E 70693 DEC 28 1983

# GREAT MIDWEST COMMERCE CENTER
# DISTRICT I

55833

Legal Description:

All that part of the Southeast quarter of Section 4, Township 50, Range 32, Kansas City, Clay County, Missouri more particularly described as follows: Beginning at the Northeast corner of the Southeast quarter of said Section 4; thence South 0 degrees, 46 minutes, 05 seconds West along the East line of the Southeast quarter of said Section 4 15.38 feet to the true point of beginning of the tract herein described; thence continuing South 0 degrees, 46 minutes, 05 seconds West along said East line, 1790.79 feet to the centerline of Parvin Road; thence South 88 degrees, 56 minutes, 26 seconds West, 103.78 feet along said centerline to a point of curve, said curve having a radius of 1432.40 feet; thence Northwesterly along said curve to the right 625.00 feet to a point of tangency; thence North 66 degrees, 03 minutes, 34 seconds West along the centerline of said Parvin Road, 956.29 feet; thence North 23 degrees, 56 minutes, 26 seconds East, 154.08 feet; thence North 3 degrees, 03 minutes, 38 seconds West, 405.97 feet; thence North 64 degrees, 14 minutes, 45 seconds West, 276.79 feet; thence North 16 degrees, 51 minutes, 20 seconds West, 231.45 feet; thence North 65 degrees East, 871.27 feet; thence South 88 degrees, 13 minutes, 55 seconds East, 685.00 feet; thence North 0 degrees, 46 minutes, 05 seconds East, 40.00 feet; thence South 89 degrees, 13 minutes, 55 seconds East, 410.03 feet to the true point of beginning. All lying above the top of Winterset ledge of limestone rock. (Containing 52 acres, more or less)

STREET GRADES

| Grade Point Location | Elevation | [illegible] |
|---|---|---|
| **Northeast 44th Street** | | |
| Centerline N. Corrington | 193.36 | None |
| 15.00' E. of the E. line of N. Corrington Ave. | 192.[illegible] | [illegible] |
| 303.63' E. of the E. line of N. Corrington Ave. | 204.44 | [illegible] |
| 303.63' E. of the E. line of N. Corrington Ave. | 205.90 | None |
| **North Corrington Ave.** | | |
| 5.00' S. of the N. line of N.E. Parvin Rd. | 120.05 | None |
| 42.00' N. of the N. line of N.E. Parvin Rd. | 119.21 | 50.00' |
| 1652.0' N. of the N. line of N.E. Parvin Rd. (centerline of N.E. 44th Street) | [illegible] | None |
| **Randolph Road** | | |
| Intersection Randolph Rd. & N.E. Parvin Rd. | 128.37 | None |
| 25.00' N. of the centerline of N.E. Parvin Rd. | 129.15 | None |
| 100.00' N. of the centerline of N.E. Parvin Rd. | 129.00 | 75.00 |
| 250.00' N. of the centerline of N.E. Parvin Rd. | 135.04 | 50.00 |
| 350.00' N. of the centerline of N.E. Parvin Rd. | 142.39 | 50.00 |
| 633.72' N. of the centerline of N.E. Parvin Rd. | 170.79 | 150.00' |
| 1273.72' N. of the centerline of N.E. Parvin Rd. | 193.49 | 50.00 |
| 1900 N. of the centerline of N.E. Parvin Rd. | 212.29 | None |
| **Northeast Parvin Rd.** | | |

Grades previously established by ordinance 37734, passed on Sept. 19, 1969.

We hereby certify that the information contained herein is true and accurate and that the regulations governing subdivision of land issued by Kansas City, Missouri, have been complied with in full.

By: E. Dan Reiskirch Date 10-26-83

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as GREAT MIDWEST COMMERCE CENTER DISTRICT I.

EASEMENT DEDICATION

An easement is hereby granted to Kansas City, Missouri, and to the utility companies franchised to operate in Kansas City, Missouri, 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, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All 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 thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstructions to interfere with the agents and employes of Kansas City, Missouri, and its franchised utilities from going upon said easement or as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or 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.

Streets: The streets shown on this plat are not heretofore dedicated to public use as thoroughfares, and hereby so dedicated to the top of the Winterset ledge of Limestone Rock.

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 Street line.

IN TESTIMONY WHEREOF: Great Midwest Corporation has caused these presents to be executed this 27 day of OCTOBER, 19 83.

Great Midwest Corporation
Donald R. Woodard, Vice President

ATTEST:
Donald K. Hagan, Assistant Secretary

State of Missouri)
County of Clay )

On this 27th day of October, 1983, before me appeared DONALD R. WOODARD, to me personally known, who being by me duly sworn, did say that he is the Vice President of Great Midwest Corporation, and the seal to be affixed to this instrument is the seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation, by authority of the governing body and that said DONALD R. WOODARD acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office the day and year last above written.

My Commission expires June 23, 1986 James M. Davis III
Notary Public

JAMES M. DAVIS III
NOTARY PUBLIC STATE OF MISSOURI
JACKSON CO.
MY COMMISSION EXPIRES JUNE 23 1986

CITY PLAN COMMISSION
APPROVED APR 5 1983
Chairman-Robert R. Lutz
Secretary-Richard E. Duncan

PUBLIC WORKS DEPARTMENT
APPROVED Nov. 21, 1983
City Engineer-Don D. Hulbert
APPROVED 11-21-83
Director of Public Works

This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by ordinance No. 55833 duly authenticated as passed this 2nd day of December, 1983.
Mayor-Richard L. Berkley
City Clerk-E. Richard Brenneman

This plat and survey of GREAT MIDWEST COMMERCE CENTER DISTRICT I was executed by: Environmental Designers, Ltd., 17000 Kentucky Road, Independence, Missouri 64050

Filed for record this 28 day of June, 1983, 11 o'clock [illegible] and recorded in Book 19 Page 96-97
By Marylee Doherty Deputy

Ratification of Plat E70903
Filed 12/30/83 Book 1532 Page 28

2/15/84 9AM
Clay County Plats

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com