Clay County, Missouri
Land Survey Document

THE SHOPPES AT LIBERTY TRIANGLE – SECOND PLAT
A REPLAT OF PART OF NORTH HAVEN ESTATES

A subdivision of land in the Northwest Quarter of Section 12, Township 51 North, Range 32 West, and also being a Replat of Lots 44, 45, 46, 47, and 48, "NORTH HAVEN ESTATES", all in Liberty, Clay County, Missouri

SCALE 0' 60' 100'
1" = 60'

Recorded in Clay County, Missouri
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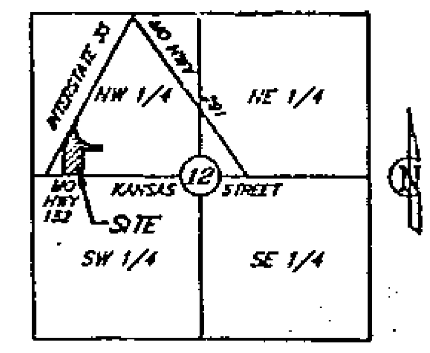
Grantor LTD ENTERPRISES
Grantee SHOPPES AT LIBERTY TRIANGLE SECOND PLAT
Robert T Sevier, Recorder



LOCATION MAP
Sec. 12, Twp. 51 N., Rge. 32 W.
(N.T.S.)

PROPERTY DESCRIPTION:

All that part of Lots 44, 45, 46, 47, and 48, NORTH HAVEN ESTATES, a subdivision of land in the City of Liberty, Clay County, Missouri and all that part of the Northwest Quarter of Section 12, Township 51 North, Range 32 West of the Fifth Principal Meridian being more particularly described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence South 89°55'30" East along the South line of said Northwest Quarter, 500.51 feet; thence North 01°22'52" East, 30.71 feet to the True Point of Beginning of the tract of land to be herein described; thence continuing North 01°22'52" East, 443.48 feet; thence North 24°21'37" East, 498.90 feet to its intersection with the West right of way line of Stewart Road, as now exists; thence Southerly and Easterly, along said right of way line, on a curve to the left, having an initial tangent bearing of South 21°12'41" West, a radius of 330.00 feet, a central angle of 111°08'13" and an arc length of 640.10 feet; thence South 89°55'32" East, along the South right of way line of said Stewart Road, 98.97 feet; thence South 00°49'52" West, 55.78 feet to the North line of said Lot 46; thence North 89°23'45" West along the North line of said Lot 46, 300.76 feet; thence South 00°49'52" West, 400.00 feet to the South line of said Lot 47, said South line also being the North right of way line of Kansas Street, as now exists; thence North 89°23'45" West along said South line, 315.73 feet to the True Point of Beginning.

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:

THE SHOPPES AT LIBERTY TRIANGLE – SECOND PLAT

EASEMENTS:
An easement is hereby granted to the City of Liberty, 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 easements (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 obstruction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or there over any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of City of Liberty, 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 appurtenances 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.

STREETS:
Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

BUILDING LINES:
Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

RIGHT OF ENTRANCE:
The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to the City of Liberty, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail; provided, however, such right 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 the City of Liberty, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

FLOODPLAIN:
The lands herein platted according to the Flood Insurance Rate Map, Community Panel No. 290096 0001 B, map revised February 1, 1985, as published by the Federal Emergency Management Agency. The subject property lies within Flood Zone "C" is "areas of minimal flooding".

MAINTENANCE OF TRACTS:

TRACT A: Tract A (0.43 acres) is hereby reserved as a "Parking Lot Tract" for the existing and proposed commerical lots and shall be hereby designated as "Common Area" and maintained as described in the covenants and restrictions.

SURVEYORS NOTES:

1. Property information referencing this survey was taken from the Commitment for Title Insurance Certificate, issued by Thompson Title, Inc., File Number 23324 with an effective date of March 06, 2006 at 8:00 A.M.

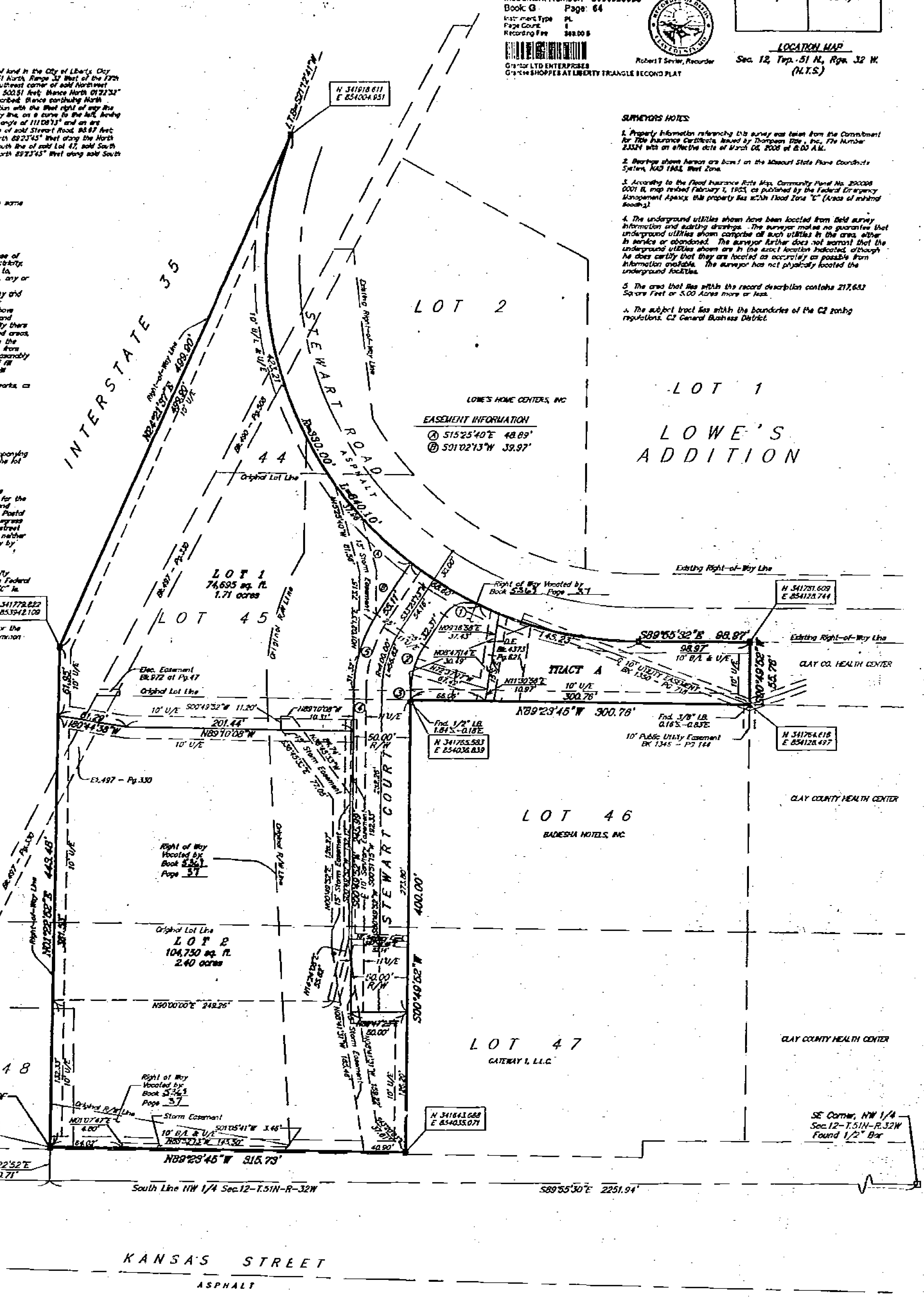
2. Bearings shown hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone.

3. According to the Flood Insurance Rate Map, Community Panel No. 290096 0001 B, map revised February 1, 1985, as published by the Federal Emergency Management Agency, this property lies within Flood Zone "C" (Areas of minimal flooding).

4. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground facilities.

5. The area that lies within the record description contains 217,653 Square Feet or 5.00 Acres more or less.

6. The subject tract lies within the boundaries of the C2 zoning regulations. C2 General Business District.



KANSAS STREET
ASPHALT

IN WITNESS WHEREOF:

LTD Enterprises, L.L.C., a Missouri Limited Liability Company, Licensed to do business in the State of Missouri, has caused these presents to be executed this 14th day of June, 2006.

TIMOTHY D. HARRIS (MANAGING MEMBER)
LTD ENTERPRISES, LLC

STATE OF MO
COUNTY OF Clay

Be it remembered that on this 14th day of June, 2006, 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 Managing Member of LTD ENTERPRISE, L.L.C., a Missouri Limited Liability Company, licensed to do business in the State of Missouri, and that he executed the same on behalf of said Limited Liability Company under and with the authority of its Board of Directors and he acknowledged that he executed the same as the free act and deed of said Limited Liability Company.

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

7-24-2008
My Commission Expires

Notary Public

KELLY M KLEIN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES
JULY 24, 2008

CITY PLANNING AND ZONING COMMISSION:

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this 14 day of March, 2006.

(VICE CHAIRPERSON)

CITY COUNCIL:

Approved by the City Council of the City of Liberty, Missouri this 27 day of March, 2006.

CONI J. HADDEN (MAYOR) (Pro Tem)

JANE PICKETT SHARON (DEPUTY CITY CLERK)

CITY OF LIBERTY, MISSOURI

BRIAN D. HESS, P.E. (CITY ENGINEER)

CERTIFICATION:

This plat and survey of THE SHOPPES AT LIBERTY TRIANGLE – SECOND PLAT was executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of THE SHOPPES AT LIBERTY TRIANGLE – SECOND PLAT 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, Professional Land Surveyors and Landscape Architects and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and platting of subdivisions to the best of my professional knowledge and belief.

6-14-06
Jason S. Roudebush, MO PLS 2002014092

LEGEND

- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- ⊡ – Found Section Corner (Monumentation as Noted)
- O – Found Property Corner
- B/L – Building Line
- D/E – Storm Drainage Easement
- S/E – Sanitary Sewer Easement

LUTJEN
Lutjen, Inc.
8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

Date: 06-14-06	Job No. 05237	Shoppes LT 2nd Plat

Cal. H.
7/4/06 BK

http://www.ClayCoGov.com