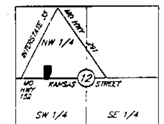
THE SHOPPES AT LIBERTY TRIANGLE – FOURTH PLAT
A REPLAT OF PART OF NORTH HAVEN ESTATES

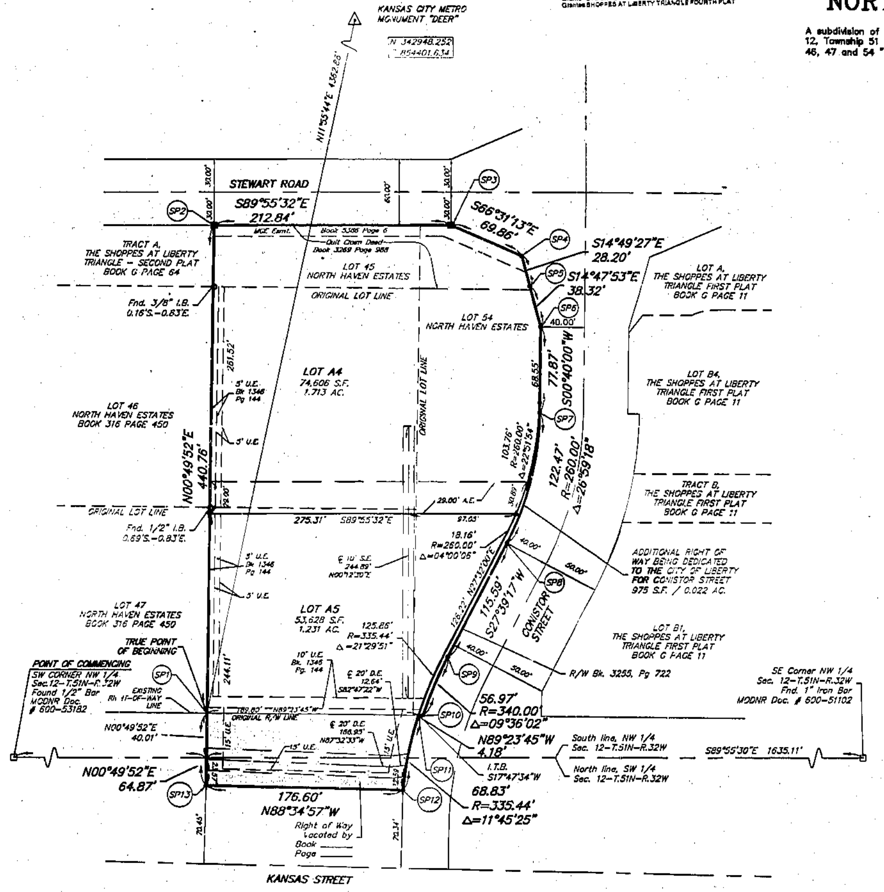
A subdivision of land in the Northwest and Southwest Quarter of Section 12, Township 51 North, Range 32 West, and also being a Replat of Lot 45, 46, 47 and 54 "North Haven Estates", all in Liberty, Clay County, Missouri

Recorded in Clay County, Missouri
Date and Time: 10/29/2008 at 03:08:36 PM
Instrument Number: 2008037242
Book G Page: 171
Instrument Type: PL
Page Count: 1
Recording Fee: $44.00 $
Grantor: LTD ENTERPRISES
Grantee: SHOPPES AT LIBERTY TRIANGLE FOURTH PLAT
Robert T Sevier, Recorder



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

SCALE
0' 50' 100'
1"=50'



PROPERTY DESCRIPTION:

All that part of Lots 45, 46, 47, and 54, NORTH HAVEN ESTATES, a subdivision of land in the City of Liberty, Clay County, Missouri being bounded and described as follows: Commencing at the Southwest corner of the Northwest Quarter of Section 12, Township 51 North, Range 32 West of the Fifth Principal Meridian; thence South 89°55'30" East along the South line of said Northwest Quarter, 1117.34 feet; thence North 00°49'52" East, 40.01 feet to a point on the North right of way line of relocated Kansas Street, as now established, said point also being the True Point of Beginning of the tract to be herein described; thence continuing North 00°49'52" East, 185 feet West of and parallel with the East line of said Lot 47, 440.76 feet to a point on the South right of way line of Stewart Road, as now established; thence South 89°55'32" East along said South right of way line, 212.84 feet to a point on the West right of way line of Conistor Street, as now established; thence South 66°31'13" East along said West right of way line, 69.86 feet; thence South 14°49'27" East along said West right of way line, 28.20 feet; thence South 14°47'53" East along said West right of way line, 38.32 feet; thence South 00°40'00" West along said West right of way line, 77.87 feet; thence Southerly along said West right of way line on a curve to the right, tangent with the last described course, having a radius of 260.00 feet, a central angle of 26°59'18"; an arc distance of 122.47 feet; thence South 27°39'17" West along said West right of way line, 115.59 feet; thence Southerly along said West right of way line, on a curve to the left, tangent with the last described course, having a radius of 340.00 feet, a central angle of 09°36'02"; an arc distance of 56.97 feet to a point on said North right of way line; thence North 89°23'45" West along said North right of way line, 4.18 feet; thence Southerly on a curve to the left, having an initial tangent bearing of South 17°47'34" West, a radius of 335.44 feet, a central angle of 11°45'25"; an arc distance of 68.83 feet; thence North 88°34'57" West, 176.60 feet; thence North 00°49'52" East, 64.87 feet to the Point of Beginning. Containing 2.968 acres, more or less.

PLAT 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 – FOURTH PLAT

EASEMENT DEDICATION:
An easement is hereby granted to the City of Liberty, 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, services 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. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. 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 obstructions which would interfere with the construction 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 Kansas City, 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 a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to Water Main Easements.

STREET DEDICATION:
The streets shown on this plat and heretofore not dedicated to public use as thoroughfares are hereby so 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 Kansas City, 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 City of Liberty nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights. The rights of ingress and egress is also hereby granted to the public for access to adjacent property through Tract A.

KANSAS STREET VACATION DESCRIPTION:

All that part of Kansas Street in the Northwest Quarter and Southwest Quarter of Section 12, Township 51 North, Range 32 West of the Fifth Principal Meridian, in Liberty, Clay County, Missouri, situated North of the centerline of Kansas Street and West of Conistor Street as both are now established and being bounded and described as follows: Commencing at the Southeast corner of said Northwest Quarter; thence North 89°55'30" West along the South line of said Northwest Quarter, 1444.79 feet; thence North 00°04'30" East, 38.25 feet to a point on the North right-of-way line of relocated Kansas Street, as now established, said point also being the True Point of Beginning of the tract to be herein described; thence North 89°23'45" West along said North right-of-way line, 189.80 feet; thence South 00°49'52" West, 64.87 feet; thence South 88°34'57" East, 176.60 feet; thence Northeasterly on a curve to the right, having an initial tangent bearing of North 06°02'09" East, a radius of 335.44 feet, a central angle of 11°45'25"; an arc distance of 68.83 feet to the True Point of the beginning. Containing 12,041 square feet or 0.28 acres, more or less.

CONISTOR STREET DEDICATION DESCRIPTION:

All that part of Lot 54, NORTH HAVEN ESTATES, a subdivision of land in the City of Liberty, Clay County, Missouri being bounded and described as follows: Commencing at the Southwest corner of the Northwest Quarter of Section 12, Township 51 North, Range 32 West of the Fifth Principal Meridian; thence South 89°55'30" East along the South line of said Northwest Quarter, 1307.66 feet; thence North 00°04'30" East, 38.25 feet to a point on the North right of way line of relocated Kansas Street, as now established, said point also being the True Point of Beginning of the tract to be herein described; thence Northeasterly on a curve to the right, having an initial tangent bearing of North 17°47'34" East, a radius of 335.44 feet, a central angle of 09°44'28"; an arc distance of 57.03 feet; thence North 27°32'00" East, 128.22 feet; thence Northerly on a curve to the left, having an initial tangent bearing of North 25°41'34" East, a radius of 260.00, a central angle of 26°52'00"; an arc distance of 121.92 feet to a point on the West right-of-way line of Conistor Street, as now established; thence South 00°40'00" West along said West right of way line, 9.22 feet; thence Southerly along said West right of way line on a curve to the right, tangent with the last described course, having a radius of 260.00 feet, a central angle of 26°59'18"; an arc distance of 122.47 feet; thence South 27°39'17" West along said West right of way line, 115.59 feet; thence Southerly along said West right of way line, on a curve to the left, tangent with the last described course, having a radius of 340.00 feet, a central angle of 09°36'02"; an arc distance of 56.97 feet to a point on said North right of way line; thence North 89°23'45" West along said North right of way line, 4.18 feet to the True Point of Beginning. Containing 975 square feet or 0.022 acres, more or less.

SURVEYORS NOTES:

1. Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Thomson Title Corporation. File Number L25039-0 revised with an effective date of March 20, 2008 at 8:00 A.M.

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

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. Parent parcel recorded in Document No. 2007042990 in Book 5834 at Page 93. Office of the Recorder of Deeds, Clay County, Missouri.

LEGEND

- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- ⊡ – Found Section Corner (Monumentation as Noted)
- • – Set 1/2" Iron Rebar with Plastic Cap
- O – Found Property Corner
- B/L – Building Line
- D/E – Storm Drainage Easement
- S/E – Sanitary Sewer Easement
- U.E. – Utility Easement
- (shaded) – Right-of-Way to be Vacated

STATE PLANE COORDINATE TABLE

Point	N	E
SP1	103229.538	260146.752
SP2	103363.868	260148.701
SP3	103363.784	260213.574
SP4	103355.301	260233.104
SP5	103348.882	260235.303
SP6	103335.698	260238.360
SP8	103276.104	260228.962
SP9	103244.897	260212.610
SP10	103228.915	260203.873
SP11	103228.928	260204.600
SP12	103208.435	260200.276
SP13	103203.768	260146.463

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 22nd day of October 2008.

LTD Enterprises, LLC
a Missouri limited liability company

Timothy D. Harris Managing Member

STATE OF Missouri)
COUNTY OF Clay) SS:

Be it remembered that on this 22nd day of October, 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.

Notary Public – Notary Seal, State of Missouri, Commissioned for Clay County

CITY PLANNING AND ZONING COMMISSION:

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this 13th day of May 2008.

DEE ROSEKRANS (CHAIRPERSON)

CITY COUNCIL:

Approved by the City Council of the City of Liberty, Missouri, this 27th day of May 2008.

ROBERT STEINKAMP (MAYOR)

JANET PITTMAN (DEPUTY CITY CLERK)

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

SURVEY PREPARED FOR:

LTD ENTERPRISES, LLC
244 WEST MILL STREET
SUITE 101
LIBERTY, MISSOURI 64068

This plat and survey of THE SHOPPES AT LIBERTY TRIANGLE – FOURTH PLAT A REPLAT OF PART OF NORTH HAVEN ESTATES were executed by Lutjen, Inc., 8330 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of THE SHOPPES AT LIBERTY TRIANGLE – FOURTH PLAT A REPLAT OF PART OF NORTH HAVEN ESTATES 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 and Land Surveyors and the Missouri Department of Natural Resources. 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.

10/22/08
Date

Signed: W. James Scheel, PLS 1585

Date of Survey 00-00-00	
1ST SUBMITTAL 04-11-08	
2ND SUBMITTAL 04-23-08	
Per City Comments	
Dated 04-16-2008	
Revised 06-17-2008	
Esmt Bk 1346 Pg 144	
Revised 07-02-2008	
15' U.E. Added	
Revised 10-20-2008	
Revised Deputy City Clerk	
Final Submittal 10-22-2008	
Surveyed By:	JB
Reviewed By:	JSR
Drafted By:	NRW
Lutjen Project No.: 08032	

LUTJEN

Location: S:\Survey\Liberty Triangle\The Shoppes at Liberty Triangle – Fourth Plat\Current Plat\Shoppes at Liberty Triangle – Fourth Plat.dwg

Cab. G 11/4/08