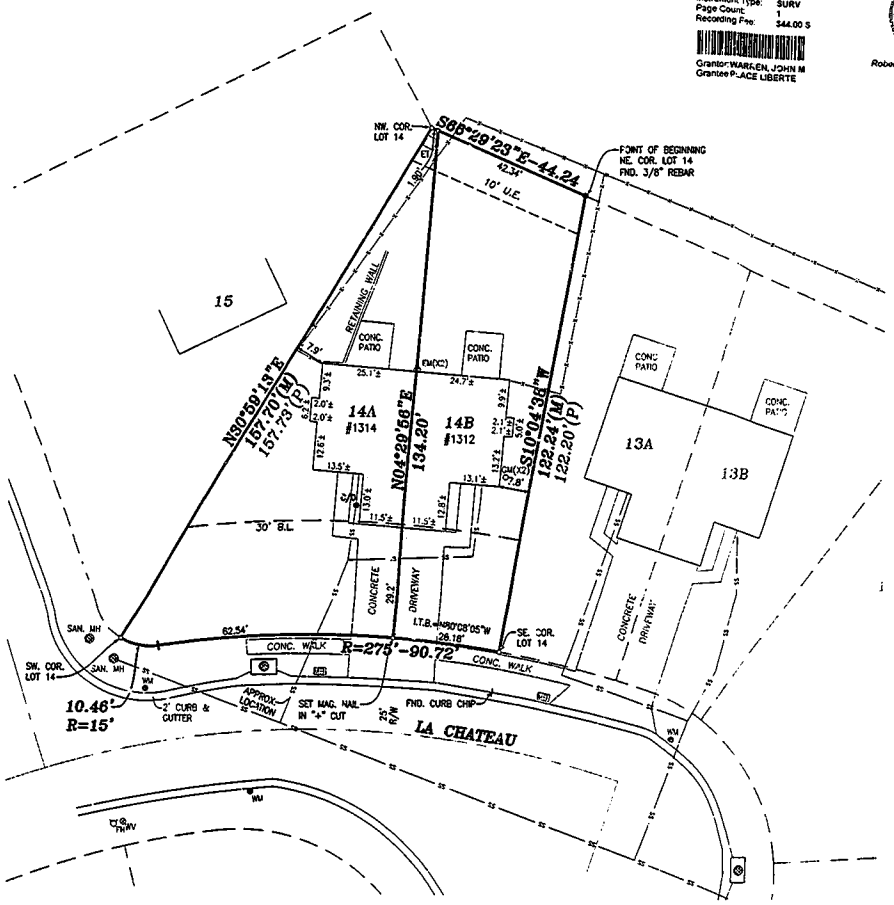
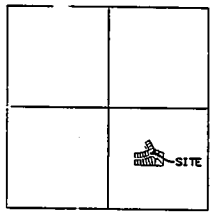
Recorded in Clay County, Missouri
Date and Time: 08/04/2010 at 02:32:42 PM
Instrument Number: 2010026225
Book: D Page: 193
Instrument Type: SURV
Page Count: 1
Recording Fee: 344.00 $
Grantor: WARREN, JOHN M
Grantee: PLACE LIBERTE
Robert T Sevier, Recorder





LOCATION MAP
SECTION 36-52-32

BEARING BASIS: FINAL PLAT OF PLACE LIBERTE

LEGEND

- O DENOTES SET 1/2" REBAR W/PHELPS PLASTIC CAP LS-2458, UNLESS OTHERWISED NOTED
- ● DENOTES FOUND MONUMENT AS DESCRIBED
- I DENOTES FOUND CURB CHIP, UNLESS OTHERWISED NOTED
- U/E DENOTES UTILITY EASEMENT
- B/L DENOTES BUILDING LINE
- D.E. DENOTES DRAINAGE EASEMENT
- (P) DENOTES PLAT
- (M) DENOTES MEASURED
- EM DENOTES ELECTRIC METER
- WM DENOTES WATER METER
- SM DENOTES SANITARY SEWER MH
- GM DENOTES GAS METER
- DENOTES SANITARY SEWER LINE
- DENOTES EXISTING FENCE

STATE OF MISSOURI
DOUGLAS EUGENE UBBEN
NUMBER LS-2304
REGISTERED LAND SURVEYOR

LEGAL DESCRIPTION (PARENT TRACT):

ALL OF LOT 14, PLACE LIBERTE, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, CONTAINING 9,394 SQUARE FEET AND 0.2156 ACRES, MORE OR LESS.

SUGGESTED LEGAL DESCRIPTION (#1312 LA CHATEAU):

ALL THAT PART OF LOT 14, PLACE LIBERTE, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE S 10°04'38" W, ALONG THE EASTERLY LINE OF SAID LOT 14, A DISTANCE OF 122.24 FEET (MEASURED) (122.20 FEET PLATTED) TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 14 AND ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 80°08'05" W AND A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 28.18 FEET; THENCE N 04°29'56" E, ALONG AN EXISTING COMMON WALL AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, A DISTANCE OF 134.20 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 14; THENCE S 85°29'23" E, ALONG THE NORTHERLY LINE OF SAID LOT 14, A DISTANCE OF 42.34 FEET TO THE POINT OF BEGINNING, CONTAINING 4,398 SQUARE FEET, MORE OR LESS.

SUGGESTED LEGAL DESCRIPTION (#1314 LA CHATEAU):

ALL OF LOT 14, PLACE LIBERTE, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, EXCEPT THAT PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE S 10°04'38" W, ALONG THE EASTERLY LINE OF SAID LOT 14, A DISTANCE OF 122.24 FEET (MEASURED) (122.20 FEET PLATTED) TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 14 AND ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 80°08'05" W AND A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 28.18 FEET; THENCE N 04°29'56" E, ALONG AN EXISTING COMMON WALL AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, A DISTANCE OF 134.20 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 14; THENCE S 85°29'23" E, ALONG THE NORTHERLY LINE OF SAID LOT 14, A DISTANCE OF 42.34 FEET TO THE POINT OF BEGINNING, CONTAINING 4,996 SQUARE FEET, MORE OR LESS.

SURVEY NOTE:

1. BURIED UTILITIES SHOWN HEREON ARE FROM LOCATES BY OWNER & ARE NOT THE RESULT OF AN ACTUAL DIG. NOT ALL BURIED UTILITIES SHOWN ON THIS SURVEY.
2. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF PARTY WALL AND EASEMENT AGREEMENT RECORDED IN BOOK 6446, PAGE 1 IN THE RECORDER OF DEEDS OFFICE IN CLAY COUNTY, MISSOURI.

IN TESTIMONY WHEREOF: The undersigned proprietors of the above described tract of land have hereunto subscribed their names this 2nd day of August 2010.

John M. Warren — Judith A. Warren

STATE OF MISSOURI)
) SS
CLAY COUNTY)

On this 2nd day of August 2010, before me the undersigned, a Notary Public for the County and State aforesaid, came John M. Warren and Judith A. Warren, owners of the described tract of land, to me known to be the same persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office in said County and State, that day and year last above written.

Sheila Ewing
Notary Public in and for said County and State

My commission exp. NOTARY PUBLIC - State of Kansas SHEILA EWING My Appt. Exp. 3-16-11

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

Steve Anderson—Director of Planning and Development

Date 8-4-2010

THIS IS TO CERTIFY THAT THIS CERTIFICATE OF SURVEY IS BASE ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARD FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUES, ORDINANCES AND REGULATIONS GOVERING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISION TO THE BEST OF MY PROFESSIONAL INFORMATION KNOWLEDGE AND BELIEF.

BY: DOUGLAS E. UBBEN, MO PLS-2304

DATE: 8/2/10

SURVEYOR:
PHELPS ENGINEERING, INC.
DOUGLAS E. UBBEN, PLS-2304
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155
913-393-1166 FAX

PREPARED FOR/OWNER:
JOHN M. & JUDITH A. WARREN
10526 RIGGS AVENUE
OVERLAND PARK, KS. 66212

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com
PLANNING ENGINEERING IMPLEMENTATION

LOT SPLIT SURVEY

LOT 14, PLACE LIBERTE
SECTION 36, TOWNSHIP 52, RANGE 32
CITY OF LIBERTY, CLAY COUNTY, MISSOURI

PROJECT NO. 100214
DATE: 5-26-10
DRAWN: DAG
DESCRIBED:
CHECKED:
APPROVED:

SHEET 1 OF 1

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