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Instrument Type: PL
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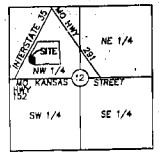
Grantor: HOTCAKES LIBERTY VENTURE
Grantee: LOWES ADDITION SECOND PLAT
Robert T Sarver, Recorder

FINAL PLAT OF
LOWE'S ADDITION – SECOND PLAT
A REPLAT OF ALL OF LOT 2
LOWE'S ADDITION
NW 1/4, SEC. 12 – Twp. 51 N. – Rge. 32 W.
LIBERTY, CLAY COUNTY, MISSOURI

SCALE
0' 30' 60'
1"=30' HORIZ.



LOCATION MAP
Sec. 12, Twp. 51 N., Rge. 32 W.

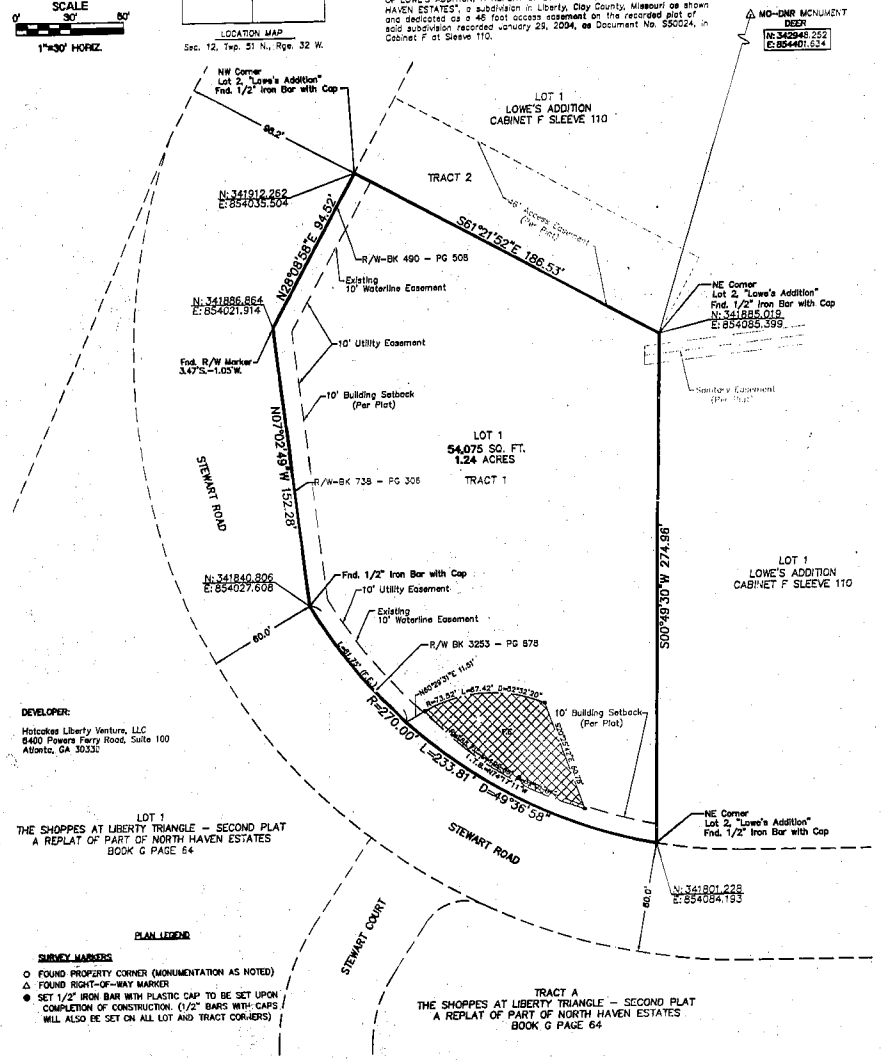
PROPERTY DESCRIPTION – As Provided by Chicago Title Insurance Company:

TRACT 1:

LOT 2, "FINAL PLAT OF LOWE'S ADDITION, A REPLAT OF LOTS 41–44, 46 & 53–54 NORTH HAVEN ESTATES", a subdivision in Liberty, Clay County, Missouri according to the recorded plat thereof.

TRACT 2:

Appurtenant easement for access across a portion of Lot 1, "FINAL PLAT OF LOWE'S ADDITION, A REPLAT OF LOTS 41–44, 46 & 53–54 NORTH HAVEN ESTATES", a subdivision in Liberty, Clay County, Missouri as shown and dedicated as a 45 foot access easement on the recorded plat of said subdivision recorded January 29, 2004, as Document No. 530024, in Cabinet F at Sleeve 110.



DEVELOPER:

Hotcakes Liberty Venture, LLC
6400 Powers Ferry Road, Suite 100
Atlanta, GA 30330

LOT 1
THE SHOPPES AT LIBERTY TRIANGLE – SECOND PLAT
A REPLAT OF PART OF NORTH HAVEN ESTATES
BOOK G PAGE 64

PLAN LEGEND

SURVEY MARKERS

- O FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
- △ FOUND RIGHT-OF-WAY MARKER
- ● SET 1/2" IRON BAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION. (1/2" BARS WITH CAPS WILL ALSO BE SET ON ALL LOT AND TRACT CORNERS)

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:

LOWE'S ADDITION – 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 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 (G.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.

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" ie. "areas of minimal flooding".

STORMWATER FACILITIES EASEMENT:
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 "FE".

INGRESS:
A "RIGHT TURN INGRESS ONLY" at only one location along the entire Stewart Road frontage will be granted with the recording of this plat.

SURVEYORS NOTES:

1. Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Chicago Title Insurance Company. Order No. 020092527 with an effective date of March 31, 2009 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 = 3.280833333 feet.

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

5. "Per Plat" references the Recorded Plat of "FINAL PLAT OF LOWE'S ADDITION, A REPLAT OF LOTS 41–44, 46 & 53–54 NORTH HAVEN ESTATES", as Recorded in Cabinet F at Sleeve 110.

This plat and survey of "LOWE'S ADDITION – SECOND PLAT" was executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151

I HEREBY CERTIFY, that the Plat of "LOWE'S ADDITION – 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 Surveyors and Landscape Architects and the Missouri Department of Natural Resources. I further certify that I have complied with all statues, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER
PLS-2002014092
PROFESSIONAL LAND SURVEYOR

Jason S. Roudebush MO PLS 2002014092
Date: 9-6-09

IN WITNESS WHEREOF:

Hotcakes Liberty Venture, LLC, a Georgia Limited Liability Company, Licensed to do business in the State of Missouri, has caused these presents to be executed this 8 day of October 2009.

DAVID BLASS (MANAGING PARTNER)
Hotcakes Liberty Venture, LLC

STATE OF GEORGIA
COUNTY OF COBB

Be it remembered that on this 8 day of October 2009, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came David Blass, to me personally known, who being by me duly sworn did say that he is Managing Partner of Hotcakes Liberty Venture, LLC., a Georgia Limited Liability Company, licensed to do business in the State of Missouri, and that he executed the ... me 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 — Commission Expires: 4/20/2013

NOTARY PUBLIC, GEORGIA, COBB COUNTY, APRIL 07, 2013

Printed Name

CITY PLANNING AND ZONING COMMISSION:

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this 9 day of September 2009.

DEE ROSEKRANS (CHAIRPERSON)

CITY COUNCIL:

Approved by the City Council of the City of Liberty, Missouri, this 21 day of September 2009.

GREG CANUTESON (MAYOR)

JANET PITTMAN (DEPUTY CITY CLERK)

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

Date of Survey: 08-24-09	
Revised 08-31-09	
Surveyed By:	JS
Reviewed By:	MB
Drafted By:	JR
Lutjen Project No.: 09133	

LUTJEN
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surveying
planning
engineering
landscape architecture

Sheet No.: 1 of 1

Location: S:\Projects\MISSOURI\12-51-32\09133-01 (LOWES ADDITION REPLAT)\09133\plans\Plat\09133 – Lowe's Addition Second Plat 8-24-09.dwg