ROGERS PLAZA

all that part of the Southeast Quarter of Section 36, Township 52 North, Range 32 West in the City of Liberty, Clay County, Missouri.

(Page 1 of 2)

SCALE
0' 50' 100'

Recorded in Clay County, Missouri
Date and Time: 01/29/2008 at 03:35:35 PM
Instrument Number: 2008003054
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Instrument Type: PL
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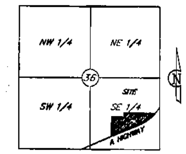
Recording Fee: $118.00 $
Grantor: ROGERS SPORTING GOODS REALTY
Grantee: ROGERS PLAZA
Robert T Sevier, Recorder



LOCATION MAP
Sec. 36, Twp. 52 N., Rge. 32 W.
(N.T.S.)

PROPERTY DESCRIPTION: PLAT

All that part of the Southeast Quarter of Section 36, Township 52 North, Range 32 West of the Fifth Principal Meridian, in the city of Liberty, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence South 0°32'52" West, along the East line of said Southeast Quarter, 1311.57 feet to the Northeast corner of the South One-Half of said Southeast Quarter; thence North 89°39'17" West, along the North line of the South One-Half of said Southeast Quarter, 170.36 feet to a point on the Northwesterly right of way line of Interstate Route 35, as now established, said point also being the Point of Beginning of the tract of land to be herein described; thence Southwesterly, along said Northwesterly right of way line, on a curve to the right, having an initial tangent bearing of South 44°18'38" West, a central angle of 07°24'21" and an arc length of 57.98 feet; thence Southwesterly, continuing along said Northwesterly right of way line, tangent to the last described course, having a radius of 3759.72 feet, a central angle of 16°00'02" and an arc length of 1049.94 feet; thence South 67°43'01" West, continuing along said Northwesterly right of way line, 724.75 feet; thence North 22°16'59" West, continuing along said Northwesterly right of way line, 40.70 feet to the Southeast corner of "WATERFORD PLACE", a subdivision of land in the city of Liberty, Clay County, Missouri; thence North 0°33'25" East (Deed-N 0°33'24" E), along the East line of said "WATERFORD PLACE", 658.74 feet (Plat-657.78') to a point on the South line of "PLACE LIBERTE", a subdivision of land in Liberty, Clay County, Missouri; thence South 89°30'22" East (Plat-S 89°26'30" E) along said South line, 472.55 feet to the Southeast corner of said "PLACE LIBERTE"; thence North 0°29'32" East (Plat-N 0°33'24" E), along the East line of said "PLACE LIBERTE", 155.97 feet to a point on said North line; thence South 89°39'17" East, along said North line of the South One-Half of said Southeast Quarter, 1152.60 feet to the Point of Beginning. Containing 716,088 square feet or 16.44 acres more or less.

SURVEYORS NOTES:

1. Information for this survey was taken from Thomson Title Corporation File No. L24382 dated July 5, 2007 at 8:00 a.m.

2. Bearings shown hereon are based on the Missouri State Plane Grid System, NAD 1983, West Zone (Meters). Scale factor= 0.9998985. 1 Meter=3.28083333 feet.

OWNER/DEVELOPER
ROGERS SPORTING GOODS REALTY LLC
320 NORTH 291 HWY
LIBERTY, MISSOURI 64068

DEDICATION:
The undersigned owners of the 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:

ROGERS PLAZA

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 T.V. 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 of 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 0004B, map revised February 1, 1985, as published by the Federal Emergency Management Agency. The subject property lies within Flood Zone "C" ie. "areas of minimal flooding".

CROSS ACCESS:
The right of incress-egress between Lots 1,2,3,4 is hereby granted in accordance with the recording of this plat.

MAINTENANCE OF TRACTS:

Tract A: (0.77 Acres) is hereby reserved as an ACCESS tract and shall be maintained by the Business Association as described in the covenants and restrictions to be recorded with this plat.

TRACT B: Tract A (2.23 Acres) is hereby reserved as STORM DETENTION and an easement or license is hereby granted to the City of Liberty, Missouri, to locate, construct and maintain and to authorize the location, construction, maintenance and use of stormwater detention facilities and installations and underground drainage conduits and appurtenances for drainage and detention purposes on under and along the strips of land outlined on this plat designated Tract B.

IN WITNESS WHEREOF:

ROGERS SPORTING GOODS REALTY, 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 28th day of January, 2008.

SHANNON PEISERT (VICE PRESIDENT)
ROGERS SPORTING GOODS REALTY, L.L.C.

STATE OF Missouri
COUNTY OF January SS:

Be it remembered that on this 28th day of January, 2008, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Shannon Peisert, to me personally known, who being by me duly sworn did say that she is Managing Member of ROGERS SPORTING GOODS REALTY, L.L.C., a Missouri Limited Liability Company, licensed to do business in the State of Missouri, and that she executed the same on behalf of said Limited Liability Company under and with the authority of its Board of Directors and she acknowledged that she 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

My Commission Expires: STACIE AKERS, Notary Public - State of Missouri, Commissioned in Clay County, My Commission Expires: August 19, 2008

CITY PLANNING AND ZONING COMMISSION:

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this 14th day of August, 2007.

DEE ROSEKRANS (CHAIRPERSON)

CITY COUNCIL:

Approved by the City Council of the City of Liberty, Missouri, this 27th day of August 2007.

ROBERT STEINKAMP (MAYOR)

JANE PICKETT SHARON (DEPUTY CITY CLERK)

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

CERTIFICATION:

This plat and survey of ROGERS PLAZA was executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of ROGERS PLAZA 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 Recourses. 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.

Jason S. Roudebush MO-LS 2002014092

BK G 2/5/08

Revised: 01-28-08 (Per City Comments)
Revised: 08-06-07 (Per City Comments)
Revised: 07-25-07 (Per City Comments)

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landscape architecture

DATE: 07-16-07 | Job No.-06384 | ROGERS PLAZA-PLT