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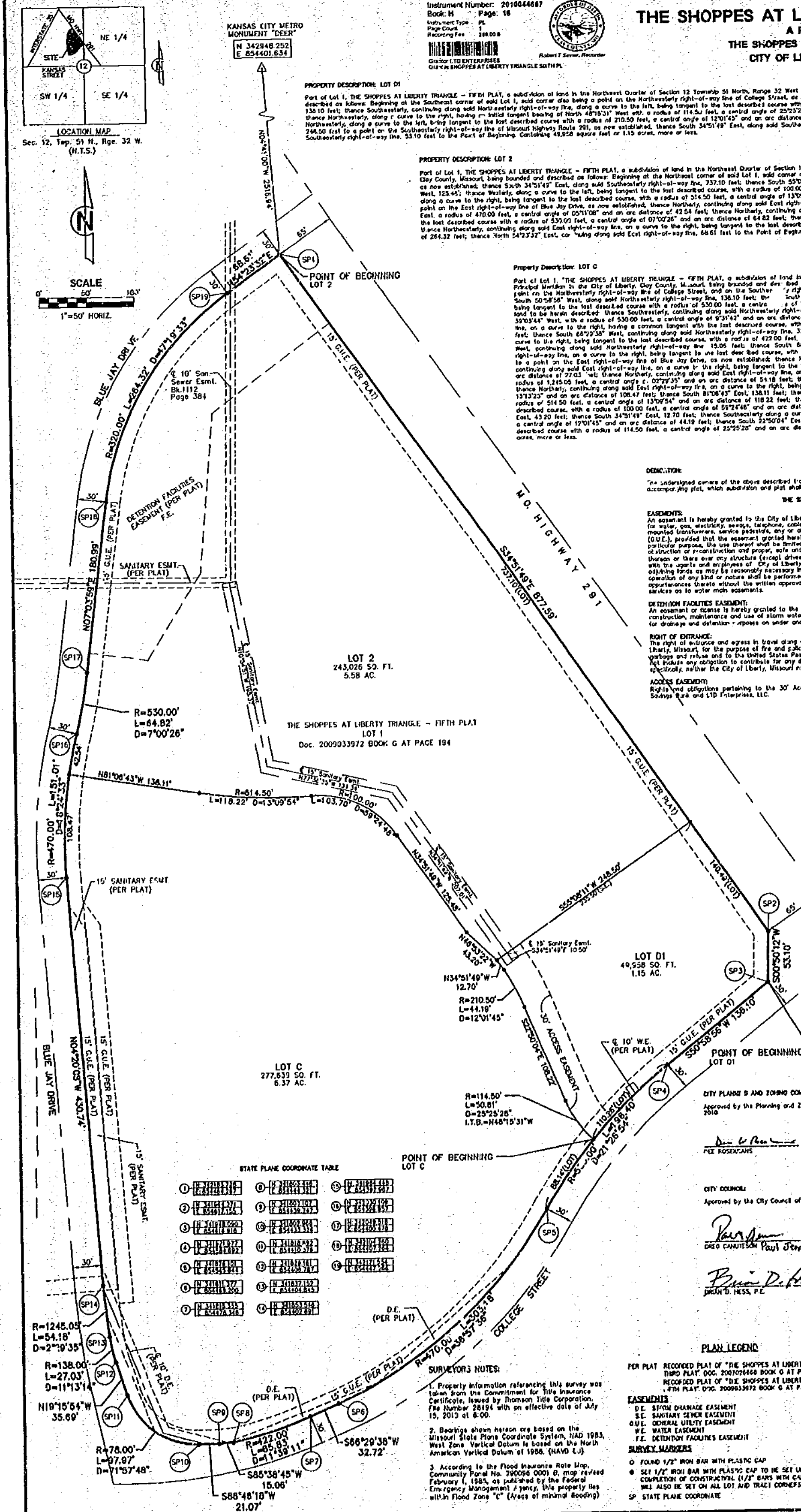
Grantor LTD ENTERPRISES
Grantee SHOPPES AT LIBERTY TRIANGLE SIXTH PL
Robert T Sevier, Recorder

FINAL PLAT OF

THE SHOPPES AT LIBERTY TRIANGLE – SIXTH PLAT

A REPLAT OF ALL OF LOT 1 THE SHOPPES AT LIBERTY TRIANGLE – FIFTH PLAT

CITY OF LIBERTY, CLAY COUNTY, MISSOURI



PROPERTY DESCRIPTION: LOT 01

Part of Lot 1, THE SHOPPES AT LIBERTY TRIANGLE – FIFTH PLAT, a subdivision of land in the Northeast Quarter of Section 12 Township 51 North, Range 32 West of the 5th Principal Meridian 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 Northwesterly right-of-way line of College Street, as now established; thence South 50°58'56" West along said Northwesterly right-of-way line, 138.10 feet; thence Southwesterly, continuing along said Northwesterly right-of-way line, along a curve to the left, being tangent to the last described course with a radius of 530.00 feet, a central angle of 11°55'12" and an arc distance of 110.28 feet; thence Northwesterly, along a curve to the right, having an initial tangent bearing of North 48°15'31" West with a radius of 114.50 feet, a central angle of 25°25'28" and an arc distance of 50.81 feet; thence North 22°50'04" West, 108.22 feet; thence Northwesterly, along a curve to the left, being tangent to the last described course with a radius of 210.50 feet, a central angle of 12°01'45" and an arc distance of 44.19 feet; thence North 34°51'49" West, 12.70 feet; thence North 55°08'11" East, 248.50 feet to a point on the Southeasterly right-of-way line of Missouri Highway Route 291, as now established, thence South 34°51'49" East, along said Southeasterly right-of-way line, 140.49 feet; thence South 00°50'12" West continuing along said Southeasterly right-of-way line, 53.10 feet to the Point of Beginning. Containing 49,958 square feet or 1.15 acres, more or less.

PROPERTY DESCRIPTION: LOT 2

Part of Lot 1, THE SHOPPES AT LIBERTY TRIANGLE – FIFTH PLAT, a subdivision of land in the Northeast Quarter of Section 12 Township 51 North, Range 32 West of the 5th Principal Meridian in the City of Liberty, Clay County, Missouri, being bounded and described as follows: Beginning at the Northeast corner of said Lot 1, said corner also being a point on the Southeasterly right-of-way line of Missouri Highway Route 291, as now established; thence South 34°51'49" East, along said Southeasterly right-of-way line, 737.10 feet; thence South 55°08'11" West, 248.50 feet; thence North 48°53'22" West, 43.20 feet; thence North 34°51'49" West, 125.48 feet; thence Westerly, along a curve to the left, being tangent to the last described course, with a radius of 100.00 feet, a central angle of 59°24'48" and an arc length of 103.70 feet; thence Westerly, along a curve to the right, being tangent to the last described course, with a radius of 514.50 feet, a central angle of 13°09'54" and an arc length of 118.22 feet; thence North 81°06'43" West, 138.11 feet to a point on the East right-of-way line of Blue Jay Drive, as now established, thence Northerly, continuing along said East right-of-way line, on a curve to the right, having an initial tangent bearing North 06°53'17" East, a radius of 470.00 feet, a central angle of 05°11'08" and an arc distance of 42.54 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left, having a common tangent with the last described course with a radius of 530.00 feet, a central angle of 07°00'26" and an arc distance of 64.82 feet; thence North 07°03'59" East, continuing along said East right-of-way line, 180.99 feet; thence Northeasterly, continuing along said East right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 320.00 feet, a central angle of 47°19'33" and an arc distance of 264.32 feet; thence North 54°23'32" East, continuing along said East right-of-way line, 68.61 feet to the Point of Beginning. Containing 243,026 square feet or 5.58 acres, more or less.

Property Description: LOT C

Part of Lot 1, "THE SHOPPES AT LIBERTY TRIANGLE – FIFTH PLAT, a subdivision of land in the Northeast Quarter of Section 12 Township 51 North, Range 32 West of the 5th Principal Meridian 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 Northwesterly right-of-way line of College Street, and on the Southwesterly right-of-way line of Missouri State Highway No. 291 as both are now established, thence South 50°58'56" West, along said Northwesterly right-of-way line, 138.10 feet; thence Southwesterly, continuing along said Northwesterly right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 530.00 feet, a central angle of 11°55'12" and an arc distance of 110.28 feet to the Point of Beginning of the tract of land to be herein described: thence Southwesterly, continuing along said Northwesterly right-of-way line along last said curve to the left having an initial tangent bearing of South 39°03'44" West, with a radius of 530.00 feet, a central angle of 9°31'42" and an arc distance of 88.14 feet; thence Southwesterly, continuing along said Northwesterly right-of-way line, on a curve to the right, having a common tangent with the last described course, with a radius of 470.00 feet, a central angle of 36°57'36" and an arc distance of 303.18 feet; thence South 66°29'38" West, continuing along said Northwesterly right-of-way line, 32.72 feet; thence Westerly, continuing along said Northwesterly right-of-way line, on a curve to the right, being tangent to the last described course, with a radius of 422.00 feet, a central angle of 11°39'11" and an arc distance of 85.83 feet; thence South 85°38'45" West, continuing along said Northwesterly right-of-way line 15.06 feet; thence South 88°46'18" West, 21.07 feet; thence Northwesterly, continuing along said Northeasterly right-of-way line, on a curve to the right, being tangent to the last described course, with a radius of 78.00 feet, a central angle of 71°57'48" and an arc distance of 97.97 feet to a point on the East right-of-way line of Blue Jay Drive, as now established; thence North 19°15'54" West, along said East right-of-way line, 35.69 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the right, being tangent to the last described course, with a radius of 138.00 feet, a central angle of 11°13'14" and an arc distance of 27.03 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the right, having a common tangent with the last described course, with a radius of 1,245.05 feet, a central angle of 02°29'35" and an arc distance of 54.18 feet; thence North 04°20'08" West, continuing along said East right-of-way line, 430.74 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the right, being tangent to the last described course, with a radius of 470.00 feet, a central angle of 13°13'25" and an arc distance of 108.47 feet; thence South 81°06'43" East, 138.11 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 514.50 feet, a central angle of 13°09'54" and an arc distance of 118.22 feet; thence Southeasterly along a curve to the right having a common tangent with the last described course, with a radius of 100.00 feet, a central angle of 59°24'48" and an arc distance of 103.70 feet; thence South 34°51'49" East, 125.48 feet; thence South 48°53'22" East, 43.20 feet; thence South 34°51'49" East, 12.70 feet; thence Southeasterly along a curve to the right being tangent to the last described course with a radius of 210.50 feet, a central angle of 12°01'45" and an arc distance of 44.19 feet; thence South 22°50'04" East, 108.22 feet; thence Southeasterly along a curve to the left being tangent to the last described course with a radius of 114.50 feet, a central angle of 25°25'28" and an arc distance of 50.81 feet to the Point of Beginning. Containing 277,839 square feet or 6.37 acres, more or less.

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 – SIXTH 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.

DETENTION 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 storm water 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 "F.E.".

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

ACCESS EASEMENT:
Rights and obligations pertaining to the 30' Access Easement shown on Lot 01 are governed by private agreement between Capital Federal Savings Bank and LTD Enterprises, LLC.

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 10th day of December, 2010

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

STATE OF Missouri
COUNTY OF Clay

Be it remembered that on this 20 day of December 2010, 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, 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.

Kathleen F. Cates
Notary Public

7/7/13
My Commission Expires:

Kathleen F. Cates
Printed Name

KATHLEEN F. CATES
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES 7/7/2013

CITY PLANNING AND ZONING COMMISSION:
Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this 7th day of December 2010

[signature]
DEE ROSEKRANS (CHAIRPERSON)

CITY COUNCIL:
Approved by the City Council of the City of Liberty, Missouri, this 13th day of December 2010

[signature]
GREG CANUTESON Paul Jenness (MAYOR) Pro-Tem

[signature]
JANET PITTMAN (DEPUTY CITY CLERK)

[signature]
BRIAN D. HESS, P.E. (CITY ENGINEER)

SURVEYORS NOTES:

1. Property information referencing this survey was taken from the Commitment for Title Insurance Certificate, issued by Thomson Title Corporation, File Number 28194 with an effective date of July 15, 2010 at 8:00.
2. Bearings shown hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone. Vertical Datum is based on the North American Vertical Datum of 1988. (NAVD 88)
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)

PLAN LEGEND

PER PLAT RECORDED PLAT OF "THE SHOPPES AT LIBERTY TRIANGLE THIRD PLAT" DOC. 2007020668 BOOK G AT PAGE 123 & RECORDED PLAT OF "THE SHOPPES AT LIBERTY TRIANGLE FIFTH PLAT" DOC. 2009033972 BOOK G AT PAGE 194

EASEMENTS
- D.E. STORM DRAINAGE EASEMENT
- S.E. SANITARY SEWER EASEMENT
- G.U.E. GENERAL UTILITY EASEMENT
- W.E. WATER EASEMENT
- F.E. DETENTION FACILITIES EASEMENT

SURVEY MARKERS
- ○ FOUND 1/2" IRON BAR WITH PLASTIC CAP
- ● 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)
- SP STATE PLANE COORDINATE

This plat and survey of "THE SHOPPES AT LIBERTY TRIANGLE – SIXTH PLAT" was executed by Lutjen, Inc., 1301 Burlington Street, North Kansas City, Missouri 64116

I HEREBY CERTIFY: that the Plat of "THE SHOPPES AT LIBERTY TRIANGLE – SIXTH 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 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 PLS 2002014092
Date: Dec. 20, 2010

Location: S:\Survey\Liberty Triangle\The Shoppes at Liberty Triangle – Sixth Plat\Plat\10106-Shoppes Liberty Triangle 6th Plat 09-13-10.dwg

LUTJEN, 1301 Burlington, #100, North Kansas City, MO 64116	Surveyed By: R.L.	Date of Survey: 09-13-10	FINAL PLAT OF THE SHOPPES AT LIBERTY TRIANGLE SIXTH PLAT LIBERTY, CLAY COUNTY, MISSOURI
	Reviewed By: J.L.L.	Revised: 09-16-10 – Access Easement	Sheet No.: 1 of 1
	Drafted By: J.S.R.	Revised: 11-4-10 – Lot C and Sanitary Esmt.	
	Lutjen Project No.: 10106		

Y1103732