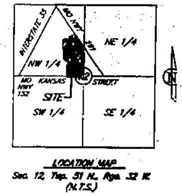
LOT SPLIT SURVEY

All of Lot 1-C "THE SHOPPES AT LIBERTY TRIANGLE – THIRD PLAT" LOT SPLIT

Section 12 – Township 51 North – Range 32 West

In the City of Liberty, Clay County, Missouri



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

SCALE
0' 60' 120'
1" = 60'

PROPERTY DESCRIPTION:

LOT 1-C (a):

A tract of land in Lot 1-C of the Lot Split Survey, of All that part of Lot 1 "THE SHOPPES AT LIBERTY TRIANGLE-THIRD PLAT", recorded under Document No. 2007027744 in Book G at Page 121 in the Office of the Recorder of Deeds, Liberty, Clay County, Missouri being bounded and described as follows: Commencing at the Northeast corner of said Lot 1-C and also being a point on the South right-of-way line of College Street as now established; thence South 00°39'48" West along the East line of said Lot 1-C, 125.11 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 00°39'48" West along said East line, 905.18 feet to the Southeast corner of said Lot 1 and also being on 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, along the West line of said Lot 1, 316.02 feet; thence North 89°20'12" West, along said West line, 250.86 feet; thence North 00°39'48" East along said West line, 223.18 feet to a point on the North line of said Lot 1, said point also being a point on the aforementioned South right of way line of said College Street; 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 04°46'42" and an arc length of 44.20 feet; thence North 66°29'38" 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 09°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, 71.42 feet; thence South 36°18'28" East, 37.19 feet; thence Southeasterly on a curve to the left, tangent to the last described course, having a radius of 78.00 feet, a central angle of 50°25'43"; an arc distance of 68.65 feet to the True Point of Beginning. Containing 362,905 square feet, or 8.33 acres, more or less.

Lot 1-C(b)

A tract of land in Lot 1-C of the Lot Split Survey, of All that part of Lot 1 "THE SHOPPES AT LIBERTY TRIANGLE-THIRD PLAT", recorded under Document No. 2007027744 in Book G at Page 121 in the Office of the Recorder of Deeds, Liberty, Clay County, Missouri being bounded and described as follows: Beginning at the Northeast corner of said Lot 1-C and also being a point on the South right-of-way line of College Street as now established; thence South 00°39'48" West along the East line of said Lot 1-C, 125.11 feet; thence Northwesterly on a curve to the right, having an initial tangent bearing of North 86°44'11" West, a radius of 78.00 feet, a central angle of 50°25'43"; an arc distance of 68.65 feet; thence North 36°18'28" West, 37.19 feet to a point on the aforementioned South right-of-way line of said College Street; thence North 53°41'32" East along said South right-of-way line, 47.77 feet; thence North 50°58'56" East along said South right-of-way line, 55.84 feet to the True Point of Beginning. Containing 5,872 square feet or 0.13 acres, more or less.

STATE PLANE COORDINATE TABLE

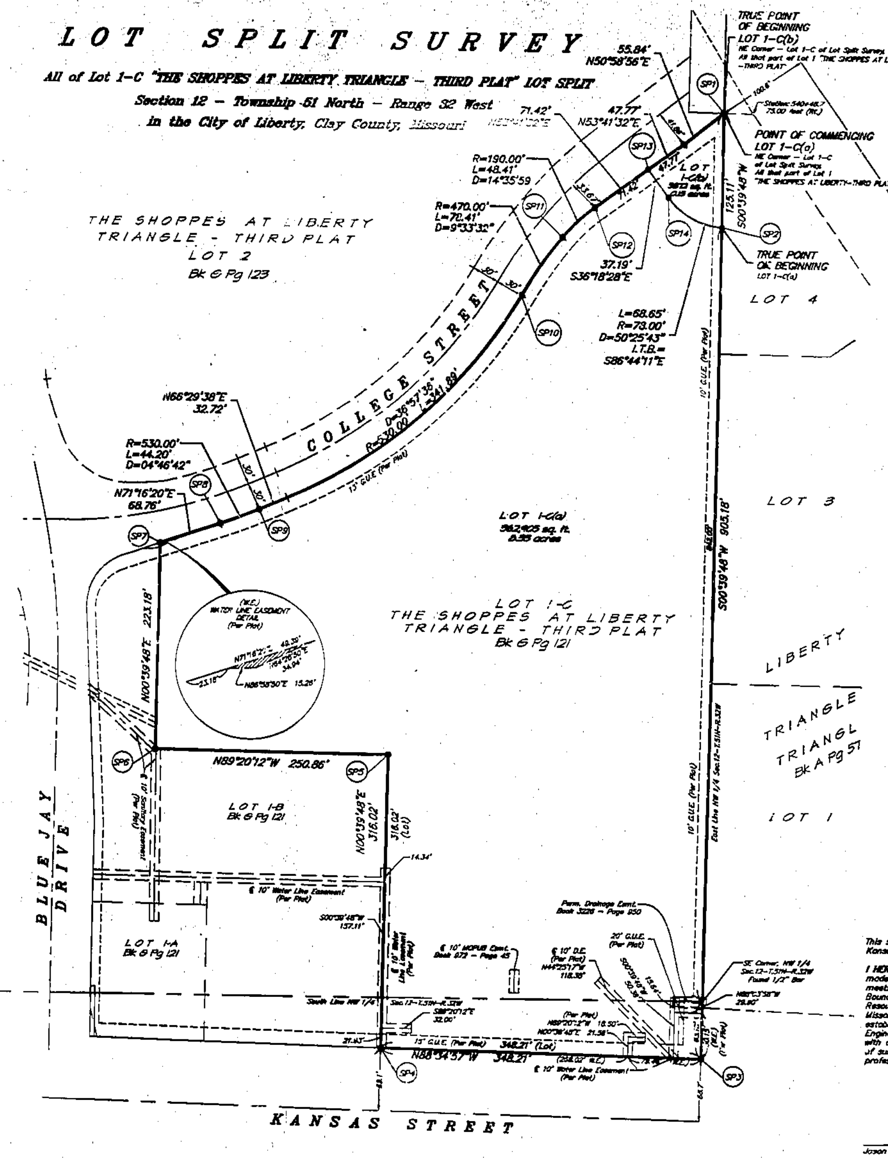
Point	Northing	Easting
SP1	N 103511.449	E 260648.367
SP2	N 103473.318	E 260647.926
SP3	N 103197.438	E 260644.732
SP4	N 103200.064	E 261538.629
SP5	N 103296.381	E 260539.744
SP6	N 103297.266	E 260463.285
SP7	N 103365.287	E 260464.073
SP8	N 103372.016	E 260483.927
SP9	N 103376.868	E 250496.485
SP10	N 103449.354	E 260581.754
SP11	N 103469.072	E 260595.212
SP12	N 103479.223	E 260605.868
SP13	N 103492.111	E 260623.409
SP14	N 103482.977	E 260630.121

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
- Per Plat – "The Shoppes at Liberty Triangle – Third Plat"

APPLICANT / OWNER

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



Recorded in Clay County, Missouri
Date and Time: 08/23/2008 at 08:34:30 AM
Instrument Number: 2008030123
Book: G Page: 187
Instrument Type: SURV
Page Count: 1
Recording Fee:
Grantor: LTD ENTERPRISES
Grantee: SHOPPES AT LIBERTY TRIANGLE THIRD PLAT
Robert T Sevier, Recorder

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 Bk G Pg 123.

4. According to the Flood Insurance Rate Map, Community Panel No. 290056 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.

6. Bearings and Coordinates shown hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone Meters (Adjusted in 2003). Monument Station Deer was used with Scale Factor of 0.9998965. 1 Meter = 3.2808333 Feet. Coordinates are in meters.

IN WITNESS WHEREOF:

LTD Enterprises, LLC, 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 August 2008.

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

STATE OF

COUNTY OF

Be it remembered that on this 28th day of August 2008, 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 ENTERPRISES, LLC, 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

My Commission Expires October 16, 2011

APPROVED BY CITY OF LIBERTY

BY
Steve Anderson
Director of Development

Date 8-29, 2008

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

Date of Survey	08-25-2008
Revised Per Comments Dated	08-28-2008

LOT SPLIT SURVEY

All of Lot 1-C "THE SHOPPES AT LIBERTY TRIANGLE – THIRD PLAT" LOT SPLIT
LIBERTY, CLAY COUNTY, MISSOURI

Surveyed By:	JSR
Reviewed By:	
Drafted By:	NRW
Lutjen Project No.:	08200

LUTJEN

Sheet No.: 1 of 1

Location: S:\Survey\Liberty Triangle\The Shoppes at Liberty Triangle – Third Plat\LOT SPLIT\SOLT3 – LOT 1-C SPLIT 8-22-08.dwg

Cab G
9-09-08