

ORDINANCE NO. 11625

ORDINANCE APPROVING THE REMOVAL OF PROPERTY FROM THE HOMESTEAD  
COMMUNITY IMPROVEMENT DISTRICT

WHEREAS, the Community Improvement District Act, Sections 67.1401, et seq., RSMo (the "Act") allows a community improvement district to be established for the benefit of the owners of property within such district; and

WHEREAS, on January 9, 2017 the City Council approved Ordinance No. 10669, approving a petition to establish the Homestead Community Improvement District (the "District"), and

WHEREAS, Harvest Investments, LLC recently purchased two separate tracts of land identified as Tract I and Tract II, approx. 14 acres generally located at the southwest corner of Old Withers Road and South Withers Road (the "Harvest Property") from South Withers Road Development, that is located within the District, and have submitted a written request, attached hereto as Exhibit A, that the City remove the Harvest property from the District; and

WHEREAS, before property may be removed from a community improvement district, Section 67.1441.1(1), RSMo, requires that the community improvement district's board of directors consent to such removal; and

WHEREAS, the District's Board of Directors passed Resolution 2022-10 on July 8, 2022 consenting to removal of property from the District. which is attached hereto as Exhibit B; and

WHEREAS, before property may be removed from a community improvement district, Section 67.1441.1(2), RSMo, requires a determination that the community improvement district can meet its obligations without the revenues associated with the property proposed to be removed; and

WHEREAS, the District's obligations consist of ongoing operating and administrative costs of the District, which are paid for through the collection of annual CID Initiation Fee and Annual Dues Special Assessments levied against the property owners within the District; and

WHEREAS, without the CID Initiation Fee and Annual Dues Special Assessments revenue from the Property, it is the Board's determination that the CID can meet all of its obligations:

WHEREAS, pursuant to Section 67.1441.1, a public hearing on whether to remove the Harvest Property from the District was held before the City Council on August 8, 2022, pursuant to notice duly given, at which members of the public were given an opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Liberty, Clay County, Missouri, as follows:

ORDINANCE NO. 11625 (CONT.)

SECTION I

The Owner of the Harvest Property has requested removal of the Harvest Property from the District.

SECTION II

The District's Board of Directors have consented by written resolution to the removal of the Harvest Property from the District

SECTION III

The District can meet its obligations without the revenues generated by or on the Harvest Property.

SECTION IV

A public hearing was held on August 8, 2022, pursuant to notice duly given, in compliance with the requirements of Section 67.1441.1., RSMo.


SECTION V

The Harvest Property is hereby removed from the District, and the District's boundaries are now legally described as set forth on Exhibit C, and as generally depicted on Exhibit D.

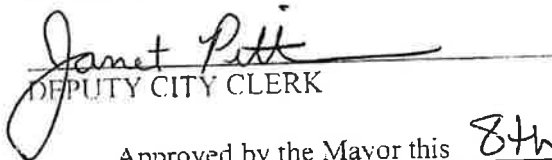
SECTION VI

This ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor according to law.

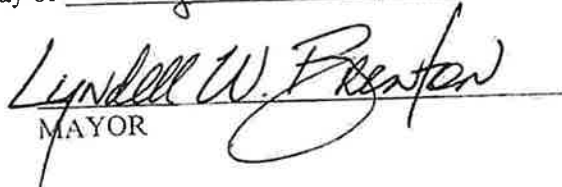
PASSED by Council this 8th day of August, 2022.

  
MAYOR

ATTEST:

  
DEPUTY CITY CLERK

Approved by the Mayor this 8th day of August, 2022.

  
MAYOR

July 5, 2022

Homestead CID  
105 S. Stewart Road  
Liberty, MO 64068

Re: Removal of Property from the Homestead CID

Dear Members of the Board of Directors:

As you know, Harvest Investments, LLC ("Harvest") recently purchased from South Withers Road Development two separate tracts of land identified as Tract I and Tract II, consisting of a total of approximately 14 acres of land. Tract I is currently located within the Homestead CID, and Tract II is not. Both tracts are to be developed into a cooperative, residential community ("the Community") that will be near the existing Homestead of Liberty and Homestead Hills subdivisions in Liberty, Missouri. Harvest obtained approval of the Final Development Plan for Vintage Estates and the Final Plat for Vintage Estates at the Liberty City Council meeting that was held on June 27, 2022. Unless the CID designation of Tract I is changed, the Community will be located on both of the tracts, so that a portion of it would be in the CID and a portion of it would not be in the CID. That would make administration and taxation of the Community unworkable. The Community will consist of its own subdivision and include its own improvements, amenities, rules and restrictions. It will not use or benefit from the improvements and amenities constructed as part of the Homestead CID. Therefore, Harvest respectfully requests that Tract I, as legally described on Exhibit A attached hereto, be removed from the District.

Sincerely,  
Harvest Investments, LLC

By: Ray C Bisbee  
Printed Name: RAY C BISBEE  
Authority: PRESIDENT

**Exhibit A**

**Legal Description of property to be removed from District**

TRACT I:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 32 WEST; THENCE N88°50'17"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1390.35 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S00°32'37"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 616.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH WITHERS ROAD AS DESCRIBED IN BOOK 4612 AT PAGE 582; THENCE S40°28'53"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 434.60 FEET TO THE NORTHEASTERLY LINE OF TRACT A, HOMESTEAD HILLS FIRST PLAT, A SUBDIVISION IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI; THENCE N49°30'52"W ALONG THE NORTHEASTERLY LINE OF SAID TRACT A, A DISTANCE OF 788.56 FEET; THENCE N01°09'42"E ALONG THE EASTERLY LINE OF SAID TRACT A, A DISTANCE OF 453.23 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S88°50'17"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 878.75 FEET TO THE POINT OF BEGINNING.

**HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2022-10**

**CONSENTING TO REMOVAL OF PROPERTY FROM THE DISTRICT**

**WHEREAS**, Harvest Investments, LLC recently purchased property from South Withers Road Development generally located at the southwest corner of Old Withers Road and South Withers Road (the "Harvest Property") and has requested that the Harvest Property be removed from the CID;

**WHEREAS**, before property may be removed from a community improvement district, Section 67.1441.1(1), RSMo, requires that the community improvement district's board of directors' consent to such removal;

**WHEREAS**, before property may be removed from a community improvement district, Section 67.1441.1(2), RSMo, requires a determination that the community improvement district can meet its obligations without the revenues associated with the property proposed to be removed;


**WHEREAS**, the District's obligations consist of ongoing operating and administrative costs of the District, which are paid for through the collection of annual CID Initiation Fee and Annual Dues Special Assessments levied against the property owners within the District; and

**WHEREAS**, without the CID Initiation Fee and Annual Dues Special Assessments revenue from the Property, it is the Board's determination that the CID can meet all of its obligations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District can meet all of its obligations without the annual CID Initiation Fee and Annual Dues Special Assessments revenues generated by the Harvest Property.
2. The Board consents to the removal of the Harvest Property, such that the new legal description of the District will be as set forth on Exhibit A, and a depiction of the new District boundaries is set forth on Exhibit B.

**PASSED** by the Board of Directors of the Homestead Community Improvement District on July 8, 2022.

  
Dan Carr, Executive Director

**EXHIBIT A**

LEGAL DESCRIPTION

**North Phase**

***North Tract (Parcel No. 14616001000100):***

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, IN THE CITY OF LIBERTY, CLAY COUNTY MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 500.54 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 25 SECONDS WEST A DISTANCE OF 47.78 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH WITHERS ROAD ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 57 MINUTES 40 SECONDS EAST, A DISTANCE OF 131.14 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 46 SECONDS WEST A DISTANCE OF 470.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 619.99 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS WEST AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 296.52 FEET, THENCE NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 632.65 FEET TO THE CENTER LINE OF LITTLE SHOAL CREEK TRIDENT NO. 2 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE CENTER LINE OF LITTLE SHOAL CREEK TRIDENT NO. 2) THENCE NORTH 01 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 81.88 FEET; THENCE NORTH 36 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 110.28 FEET; THENCE NORTH 54 DEGREES 03 MINUTES 46 SECONDS WEST, A DISTANCE OF 50.44 FEET; THENCE NORTH 09 DEGREES 10 MINUTES 49 SECONDS WEST, A DISTANCE OF 177.59 FEET; THENCE NORTH 22 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 186.61 FEET; THENCE NORTH 65 DEGREES 49 MINUTES 17 SECONDS WEST, A DISTANCE OF 149.77 FEET; THENCE NORTH 11 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 47.46 FEET; THENCE NORTH 61 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 138.50 FEET; THENCE NORTH 14 DEGREES 31 MINUTES 42 SECONDS EAST, A DISTANCE OF 99.52 FEET; THENCE NORTH 77 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 58.31 FEET; THENCE NORTH 10 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 28.77 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 39 SECONDS EAST AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1484.58 FEET TO THE POINT OF BEGINNING.

***South Tract (Parcel No. 14604000100101):***

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER SAID SECTION 24, A DISTANCE OF 1400.36 FEET, THENCE NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST A DISTANCE OF 71.58 FEET TO THE WESTERLY RIGHT-OF WAY OF SOUTH WITHERS ROAD ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 11 DEGREES 04 MINUTES 27 SECONDS WEST, A RADIUS OF 1392.39 FEET AND AN ARC LENGTH OF 714.94 FEET; THENCE SOUTH 40 DEGREES 29 MINUTES 36 SECONDS WEST, A DISTANCE OF 770.31 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 88 DEGREES 49 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 944.98 FEET TO THE CENTER LINE OF LITTLE SHOAL CREEK TRIDENT NO. 2 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE CENTER LINE OF LITTLE SHOAL CREEK TRIDENT NO. 2); THENCE NORTH 16 DEGREES 27 MINUTES 03 SECONDS EAST, A DISTANCE OF 12.26 FEET; THENCE SOUTH 85 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 80.87 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 113.07 FEET; THENCE NORTH 43 DEGREES 37 MINUTES 22 SECONDS EAST A DISTANCE OF 67.17 FEET; THENCE NORTH 54 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 55.90 FEET; THENCE NORTH 61 DEGREES 30 MINUTES 51 SECONDS EAST, A DISTANCE OF 46.74 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 01 SECONDS EAST, A DISTANCE OF 49.97 FEET; THENCE NORTH 35 DEGREES 54 MINUTES 06 SECONDS EAST, A DISTANCE OF 78.84 FEET; THENCE NORTH 76 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 52.24 FEET; THENCE NORTH 19 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 143.69 FEET; THENCE NORTH 62 DEGREES 47 MINUTES 13 SECONDS EAST, A DISTANCE 104.98 FEET; THENCE NORTH 58 DEGREES 03 MINUTES 48 SECONDS, A DISTANCE OF 63.41 FEET; THENCE NORTH 74 DEGREES 11 MINUTES 48 SECONDS WEST, A DISTANCE OF 98.77 FEET; THENCE NORTH 47 DEGREE 00 MINUTES 33 SECONDS EAST, A DISTANCE OF 89.43 FEET; THENCE NORTH 59 DEGREES 42 MINUTES 05 SECONDS EAST, A DISTANCE OF 87.34 FEET; THENCE NORTH 46 DEGREES 33 MINUTES 28 SECONDS EAST, A DISTANCE OF 81.11 FEET; THENCE NORTH 34 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 34.95 FEET; THENCE NORTH 08 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 212.46 FEET; THENCE NORTH 16 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 66.28 FEET THENCE NORTH 01 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 218.57 FEET; THENCE LEAVING SAID CENTERLINE OF LITTLE SHOAL CREEK TRIDENT NO. 2 SOUTH 87 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 1226.70 FEET TO THE POINT OF BEGINNING.

***Duffey A (Portion of Parcel No. 14604000100100):***

All that part of the Northeast Quarter of Section 24, Township 51, Range 32, Liberty, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 24; thence South 00 degrees 02 minutes 21 seconds West, along the East line of the Northeast Quarter of said Section 24, a distance of 1049.62 feet; thence North 89 degrees 57 minutes 39 seconds West, a distance of 45.32 feet, to the Westerly Right-of-Way line of South Withers Road and the Point of Beginning to the tract of LAND HEREIN TO BE DESCRIBED; THENCE SOUTH 00 DEGREES 19 MINUTES 46 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 87.58 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHERLY ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1392.39 FEET; AN ARC DISTANCE OF 254.47 FEET; THENCE NORTH 85 DEGREES 05 MINUTES 55 SECONDS WEST, A DISTANCE OF 412.56 FEET; THENCE NORTH 04 DEGREES 18 MINUTES 58 SECONDS EAST, A DISTANCE OF 275.15 FEET; THENCE NORTH 51 DEGREES 30 MINUTES 45 SECONDS EAST, A DISTANCE OF 181.63 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 44 DEGREES 07 MINUTES 49 SECONDS EAST, A RADIUS OF 269.00 FEET, AN ARC DISTANCE OF 213.83 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 81.77 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION LYING WITHIN PUBLIC ROADS, IF ANY.

***Duffey B (Portion of Parcel No. 14604000100100):***

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 02 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1400.36 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 71.57 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH WITHERS ROAD AND THE POINT OF BEGINNING TO THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 594.05 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 296.52 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 205.14 FEET; THENCE SOUTH 51 DEGREES 30 MINUTES 45 SECONDS WEST, A DISTANCE OF 1.16 FEET; THENCE SOUTH 04 DEGREES 18 MINUTES 58 SECONDS WEST A DISTANCE OF 275.15 FEET, THENCE SOUTH 85 DEGREES 05 MINUTES 55 SECONDS EAST A DISTANCE OF 415.56 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH WITHERS ROAD, THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 10 DEGREES 48 MINUTES 02 SECONDS WEST, A



RADIUS OF 1392.39 FEET, AN ARC DISTANCE OF 6.65 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION LYING WITHIN PUBLIC ROADS, IF ANY.

**South Phase (Parcel Nos. 14604000100700 and 14604000100800)**

A TRACT OF LAND BEING A PART OF THE SOUTH HALF (S1/2) OF SECTION 24 (24) IN TOWNSHIP FIFTY-ONE (51), RANGE THIRTY-TWO (32) BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-FOUR (24) IN SAID TOWNSHIP AND RANGE, THENCE SOUTH 30.90 CHAINS TO THE CENTER OF THE LITTLE SHOAL CREEK THENCE WITH SAID CREEK EAST 12 OF A CHAIN TO THE WESTERLY LINE OF THE RIGHT-OF-WAY OF THE HANNIBAL AND ST. JOSEPH RAILROAD COMPANY; THENCE WITH SAID RIGHT-OF-WAY LINE SOUTH 37 DEGREES 30 MINUTES WEST TWO (2) CHAINS TO NEWTON VAN DYKE'S LINE, THENCE WITH SAID LINE NORTH 88 DEGREES 45 MINUTES WEST THIRTY AND 50/100 (30.50) CHAINS TO THE EASTERLY LINE OF THE PUBLIC ROAD, THENCE NORTH 1 DEGREE EAST 9.90 CHAINS, THENCE NORTH 11.50 CHAINS TO LITTLE SHOAL CREEK, THENCE NORTH 25 DEGREES EAST 1.83 CHAINS, THENCE NORTH 53 DEGREES EAST 4.22 CHAINS, THENCE NORTH 4 DEGREES EAST 6.49 CHAINS TO THE LINE RUNNING EAST AND WEST THROUGH THE CENTER OF THE SAID SECTION, THENCE EAST ON SAID LINE 26.68 CHAINS TO THE POINT OF BEGINNING BEING THE SAME REAL ESTATE CONVEYED BY DEED RECORDED IN BOOK 158 AT PAGE 220 OF THE DEED RECORDS OF CLAY COUNTY, MISSOURI. ALSO EXCEPT, THAT PORTION LYING WITHIN PUBLIC ROADS, IF ANY AND ***EXCEPT: A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 32 WEST; THENCE N88°50'17"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1390.35 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S00°32'37"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 616.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH WITHERS ROAD AS DESCRIBED IN BOOK 4612 AT PAGE 582; THENCE S40°28'53"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 434.60 FEET TO THE NORTHEASTERLY LINE OF TRACT A, HOMESTEAD HILLS FIRST PLAT, A SUBDIVISION IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI; THENCE N49°30'52"W ALONG THE NORTHEASTERLY LINE OF SAID TRACT A, A DISTANCE OF 788.56 FEET; THENCE N01°09'42"E ALONG THE EASTERLY LINE OF SAID TRACT A, A DISTANCE OF 453.23 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S88°50'17"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 878.75 FEET TO THE POINT OF BEGINNING.***

**City Parcel #1 (Parcel No. and 14616000104600)**

TRACT D, WITHERSFIELD 4<sup>TH</sup> PLAT, IN LIBERTY, CLAY COUNTY, MISSOURI.

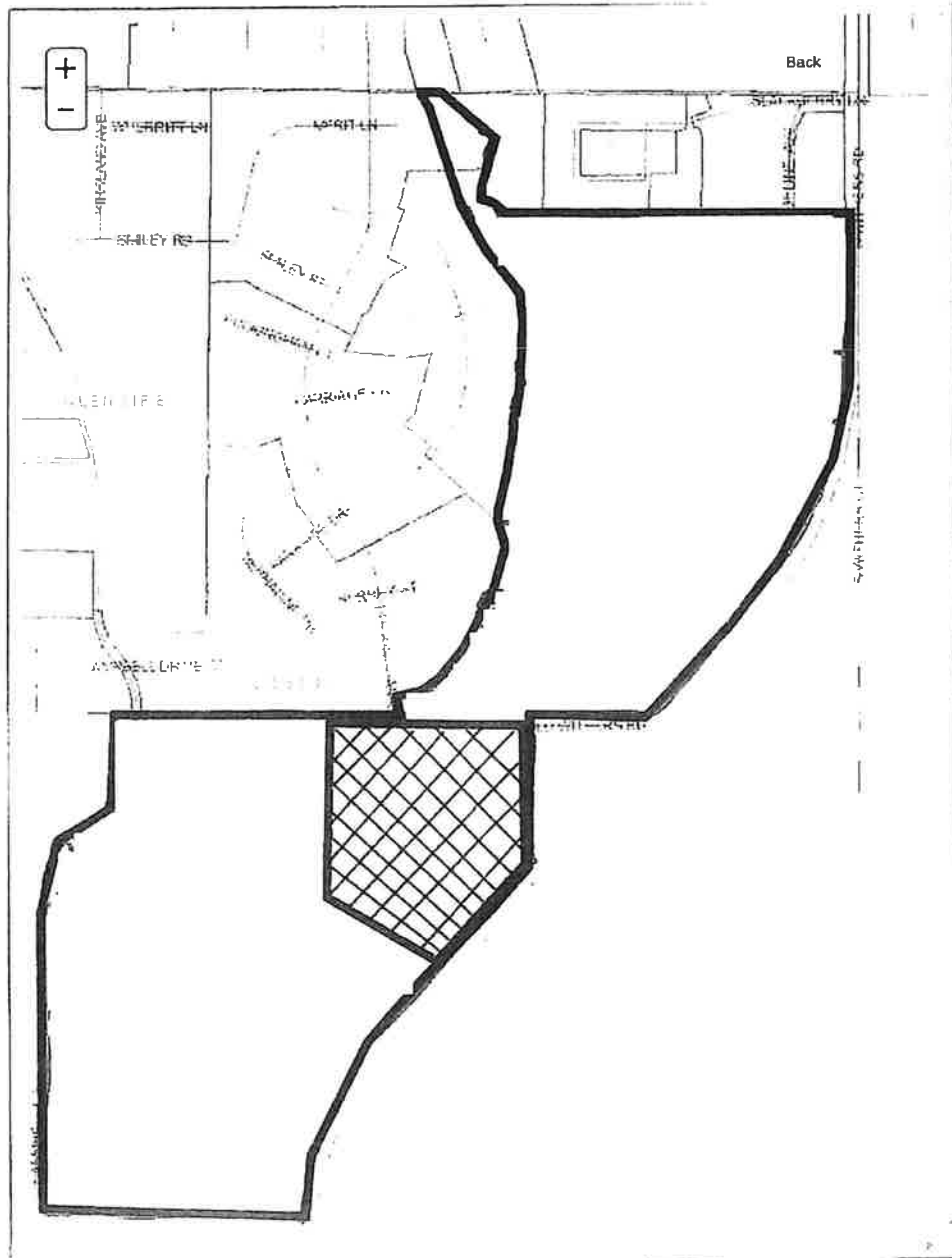
**City Parcel #2 (Parcel No. 14616000100300)**

ALL OF TRACT A, WITHERSFIELD FIRST PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 32 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND ALONG THE WEST LINE OF WITHERSFIELD FIRST PLAT, A SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, A DISTANCE OF 359.84 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 32 SECONDS EAST, A DISTANCE OF 1018.45 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF SAID WITHERSFIELD FIRST PLAT, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 16 MINUTES 32 SECONDS EAST, A DISTANCE OF 158.85 FEET TO A POINT ON THE CENTERLINE OF LITTLE SHOAL CREEK TRIDENT NO. 2 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE CENTERLINE OF SAID LITTLE SHOAL CREEK TRIDENT NO. 2); THENCE SOUTH 14 DEGREES 26 MINUTES 40 SECONDS WEST, A DISTANCE OF 125.50 FEET; THENCE SOUTH 83 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 73.40 FEET; THENCE SOUTH 10 DEGREES 58 MINUTES 45 SECONDS EAST, A DISTANCE OF 77.55 FEET; THENCE SOUTH 77 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 58.31 FEET; THENCE SOUTH 14 DEGREES 31 MINUTES 42 SECONDS WEST, A DISTANCE OF 99.52 FEET; THENCE SOUTH 61 DEGREES 14 MINUTES 30 SECONDS EAST, A DISTANCE OF 138.50 FEET; THENCE SOUTH 11 DEGREES 03 MINUTES 34 SECONDS EAST, A DISTANCE OF 47.46 FEET; THENCE SOUTH 65 DEGREES 49 MINUTES 17 SECONDS EAST, A DISTANCE OF 149.77 FEET; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS WEST, A DISTANCE OF 186.61 FEET; THENCE SOUTH 09 DEGREES 10 MINUTES 49 SECONDS EAST, A DISTANCE OF 177.59 FEET; THENCE SOUTH 54 DEGREES 03 MINUTES 46 SECONDS EAST, A DISTANCE OF 50.44 FEET; THENCE SOUTH 36 DEGREES 28 MINUTES 08 SECONDS WEST, A DISTANCE OF 110.28 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 05 SECONDS WEST, A DISTANCE OF 300.45 FEET; THENCE SOUTH 16 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 66.28 FEET; THENCE SOUTH 08 DEGREES 03 MINUTES 54 SECONDS WEST, A DISTANCE OF 212.46; THENCE LEAVING SAID CENTERLINE NORTH 80 DEGREES 32 MINUTES 04 SECONDS WEST, A DISTANCE OF 234.69 FEET; THENCE NORTH 09 DEGREES 29 MINUTES 31 SECONDS EAST, A DISTANCE OF 658.28 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 23 SECONDS WEST, A DISTANCE OF 303.56 FEET; THENCE NORTH 34 DEGREES 52 MINUTES 11 SECONDS WEST, A DISTANCE OF 255.21 FEET; THENCE NORTH 25 DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 362.26 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**  
DISTRICT MAP



Cross-hatch area is property being removed from the District.

## LEGAL DESCRIPTION

**North Phase*****North Tract (Parcel No. 14616001000100):***

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, IN THE CITY OF LIBERTY, CLAY COUNTY MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 500.54 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 25 SECONDS WEST A DISTANCE OF 47.78 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH WITHERS ROAD ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 57 MINUTES 40 SECONDS EAST, A DISTANCE OF 131.14 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 46 SECONDS WEST A DISTANCE OF 470.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 619.99 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS WEST AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 296.52 FEET, THENCE NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 632.65 FEET TO THE CENTER LINE OF LITTLE SHOAL CREEK TRIDENT NO. 2 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE CENTER LINE OF LITTLE SHOAL CREEK TRIDENT NO. 2) THENCE NORTH 01 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 81.88 FEET; THENCE NORTH 36 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 110.28 FEET; THENCE NORTH 54 DEGREES 03 MINUTES 46 SECONDS WEST, A DISTANCE OF 50.44 FEET; THENCE NORTH 09 DEGREES 10 MINUTES 49 SECONDS WEST, A DISTANCE OF 177.59 FEET; THENCE NORTH 22 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 186.61 FEET; THENCE NORTH 65 DEGREES 49 MINUTES 17 SECONDS WEST, A DISTANCE OF 149.77 FEET; THENCE NORTH 11 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 47.46 FEET; THENCE NORTH 61 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 138.50 FEET; THENCE NORTH 14 DEGREES 31 MINUTES 42 SECONDS EAST, A DISTANCE OF 99.52 FEET; THENCE NORTH 77 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 58.31 FEET; THENCE NORTH 10 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 28.77 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 39 SECONDS EAST AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1484.58 FEET TO THE POINT OF BEGINNING.

***South Tract (Parcel No. 14604000100101):***

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER SAID SECTION 24, A DISTANCE OF 1400.36 FEET, THENCE NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST A DISTANCE OF 71.58 FEET TO THE WESTERLY RIGHT-OF WAY OF SOUTH WITHERS ROAD ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 11 DEGREES 04 MINUTES 27 SECONDS WEST, A RADIUS OF 1392.39 FEET AND AN ARC LENGTH OF 714.94 FEET; THENCE SOUTH 40 DEGREES 29 MINUTES 36 SECONDS WEST, A DISTANCE OF 770.31 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 88 DEGREES 49 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 944.98 FEET TO THE CENTER LINE OF LITTLE SHOAL CREEK TRIDENT NO. 2 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE CENTER LINE OF LITTLE SHOAL CREEK TRIDENT NO. 2); THENCE NORTH 16 DEGREES 27 MINUTES 03 SECONDS EAST, A DISTANCE OF 12.26 FEET; THENCE SOUTH 85 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 80.87 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 113.07 FEET; THENCE NORTH 43 DEGREES 37 MINUTES 22 SECONDS EAST A DISTANCE OF 67.17 FEET; THENCE NORTH 54 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 55.90 FEET; THENCE NORTH 61 DEGREES 30 MINUTES 51 SECONDS EAST, A DISTANCE OF 46.74 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 01 SECONDS EAST, A DISTANCE OF 49.97 FEET; THENCE NORTH 35 DEGREES 54 MINUTES 06 SECONDS EAST, A DISTANCE OF 78.84 FEET; THENCE NORTH 76 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 52.24 FEET; THENCE NORTH 19 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 143.69 FEET; THENCE NORTH 62 DEGREES 47 MINUTES 13 SECONDS EAST, A DISTANCE 104.98 FEET; THENCE NORTH 58 DEGREES 03 MINUTES 48 SECONDS, A DISTANCE OF 63.41 FEET; THENCE NORTH 74 DEGREES 11 MINUTES 48 SECONDS WEST, A DISTANCE OF 98.77 FEET; THENCE NORTH 47 DEGREE 00 MINUTES 33 SECONDS EAST, A DISTANCE OF 89.43 FEET; THENCE NORTH 59 DEGREES 42 MINUTES 05 SECONDS EAST, A DISTANCE OF 87.34 FEET; THENCE NORTH 46 DEGREES 33 MINUTES 28 SECONDS EAST, A DISTANCE OF 81.11 FEET; THENCE NORTH 34 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 34.95 FEET; THENCE NORTH 08 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 212.46 FEET; THENCE NORTH 16 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 66.28 FEET THENCE NORTH 01 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 218.57 FEET; THENCE LEAVING SAID CENTERLINE OF LITTLE SHOAL CREEK TRIDENT NO. 2 SOUTH 87 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 1226.70 FEET TO THE POINT OF BEGINNING.

***Duffey A (Portion of Parcel No. 14604000100100):***

All that part of the Northeast Quarter of Section 24, Township 51, Range 32, Liberty, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 24; thence South 00 degrees 02 minutes 21 seconds West, along the East line of the Northeast Quarter of said Section 24, a distance of 1049.62 feet; thence North 89 degrees 57 minutes 39 seconds West, a distance of 45.32 feet, to the Westerly Right-of-Way line of South Withers Road and the Point of Beginning to the tract of LAND HEREIN TO BE DESCRIBED; THENCE SOUTH 00 DEGREES 19 MINUTES 46 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 87.58 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHERLY ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1392.39 FEET; AN ARC DISTANCE OF 254.47 FEET; THENCE NORTH 85 DEGREES 05 MINUTES 55 SECONDS WEST, A DISTANCE OF 412.56 FEET; THENCE NORTH 04 DEGREES 18 MINUTES 58 SECONDS EAST, A DISTANCE OF 275.15 FEET; THENCE NORTH 51 DEGREES 30 MINUTES 45 SECONDS EAST, A DISTANCE OF 181.63 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 44 DEGREES 07 MINUTES 49 SECONDS EAST, A RADIUS OF 269.00 FEET, AN ARC DISTANCE OF 213.83 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 81.77 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION LYING WITHIN PUBLIC ROADS, IF ANY.

***Duffey B (Portion of Parcel No. 14604000100100):***

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 02 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1400.36 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 71.57 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH WITHERS ROAD AND THE POINT OF BEGINNING TO THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 594.05 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 296.52 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 205.14 FEET; THENCE SOUTH 51 DEGREES 30 MINUTES 45 SECONDS WEST, A DISTANCE OF 1.16 FEET; THENCE SOUTH 04 DEGREES 18 MINUTES 58 SECONDS WEST A DISTANCE OF 275.15 FEET. THENCE SOUTH 85 DEGREES 05 MINUTES 55 SECONDS EAST A DISTANCE OF 415.56 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH WITHERS ROAD, THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 10 DEGREES 48 MINUTES 02 SECONDS WEST, A

RADIUS OF 1392.39 FEET, AN ARC DISTANCE OF 6.65 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION LYING WITHIN PUBLIC ROADS, IF ANY.

**South Phase** (Parcel Nos. 14604000100700 and 14604000100800)

A TRACT OF LAND BEING A PART OF THE SOUTH HALF (S1/2) OF SECTION 24 (24) IN TOWNSHIP FIFTY-ONE (51). RANGE THIRTY-TWO (32) BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-FOUR (24) IN SAID TOWNSHIP AND RANGE, THENCE SOUTH 30.90 CHAINS TO THE CENTER OF THE LITTLE SHOAL CREEK THENCE WITH SAID CREEK EAST 12 OF A CHAIN TO THE WESTERLY LINE OF THE RIGHT-OF-WAY OF THE HANNIBAL AND ST. JOSEPH RAILROAD COMPANY; THENCE WITH SAID RIGHT-OF-WAY LINE SOUTH 37 DEGREES 30 MINUTES WEST TWO (2) CHAINS TO NEWTON VAN DYKE'S LINE, THENCE WITH SAID LINE NORTH 88 DEGREES 45 MINUTES WEST THIRTY AND 50/100 (30.50) CHAINS TO THE EASTERLY LINE OF THE PUBLIC ROAD, THENCE NORTH 1 DEGREE EAST 9.90 CHAINS, THENCE NORTH 11.50 CHAINS TO LITTLE SHOAL CREEK, THENCE NORTH 25 DEGREES EAST 1.83 CHAINS, THENCE NORTH 53 DEGREES EAST 4.22 CHAINS, THENCE NORTH 4 DEGREES EAST 6.49 CHAINS TO THE LINE RUNNING EAST AND WEST THROUGH THE CENTER OF THE SAID SECTION, THENCE EAST ON SAID LINE 26.68 CHAINS TO THE POINT OF BEGINNING BEING THE SAME REAL ESTATE CONVEYED BY DEED RECORDED IN BOOK 158 AT PAGE 220 OF THE DEED RECORDS OF CLAY COUNTY, MISSOURI. ALSO EXCEPT, THAT PORTION LYING WITHIN PUBLIC ROADS, IF ANY AND ***EXCEPT: A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 32 WEST; THENCE N88°50'17"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1390.35 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S00°32'37"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 616.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH WITHERS ROAD AS DESCRIBED IN BOOK 4612 AT PAGE 582; THENCE S40°28'53"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 434.60 FEET TO THE NORTHEASTERLY LINE OF TRACT A, HOMESTEAD HILLS FIRST PLAT, A SUBDIVISION IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI; THENCE N49°30'52"W ALONG THE NORTHEASTERLY LINE OF SAID TRACT A, A DISTANCE OF 788.56 FEET; THENCE N01°09'42"E ALONG THE EASTERLY LINE OF SAID TRACT A, A DISTANCE OF 453.23 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S88°50'17"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 878.75 FEET TO THE POINT OF BEGINNING.***



**City Parcel #1 (Parcel No. and 14616000104600)**

TRACT D, WITHERSFIELD 4<sup>TH</sup> PLAT, IN LIBERTY, CLAY COUNTY, MISSOURI.

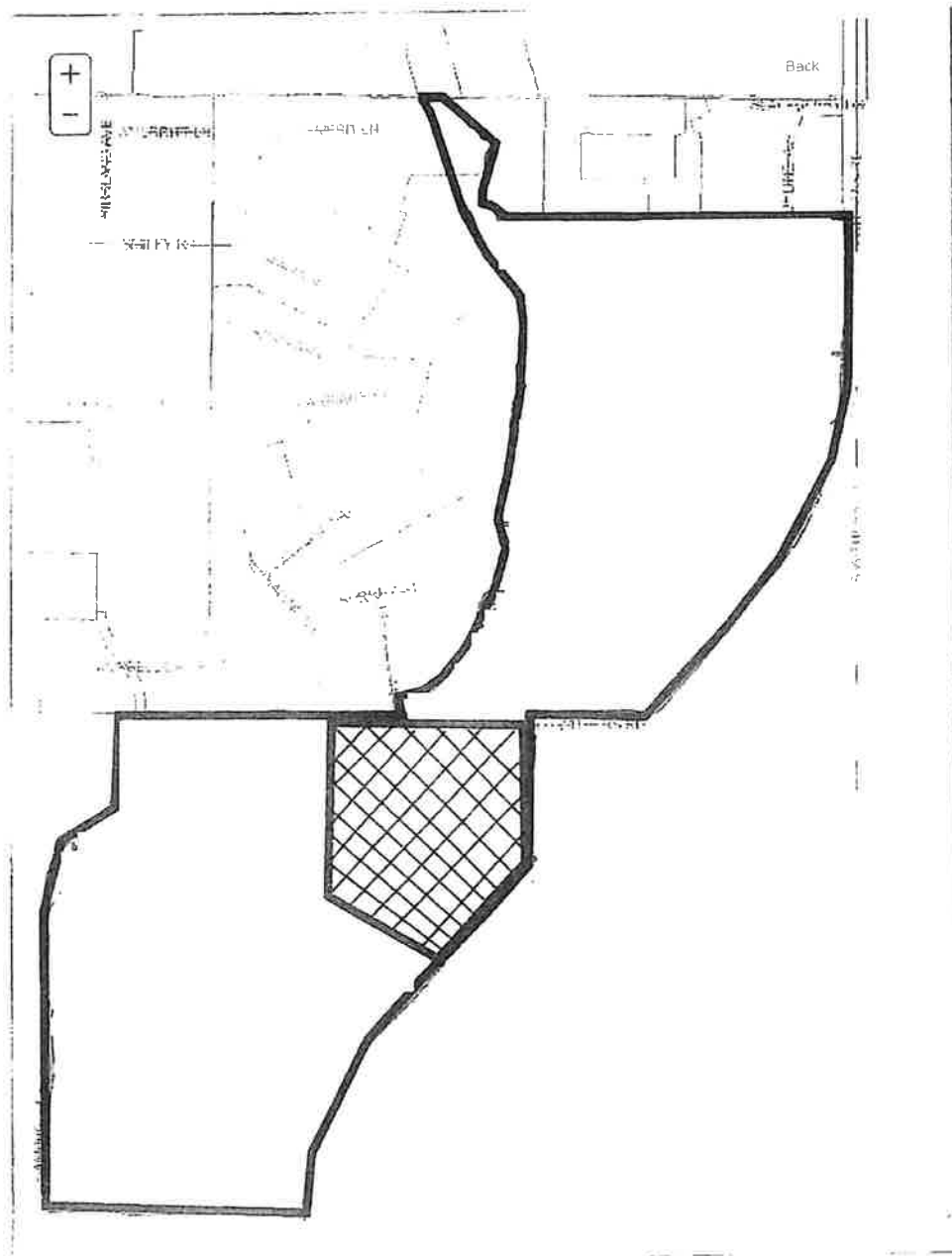
**City Parcel #2 (Parcel No. 14616000100300)**

ALL OF TRACT A, WITHERSFIELD FIRST PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 32 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND ALONG THE WEST LINE OF WITHERSFIELD FIRST PLAT, A SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, A DISTANCE OF 359.84 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 32 SECONDS EAST, A DISTANCE OF 1018.45 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF SAID WITHERSFIELD FIRST PLAT, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 16 MINUTES 32 SECONDS EAST, A DISTANCE OF 158.85 FEET TO A POINT ON THE CENTERLINE OF LITTLE SHOAL CREEK TRIDENT NO. 2 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE CENTERLINE OF SAID LITTLE SHOAL CREEK TRIDENT NO. 2); THENCE SOUTH 14 DEGREES 26 MINUTES 40 SECONDS WEST, A DISTANCE OF 125.50 FEET; THENCE SOUTH 83 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 73.40 FEET; THENCE SOUTH 10 DEGREES 58 MINUTES 45 SECONDS EAST, A DISTANCE OF 77.55 FEET; THENCE SOUTH 77 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 58.31 FEET; THENCE SOUTH 14 DEGREES 31 MINUTES 42 SECONDS WEST, A DISTANCE OF 99.52 FEET; THENCE SOUTH 61 DEGREES 14 MINUTES 30 SECONDS EAST, A DISTANCE OF 138.50 FEET; THENCE SOUTH 11 DEGREES 03 MINUTES 34 SECONDS EAST, A DISTANCE OF 47.46 FEET; THENCE SOUTH 65 DEGREES 49 MINUTES 17 SECONDS EAST, A DISTANCE OF 149.77 FEET; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS WEST, A DISTANCE OF 186.61 FEET; THENCE SOUTH 09 DEGREES 10 MINUTES 49 SECONDS EAST, A DISTANCE OF 177.59 FEET; THENCE SOUTH 54 DEGREES 03 MINUTES 46 SECONDS EAST, A DISTANCE OF 50.44 FEET; THENCE SOUTH 36 DEGREES 28 MINUTES 08 SECONDS WEST, A DISTANCE OF 110.28 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 05 SECONDS WEST, A DISTANCE OF 300.45 FEET; THENCE SOUTH 16 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 66.28 FEET; THENCE SOUTH 08 DEGREES 03 MINUTES 54 SECONDS WEST, A DISTANCE OF 212.46; THENCE LEAVING SAID CENTERLINE NORTH 80 DEGREES 32 MINUTES 04 SECONDS WEST, A DISTANCE OF 234.69 FEET; THENCE NORTH 09 DEGREES 29 MINUTES 31 SECONDS EAST, A DISTANCE OF 658.28 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 23 SECONDS WEST, A DISTANCE OF 303.56 FEET; THENCE NORTH 34 DEGREES 52 MINUTES 11 SECONDS WEST, A DISTANCE OF 255.21 FEET; THENCE NORTH 25 DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 362.26 FEET TO THE POINT OF BEGINNING.

DISTRICT MAP



Cross-hatch area is property being removed from the District.