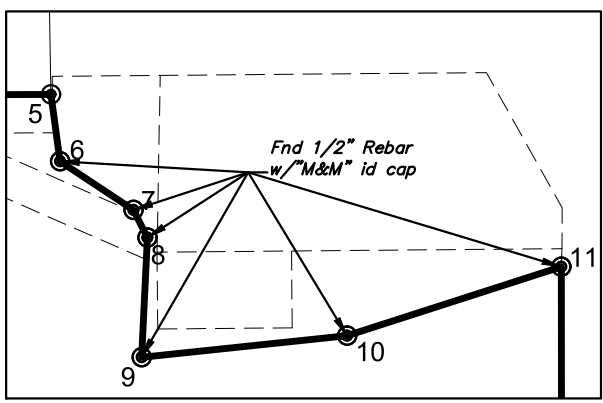
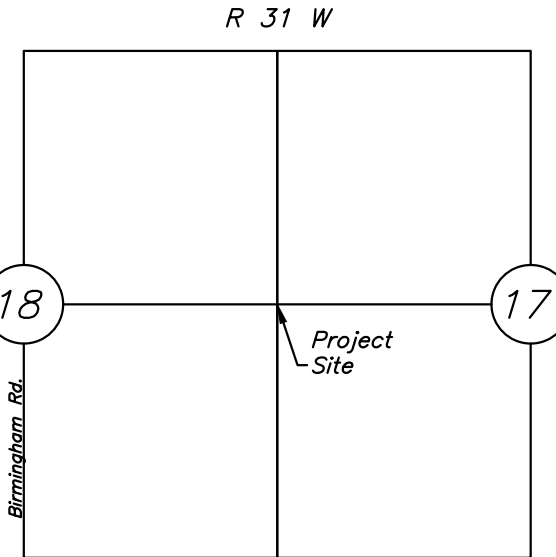


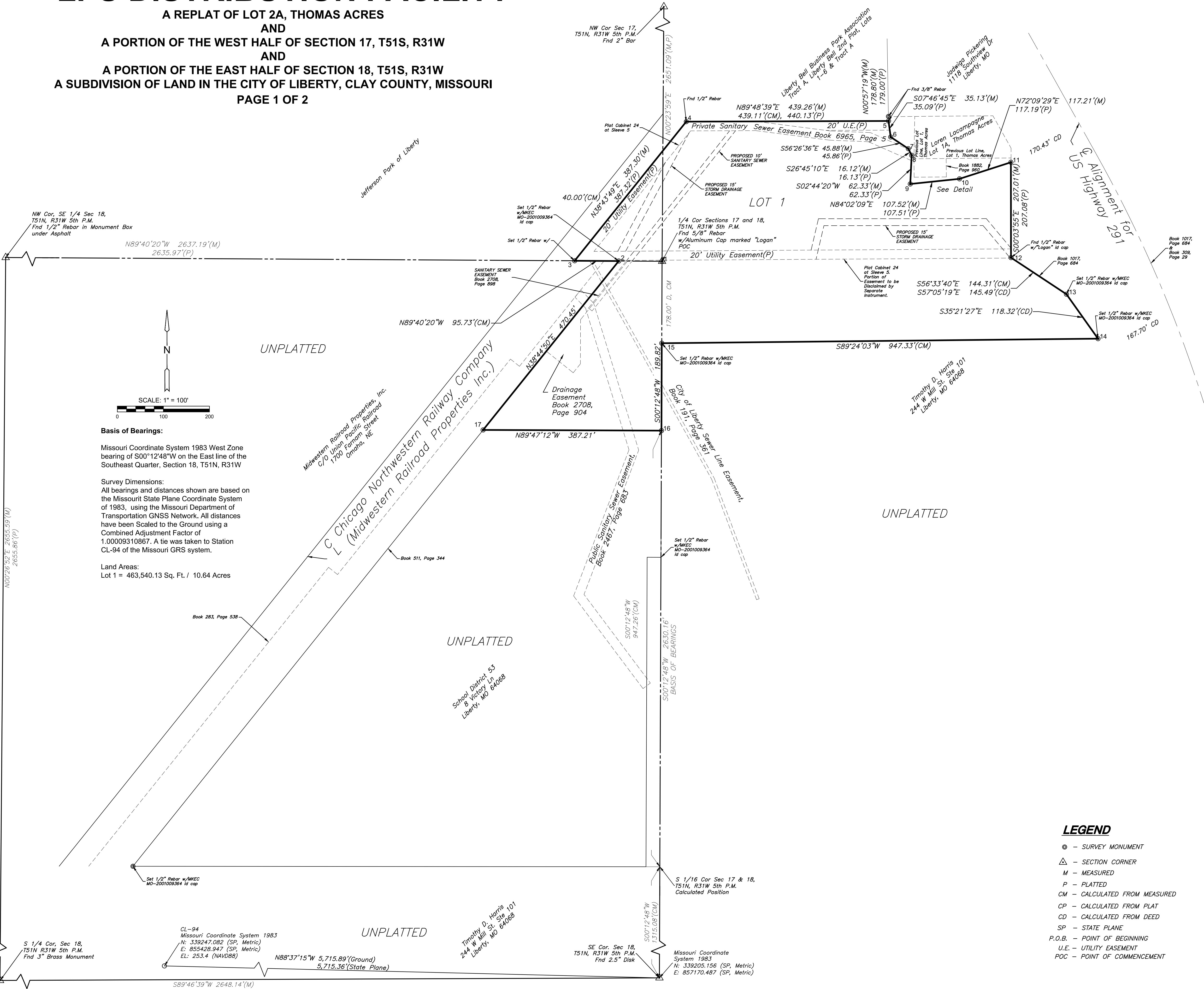
FINAL PLAT  
**LPS DISTRIBUTION FACILITY**  
A REPLAT OF LOT 2A, THOMAS ACRES  
AND  
A PORTION OF THE WEST HALF OF SECTION 17, T51S, R31W  
AND  
A PORTION OF THE EAST HALF OF SECTION 18, T51S, R31W  
A SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI  
PAGE 1 OF 2



IRON DETAIL



VICINITY MAP



**Basis of Bearings:**  
Missouri Coordinate System 1983 West Zone bearing of S00°12'48"W on the East line of the Southeast Quarter, Section 18, T51N, R31W

**Survey Dimensions:**  
All bearings and distances shown are based on the Missouri State Plane Coordinate System of 1983, using the Missouri Department of Transportation GNSS Network. All distances have been Scaled to the Ground using a Combined Adjustment Factor of 1.00009310867. A tie was taken to Station CL-94 of the Missouri GRS system.

**Land Areas:**  
Lot 1 = 463,540.13 Sq. Ft. / 10.64 Acres

PROPERTY CORNER POINTS			
1	340006.7509587	857173.4700321	0
2	340006.9150481	857144.7825837	0
3	340007.0819564	857115.6072153	0
4	340099.1636103	857189.4584572	0
5	340099.6056062	857323.3319787	0
6	340088.9974896	857324.7811805	0
7	340081.2682540	857336.4337256	0
8	340076.8812196	857338.6452397	0
9	340057.9064665	857337.7375051	0
10	340061.3113887	857370.3292388	0
11	340072.2564409	857404.3335380	0
12	340009.1655819	857404.4054183	0
13	339984.9295972	857441.1069892	0
14	339955.5200717	857461.9744359	0
15	339952.5018975	857173.2681509	0
16	339894.6504328	857173.0528603	0
17	339895.0898330	857055.0419610	0
CL-94	339247.1027564	855428.9350880	0
PLANE COORDINATES IN METERS FROM STATION CL-94			
GRID FACTOR: 0.9999068999			

**LEGEND**

- SURVEY MONUMENT
- △ — SECTION CORNER
- M — MEASURED
- P — PLATTED
- CM — CALCULATED FROM MEASURED
- CP — CALCULATED FROM PLAT
- CD — CALCULATED FROM DEED
- SP — STATE PLANE
- P.O.B. — POINT OF BEGINNING
- U.E. — UTILITY EASEMENT
- POC — POINT OF COMMENCEMENT

PREPARED FOR:  
School District 53  
8 Victory Ln  
Liberty, MO 64068  
DATE OF PREPARATION:  
July 21, 2023



FINAL PLAT  
LPS DISTRIBUTION FACILITY  
A REPLAT OF LOT 2A, THOMAS ACRES  
AND  
A PORTION OF THE WEST HALF OF SECTION 17, T51S, R31W  
AND  
A PORTION OF THE EAST HALF OF SECTION 18, T51S, R31W  
A SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI  
PAGE 2 OF 2

LEGAL DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 18 and the Northwest Quarter of Section 17, Township 51 South, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri as recorded in Instrument Number 2018024874, Deed Book 8251, Page 15, Clay County Recorder of Deeds Office; said parcel being described as follows;

Lot 2A, as shown on the Lot Split, a Replat of Thomas Acres, recorded October 30, 2012 as Document No. 2012042789 in Book H at Page 48, a subdivision in Liberty, Clay County, Missouri.

AND ALSO

A portion of a parcel of land located in the Northeast Quarter of Section 18, the Northwest Quarter of Section 17 and the Southwest Quarter of Section 17, Township 51 South, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri as recorded in Instrument Number 2018024875, Deed Book 8251, Page 16, Clay County Recorder of Deeds Office; said parcel being described as follows;

All of the Northeast Quarter of the Southeast Quarter of Section 18, Township 51, Range 31 in Clay County, Missouri, Except a strip off the East side thereof, described as follows: Beginning at a point in the East line thereof of said Section 18, which point is 643 feet South of the Northwest corner of the Southeast Quarter of Section 18; thence West 30 feet; thence South to the South line of the Northeast Quarter of the Southeast Quarter of Section 18; thence East 30 feet to the East line of Section 18; thence North in said East line of Section 18 to the point of beginning; Except that part deeded to the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, by the Deed recorded March 21, 1932 in Book 283 at Page 538 in the office of the Recorder of Deeds of said County, and also subject to right-of-way grant, as shown of record on February 14, 1936 in Book 310 at Page 157 in the office of said Recorder of Deeds.

AND  
Also a part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 51 of Range 31, in Clay County, Missouri described as follows: Beginning at the Quarter Section corner of the West of Section 17, Township 51, Range 31; thence South 178 feet to an iron rod; thence East parallel to the North line of the Southwest Quarter of said Section 17, a distance of 986 feet to a point in the center of public road leading from Liberty to Liberty Landing; thence with the centerline of said road North 11 degrees 20 minutes West, 180 feet to a point in the North line of the Southwest Quarter of said Section 17; thence West on said line, 950.4 feet to the point of beginning, Except that part deeded to the State of Missouri for highway purposes, as shown by deed recorded January 20, 1936 in Book 309 at Page 34, in the office of said Recorder of Deeds.

Further excepting from all of above described land (in both of said Sections 17 and 18), the following:

1. All of the same which lies North and West of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company as located on October 1, 1946 (which Exception contains 13 acres, more or less and which last Excepted land was conveyed to Joseph S. Morrow, Sr. by Warranty Deed recorded January 11, 1947 in Book 411 at Page 100 in the office of said Recorder of Deeds).
2. (2.28) acres, more or less, conveyed by George J. Rife, a widower, to the Chicago, Milwaukee, St. Paul and Pacific Railroad Company by Warranty Deed recorded May 21, 1954 in Book 511 at Page 344 in the office of said Recorder of Deeds.
3. Terms and conditions of Easement for Sewer line conveyed to City of Liberty by instrument recorded February 2, 1917 in Book 191 at Page 361 over the following tract: A strip of land 6 feet in width, the centerline of which is described as follows: Beginning at a point 154.0 feet West of the East Quarter corner of Section 18, Township 51, Range 31; thence South 32 degrees 10 minutes East, 3 feet; thence South 29 degrees 10 minutes East, 539 feet; thence South 20 degrees 26 minutes East, 279.2 feet to the South line of the tract owned by said first parties.
4. In instrument dated March 14, 1932 and recorded March 21, 1932 in Book 283 at Page 538, Boude L. Crossett and Emma Crossett, husband and wife, conveyed to Chicago, Milwaukee, St. Paul and Pacific Railroad Company, a corporation, a strip of land for railroad right-of-way, and in said instrument the grantors released the said railroad, its successors and assigns, from any and all liability for injury or damage to any and all other lands or property of the parties of the first part, caused by the location, construction and operation of a railroad over and upon the premises hereby conveyed.
5. Easement granted to Central Pipe Line Company, by instrument dated November 18, 1935 and recorded February 14, 1936 in Book 310 at Page 157, over the land.
6. That part conveyed to State of Missouri for Highway purposes in instrument dated February 10, 1934 and recorded January 20, 1936 in Book 309 at Page 34.
7. Right-of-Way conveyed to Chicago, Milwaukee, St. Paul and Pacific Railroad Company as set out in document recorded May 21, 1954 in Book 511 at Page 344.  
Said parcels of land being more particularly described as follows:  
A parcel of land located in the Northeast Quarter of Section 18, the Southeast Quarter of Section 18, the Northwest Quarter of Section 17 and the Southwest Quarter of Section 17, Township 51 South, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, as prepared by Michael Small, Professional Land Surveyor License Number 2011017291 on July 5, 2023; and being more particularly described as follows;

COMMENCING at the East Quarter Section Corner of Section 18, Township 51 South, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri; thence along the north line of the Southeast Quarter of said Section 18 on a Missouri Coordinate System of 1983, West Zone bearing of N89°40'20"W, a distance of 94.13 feet to a point on the easterly line of the Midwestern Railroad Properties Inc. (formerly Chicago Northwestern Railway Company) Right of Way; said point being the POINT OF BEGINNING; thence continuing along the north line of said Southeast Quarter, N89°40'20"W, a distance of 95.73 feet to a point on the easterly line of said Midwestern Railroad Properties Right of Way; thence along said easterly Right of Way line, N38°43'49"E, a distance of 387.30 feet to the Northwest Corner of a recorded Lot Split of Thomas Acres as recorded in Book H, Page 48 as instrument number 2012042789 on October 10, 2012; thence along the boundary lines of Lot 2A of said Lot Split through the following eight courses; N89°48'39"E, a distance of 439.26 feet; thence S07°46'45"E, a distance of 35.13 feet; thence S56°26'36"E, a distance of 45.88 feet; thence S26°45'10"E, a distance of 16.12 feet; thence S02°44'20"W, a distance of 62.33 feet; thence N84°02'09"E, a distance of 107.52 feet; thence N72°09'29"E, a distance of 117.21 feet; thence S00°03'55"E, a distance of 207.01 feet to a point on the north line of the Southwest Quarter of Section 17, Township 51 South, Range 31 West of the Fifth Principal Meridian; said point being on the westerly Right of Way of US Highway 291; thence along said Right of Way through the following two courses; S56°33'40"E, a distance of 144.31 feet; thence S35°21'27"E, a distance of 118.32 feet; thence parallel with said north line, S89°24'03"W, a distance of 947.33 feet to a point on the west line of said Southwest Quarter of Section 17; thence along said west line, S00°12'48"W, a distance of 189.82 feet; thence N89°47'12"W, a distance of 387.21 feet to a point on the Southeasterly line of said Midwestern Railroad Properties Right of Way; thence along said Right of Way line, N38°44'50"E, a distance of 470.45 feet to the POINT OF BEGINNING.  
Said Parcel contains 463,540.13 Square Feet, 10.64 acres, more or less.

Michael E. Small, PLS- 2011017291  
MKEC Engineering, Inc. (CLS 39)  
11827 W. 112th St., Ste. 200  
Overland Park, KS 66210-2718

Dedication:  
The undersigned proprietor of the property described hereon have caused the same to be subdivided in the manner as shown on this plat, which subdivision and the property shall hereafter be known as "LPS Distribution Facility". It shall be sufficient description of the lot on the plat to hereafter have the same by the number appearing near the center lot followed by the words: LPS Distribution Facility, a subdivision of land in the City of Liberty, Clay County, Missouri, according to the recorded plat thereof.

Streets:  
Streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated. No expressed or implied disclaimer or vacation of existing or previously dedicated right of way is intended in this plat.

Easement:  
An easement is hereby granted to the City of Liberty, Missouri, to locate, construct and maintain, and to authorize the location, construction maintenance or use of conduits, for any and all purpose, water, gas and sewer mains, poles, wires, anchors, and appurtenances thereto, any or all of them over, under, and along the strips of land dedicated by this plat and designated "Utility Easement" or "U/E".

Sanitary Sewer easement:  
An easement is hereby granted to the City of Liberty, Missouri, to locate, construct and maintain and to authorize the location, construction, maintenance or use of conduits, for all and any sewer mains and appurtenances thereof, or any or all of them upon, under and along the strips of land dedicated by this plat and designated "Sanitary Sewer Easement" or "S/E".

Drainage 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 surface drainage ways and installations, and underground drainage conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "Drainage Easement" or "D/E".

Building Line Setback:  
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 street line.

Facilities Easement:  
An easement or license is hereby granted to the City of Liberty, Missouri, to locate, construct and maintain and to authorized 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 "F/E".

Landscape Easement:  
Landscaping shown heron and not heretofore dedicated to public use.

Maintenance of Lot:  
Lot 1 shall be maintained by the owner.

In testimony whereof: Steven Anderson, Chief Operations Officer, Liberty Public Schools has caused these presents to be executed this \_\_\_\_\_ day, \_\_\_\_\_, 2023.

Steven Anderson, Chief Operations Officer

State of Missouri)  
JSS  
County of Clay)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023 before me appeared Steven Anderson, Chief Operations Officer, Liberty Public Schools, to me personally known to be the same, who signed and acknowledged said instrument to be signed and sealed on behalf of said Liberty Public Schools, and said Steven Anderson acknowledged said instrument to be the free act and deed of said Liberty Public Schools. In witness thereof: I have hereunto set my hand and affixed my seal the year and date last written above

My commission expires: \_\_\_\_\_  
Notary Public

City Planning and Zoning Commission:  
Approved by the Panning and Zoning Commission of the City of Liberty, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Chairperson: Dee Rosekrans

City Council  
This is to certify that the foregoing plat was duly submitted to and approved by the council of the City of Liberty, Missouri, by ordinance No. \_\_\_\_\_ duly authenticated as passed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Mayor: Greg Canuteson  
Deputy City Clerk: Sarah Ranes

Director of Public Works: Sherri McIntyre P.E.

PREPARED FOR:  
School District 53  
8 Victory Ln  
Liberty, MO 64068  
DATE OF PREPARATION:  
June 7, 2023

