Clay County, Missouri
Land Survey Document

LOT SPLIT SURVEY

All that part of Lot 1 "THE SHOPPES AT LIBERTY TRIANGLE – THIRD PLAT"
Section 12 – Township 51 North – Range 32 West
in the City of Liberty, Clay County, Missouri

Recorded in Clay County, Missouri
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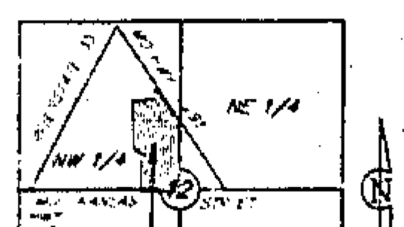
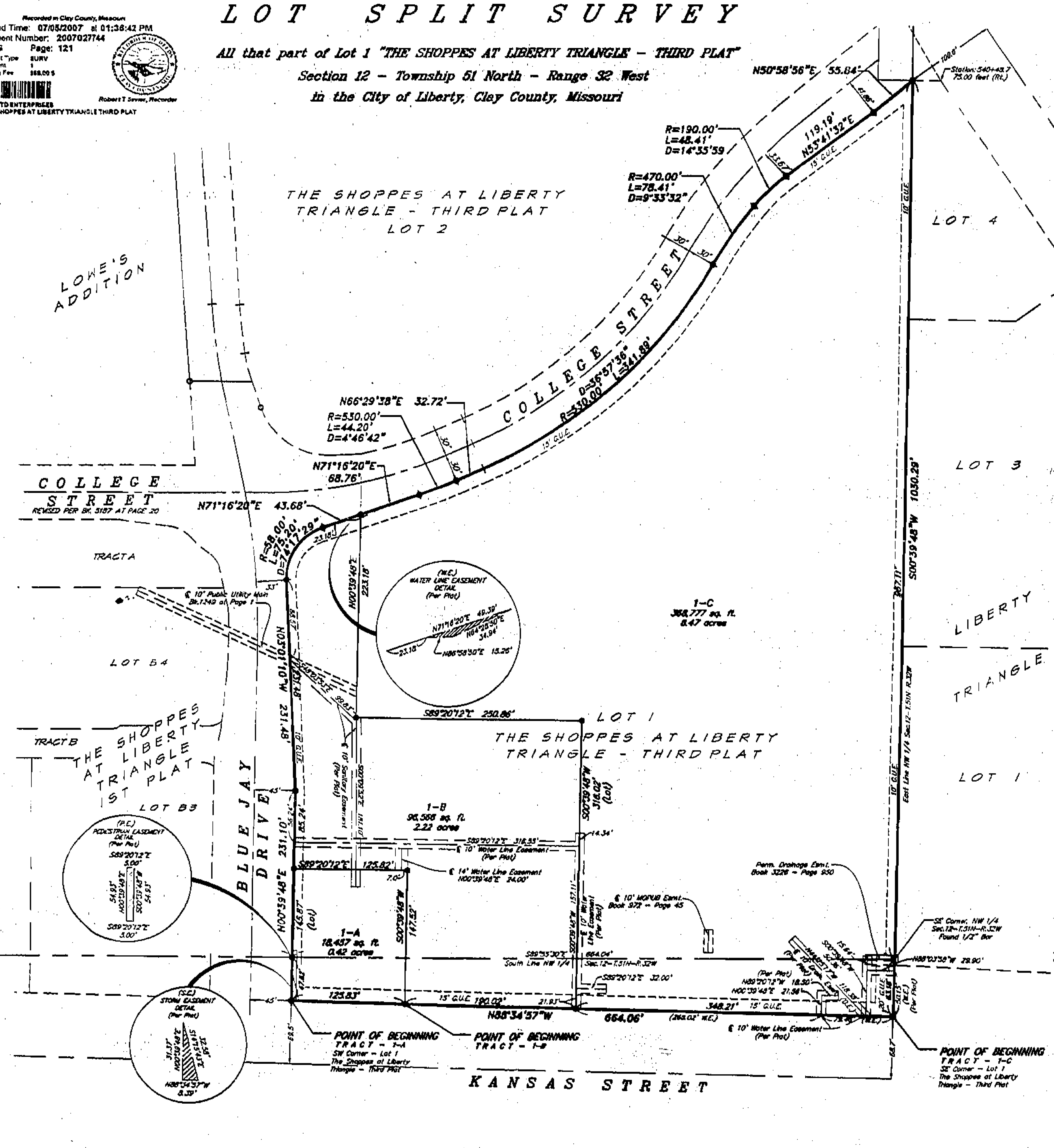
Recording Fee: $68.00 $
Grantor LTD ENTERPRISES
Grantee SHOPPES AT LIBERTY TRIANGLE THIRD PLAT
Robert T Sevier, Recorder



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

SCALE
1" = 60'



PROPERTY DESCRIPTION:

LOT 1–A:

All that part of Lot 1, "THE SHOPPES AT LIBERTY TRIANGLE – THIRD PLAT", a subdivision of land in the City of Liberty, Clay County, Missouri, being bounded and described as follows: Beginning at the Southwest corner of said Lot 1, said corner also being the intersection of the East right of way line of Blue Jay Drive, as now established, and the North right of way line of Kansas Street, as now established; thence North 00°39'48" East, along the West line of said Lot 1, 145.87 feet; thence South 89°20'12" East, 125.82 feet; thence South 00°39'48" West, 147.52 feet to a point on the South line of said Lot 1; thence North 88°34'57" West, along said South line, 125.83 feet to the Point of Beginning. Containing 18,457 square feet or 0.42 Acres more or less.

LOT 1–B:

All that part of Lot 1, "THE SHOPPES AT LIBERTY TRIANGLE – THIRD PLAT", a subdivision of land in the City of Liberty, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Lot 1, said corner also being the intersection of the East right of way line of Blue Jay Drive, as now established, and the North right of way line of Kansas Street, as now established; thence South 88°34'57 East, along the South line of said Lot 1, 125.83 feet to the Point of Beginning of the tract of land to be more particularly described herein; thence North 00°39'48" East, 147.52 feet; thence North 89°20'12" West, 125.82 feet to a point on the West line of said Lot 1; thence North 00°39'48" East, along said West line, 85.24 feet; thence North 03°01'10" West, continuing along said West line, 231.48 feet; thence Northeasterly, on a curve to the right, tangent to the last described course, having a radius of 58.00 feet, a central angle of 74°17'29" and an arc length of 75.20 feet to a point on the North line of said Lot 1, said point also being a point on the South right of way line of College Street, as now established; thence North 71°16'20" East, along said North line, 43.68 feet; thence South 00°39'48" West, 223.18 feet; thence South 89°20'12" East, 250.86 feet; thence South 00°39'48" West, 316.02 feet to a point on the South line of said Lot 1; thence North 88°34'57" West, along said South line, 190.02 feet to the Point of Beginning. Containing 96,566 square feet or 2.22 Acres more or less.

LOT 1–C:

All that part of Lot 1, "THE SHOPPES AT LIBERTY TRIANGLE – THIRD PLAT", a subdivision of land in the City of Liberty, Clay County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of said Lot 1, said corner also being a point on the North right of way line of Kansas Street, as now established; thence North 88°34'57" West, along the South line of said Lot 1, 348.21 feet; thence North 00°39'48" East, 316.02 feet; thence North 89°20'12" West, 250.86 feet; thence North 00°39'48" East, 223.18 feet to a point on the North line of said Lot 1, said point also being a point on the South right of way line of College Street, as now established; thence North 71°16'20" East, along said North line, 68.76 feet; thence Northeasterly, continuing along said North line, on a curve to the left, tangent to the last described course, having a radius of 530.00 feet, a central angle of 4°46'42" and an arc length of 44.20 feet; thence North 66°29'39" East, continuing along said North line, 32.72 feet; thence Northeasterly, continuing along said North line, on a curve to the left, tangent to the last described course, having a radius of 530.00 feet, a central angle of 36°57'36" and an arc length of 341.89 feet; thence Northeasterly continuing along said North line, on a curve to the right, tangent to the last described course, having a radius of 470.00 feet, a central angle of 9°33'32" and an arc length of 78.41 feet to a point of compound curvature; thence Northeasterly, continuing along said North line, on a curve to the right, tangent to the last described course, having a radius of 190.00 feet, a central angle of 14°35'59" and an arc length of 48.41 feet; thence North 53°41'32" East, continuing along said North line, 119.19 feet; thence North 50°58'56" East, continuing along said North line, 55.84 feet to the Northeast corner of said Lot 1, said corner also being a point on the East line of the Northwest Quarter of Section 12, Township 51 North, Range 32 West of the Fifth Principal Meridian; thence South 00°39'48" West, along the East line of said Lot 1, 1030.29 feet to the Point of Beginning. Containing 368,777 square feet or 8.47 Acres more or less.

LEGEND

- ☐ – Found Section Corner (Monumentation as Noted)
- ○ – Found Property Corner
- ● – Set 1/2" Iron Bar w/ Cap (To Be Set at the Completion of Construction)
- B/L – Building Line
- D/E – Storm Drainage Easement
- S/E – Sanitary Sewer Easement
- G.U.E. – General Utility Easement

APPLICANT / OWNER

LTD Enterprises, L.L.C.
244 West Mill Street
Liberty, Missouri 64068

SURVEYORS NOTES:

1. Property information referencing this survey was taken from the Commitment for Title Insurance Certificate, issued by Thompson Title, Inc., File Number 25555 with an effective date of May 30, 2007 at 8:00 A.M.
2. Bearings and Coordinates shown hereon are based on the Final Plat of "THE SHOPPES AT LIBERTY TRIANGLE – THIRD PLAT", as recorded in the Office of the Recorder of Deeds, Clay County, Missouri.
3. Building Lines, Easements and Setbacks were taken from the Final Plat of "THE SHOPPES AT LIBERTY TRIANGLE – THIRD PLAT", as recorded in the Office of the Recorder of Deeds, Clay County, Missouri.
4. 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).
5. The subject tract lies within the boundaries of the C2 zoning regulations, C2 General Business District.

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 2nd day of July 2007.

TIMOTHY D. HARRIS (MANAGING MEMBER)
LTD ENTERPRISES, L.L.C.

STATE OF
COUNTY OF

Be it remembered that on this 2nd day of July 2007, 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.

Notary Public

SARA C. WARTNER
Notary Public - Notary Seal
State of Missouri
Commissioned for Clay County
My Commission Expires: November 19, 2010

My Commission Expires 11/19/2010

Printed Name

Director of Public Works

This survey was executed by Lutjen, Inc.; 8350 N. St. Clair Avenue, Kansas City, Missouri 64151

I HEREBY CERTIFY: that this Lot Split 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.

Jason S. Roudebush MO PLS 2002014092

LUTJEN

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www.lutjen.com

surveying
planning
engineering
landscape architecture

REVISIONS / APPROVALS	CASE / ORD. NO.	DATE
Submitted to City	Job No. 06019	06-11-07
Description / Water Ease.		07-02-07

1 Cab. G
7/5/07

http://www.ClayCoGov.com