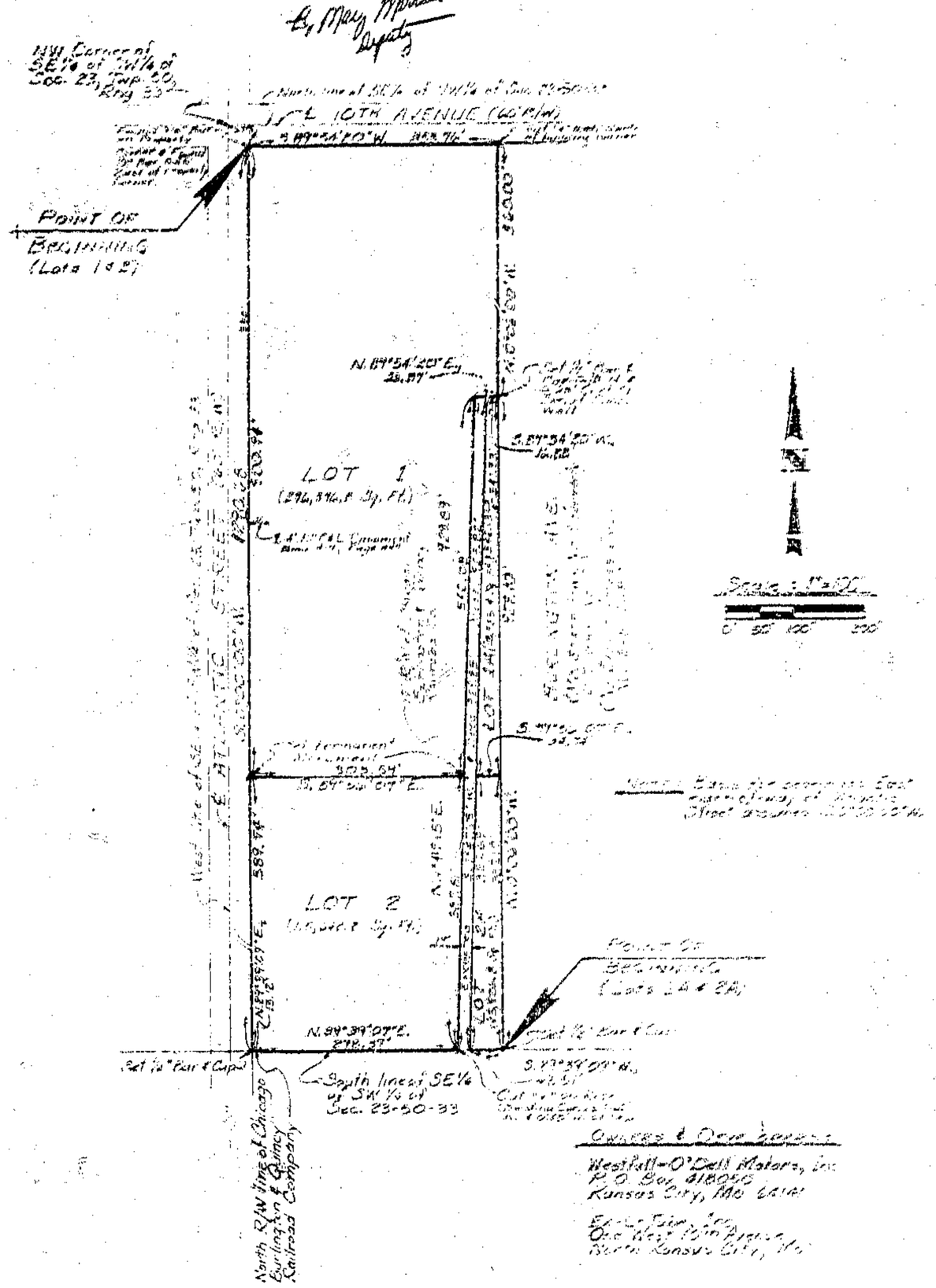
ATLANTIC STREET INDUSTRIAL PARK

LOTS 1, 1A, 2, & 2A

NORTH KANSAS CITY, CLAY COUNTY, MISSOURI



Legal Description: All that part of the Southeast Quarter of the Southwest Quarter of Section 23, Township 50, Range 33, in North Kansas City, Clay County, Missouri, described as follows: Beginning at a point 30 feet East of and 30 feet South of the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 23; thence South 0°00'03" West, 1290.68 feet to a point in the South line of the Southeast Quarter of the Southwest Quarter of said Section 23, said point being in the North line of the right-of-way of the Chicago, Burlington and Quincy Railroad Company; thence North 89°39'07" East along the Northerly right-of-way line of the Chicago, Burlington and Quincy Railroad Company, 1512 feet; thence continuing North 89°39'07" East along the aforesaid South line of the Southeast Quarter of the Southwest Quarter of said Section 23, 278.39 feet to a point in the Westerly line of a 17 foot railroad right-of-way of said railroad company; thence, North 14°15' East along the Westerly line of said railroad company, 92.84 feet; thence North 89°54'20" East, 33.87 feet to a point on the West right-of-way line of Burlington Avenue, also known as Missouri State Highway No. 9 (formerly known as U.S. Highway No. 71); thence North 0°06'00" West along said West right-of-way line of Burlington Avenue, 560.00 feet to a point on the South right-of-way line of 10th Avenue; thence South 89°54'20" West along said South right-of-way line of 10th Avenue, 353.[illegible] feet to the Point of Beginning; and also, all that part of the Southeast Quarter of the Southwest Quarter of Section 23, Township 50, Range 33, North Kansas City, Clay County, Missouri, described as follows: Beginning at the intersection of the South line of said Southeast Quarter of said Southwest Quarter and West line of Burlington Avenue; thence North along said West line of Burlington Avenue to the Southeast corner of a tract of land conveyed to A.M. Castle and Co. by deed filed November 25, 1946, and recorded in Book 366 at Page [illegible]; thence West, along the South line of said Castle Tract to a point in the Easterly line of a 17 foot strip conveyed to CB [illegible] Railroad Co. by deed filed for record October 9, 1946, under Document No. 99237, and recorded in Book 366 at Page [illegible]; thence Southwesterly along said Easterly line, 329.85 feet, more or less, to a point in the South line of said Quarter Quarter Section; thence East along said South line to the Point of Beginning. The above described tracts contain 44,951.2 Square Feet or 10.1 Acres, more or less.

Dedication: The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as "ATLANTIC STREET INDUSTRIAL PARK". It shall be a sufficient description of the lots on this plat to hereafter designate the same by the number appearing near the center of the lot followed by the words "ATLANTIC STREET INDUSTRIAL PARK".

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

An easement or license is also hereby granted to the City of North Kansas City, Missouri, to locate, construct and maintain, and to authorize the location, construction, maintenance, and use of surface drainageways 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".

Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built or other [illegible] between this line and the lot or street line.

In Testimony Whereof: WESTFALL-O'DELL MOTORS, INC., a Missouri Corporation, has caused these presents to be signed by its President and its seal to be affixed this ___ day of _____, 1990.

WESTFALL-O'DELL MOTORS, INC.

By: Mark D. O'Dell, President — Attest: William P. Westfall, Secretary

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 11th day of April, 1990, before me, a Notary Public, appeared Mark D. O'Dell, to me personally known, who being by me duly sworn did say that he is the President of WESTFALL-O'DELL MOTORS, INC. and that the seal affixed to this instrument is the seal of said Corporation and that said instrument was signed in behalf of said Corporation by authority of its governing body and that said Mark D. O'Dell acknowledged said instrument to be the free act and deed of said Corporation, and he duly acknowledges the execution of the same.

In Witness Thereof: I have hereunto set my hand and affixed my Notarial Seal in my office in said County and State the day and year last written above.

My Commission Expires 3/12/91 — Notary Public:

In Testimony Whereof: Ex-L-Tube, Inc., a Minnesota Corporation, has caused these presents to be signed by its President and its seal to be affixed this 11 day of April, 1990.

EX-L-TUBE, INC.

By: Howard C. Hopkins, Vice-President — Attest: Robert W. White, Secretary

STATE OF Missouri } s.s.
COUNTY OF Clay }

On this 11th day of April, 1990, before me, a Notary Public, appeared Howard C. Hopkins, to me personally known, who being by me duly sworn did say that he is Vice-President of Ex-L-Tube, Inc., and that the seal affixed to this instrument is the seal of said Corporation and that said instrument was signed in behalf of said Corporation by authority of its governing body and that said Howard C. Hopkins acknowledged said instrument to be the free act and deed of said Corporation, and he duly acknowledges the execution of the same. (This Corporation has no corporate seal.)

In Witness Thereof: I have hereunto set my hand and affixed my Notarial Seal in my office in said County and State the day and year last written above.

My Commission Expires May 5, 1992 — Leanne A. Thompson, Notary Public

Approved by the planning and zoning commission of the City of North Kansas City, Missouri, this 5th day of April, 1990.

Anna Brandt, Chairman:

Approved by the city council of the City of North Kansas City, Missouri, this 24th day of April, 1990, by Ordinance No. _____.

Mayor: _____

City Clerk: _____

Certification: I hereby certify that this plat was prepared in accordance with the Current Minimum Standards for Property Boundary Surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey to the best of my professional knowledge and belief.

Date of Certification: 4-6-90

HANDS, FARROW, WEISSKIRCH ENGINEERS
10106 EAST TRUMAN ROAD
INDEPENDENCE, MISSOURI
(816) [illegible]

By: E. Dan Weisskirch, MCPLS No. 1439

4/25/1991 Title Plat

http://www.ClayCoGov.com

Clay County, Missouri Land Survey Document