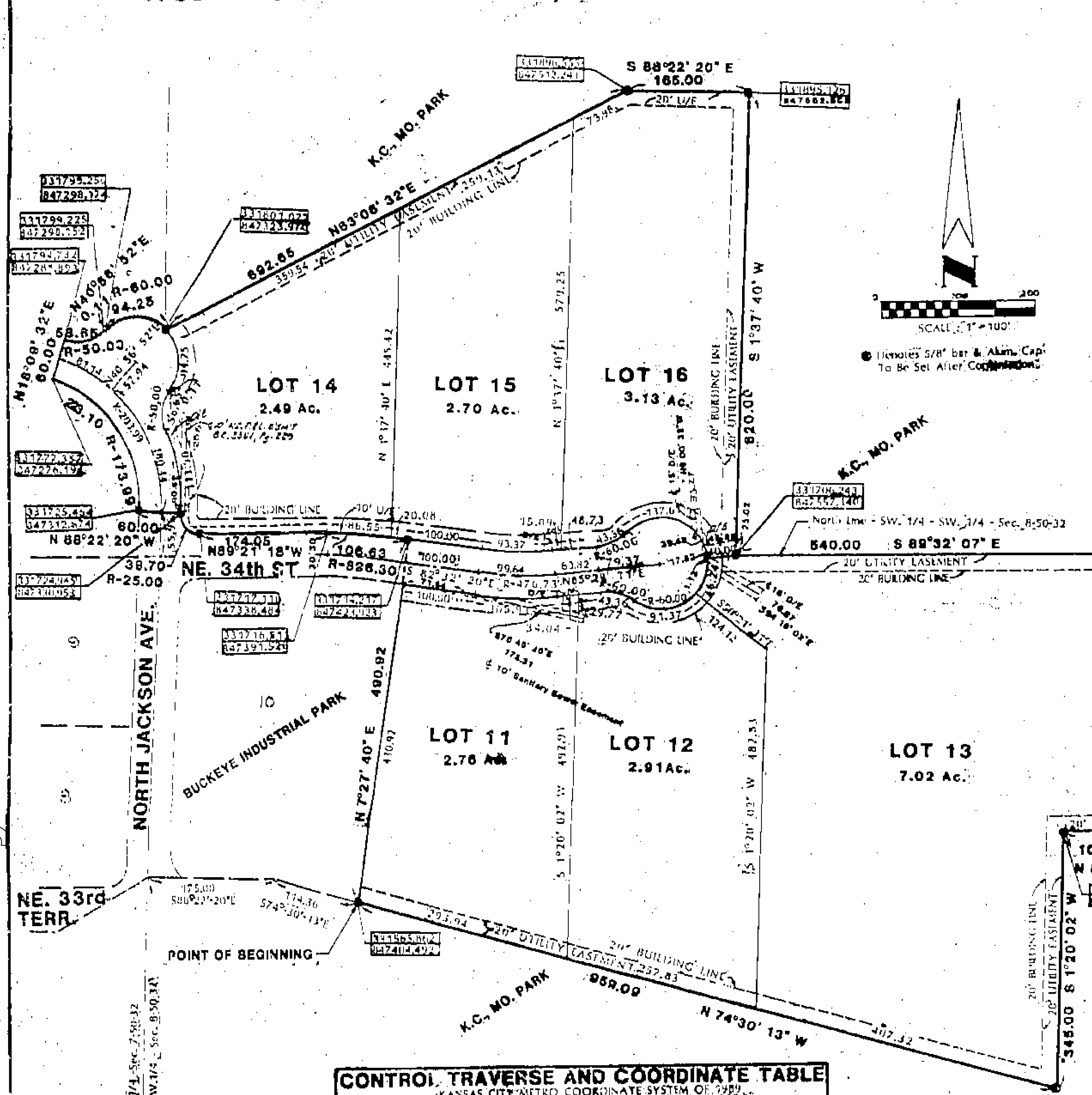
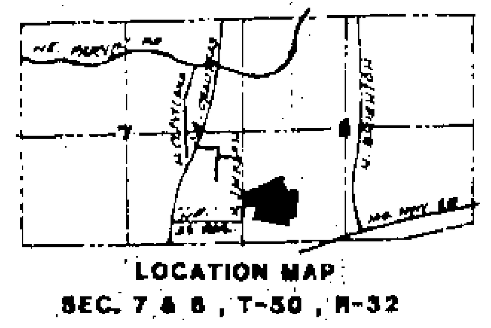
H 34163 SEP 23 1994

BUCKEYE INDUSTRIAL PARK - SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, CLAY COUNTY, MISSOURI





STREET GRADES

		ELEV.	VCT
NE. 34th Street:			
308.06 feet East of East line N. Jackson Ave.		122.08	
508.06 feet East of East line N. Jackson Ave.	PVI	124.08	100.00
658.06 feet East of East line N. Jackson Ave.	PVI	117.69	50.00
698.89 feet East of East line N. Jackson Ave.		117.30	
N. Jackson Avenue:			
70.00 feet South of South line NE. 34th St.		119.30	
30.00 feet North of South line NE. 34th St.	PVI	120.30	100.00
194.68 feet North of North line NE. 34th St.	PVI	116.93	50.00
287.52 feet North of North line NE. 34th St.		117.99	

CONTROL TRAVERSE AND COORDINATE TABLE

KANSAS CITY METRO COORDINATE SYSTEM OF 1989
NOTE: GRID DISTANCES & COORDINATES ARE IN METERS

WEST ZONE — GRID FACTOR 0.9999063

POINT NO.	GRID BEARING	GRID DISTANCE	NORTH (Y) COORDINATE	EAST (X) COORDINATE
CL-23A				
	N01 19' 54"E			
CL-23			331638.413	848879.666
	N77 28' 29"W	1780.147		
TP-1			332044.493	847141.892
	S40 30' 18"E	452.256		
TP-2			331702.335	847321.176
	N87 39' 30"W	116.585		
TP-3			331702.776	847321.176
	S 1 33' 58"W	131.136		
TP-4			331576.889	847317.592
	S82 53' 53"E	87.572		
P.O.B. SW. Cor. Lot 10			331565.862	847404.492

I hereby certify that the plat of PUCKEYE INDUSTRIAL PARK-SECOND 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 Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my belief.

date: 8/1/94 Harold E. Rutherford, LS-294

RUTHERFORD & ASSOCIATES
6407 WOODSON
OVERLAND PARK, KANSAS 66204
432-6000 or 722-7626

CITY PLAN COMMISSION

APPROVED:

CHAIRMAN: Whitney E. Kerr, Sr.

ASST. SECRETARY: Virginia L. Walsh

PUBLIC WORKS

APPROVED: 8/5/94

CITY ENGINEER: Charles Owsley

APPROVED: 8/5/94

for DIRECTOR OF PUBLIC WORKS: George E. Wolf Jr.

ENTRY NO.

COUNCIL: This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance No. 941059 duly authenticated as passed this 4th day of August 1994.

MAYOR: Emanuel Cleaver, II

CITY CLERK: Catherine T. Rocha

This is a subdivision of all that part of the Southwest Quarter of Section 8 and the Southeast Quarter of Section 7, Township 50 North, Range 32 West, in Kansas City, Clay County, Missouri, described as follows: Commencing at the Southwest corner of said Section 8; thence North 01°37'40" East along the West line of the Southwest Quarter of said Section 8, a distance of 885.00 feet to a point on the North line a tract of land condemned by Kansas City, Missouri for Park purposes in Case No. 23420 in the Circuit Court of Clay County, Missouri; thence South 88°22'20" East along the North line of said Park tract and the South line of Lot 10, BUCKEYE INDUSTRIAL PARK - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 175.00 feet; thence South 74°30'13" East along the North line of said Park tract and the South line of said Lot 10, a distance of 114.36 feet to the Southeasterly corner of said Lot 10, said point being the point of beginning of the tract of land herein to be described; thence North 07°27'40" East along the Easterly line of said Lot 10 and the Northeasterly prolongation thereof, a distance of 490.92 feet to a point on the North line of NE. 34th Street; thence Westerly along the North line of NE. 34th Street and along a curve to the left, the initial tangent having a bearing of North 82°32'20" West, having a radius of 896.30 feet, an arc distance of 106.63 feet; thence North 89°21'18" West along the North line of NE. 34th Street, a distance of 174.05 feet; thence Northwesterly along the Northerly line of NE. 34th Street and the East line of North Jackson Avenue, and along a curve to the right, having the last described course as a tangent, having a radius of 25.00 feet, an arc distance of 39.70 feet; thence North 88°22'20" West, a distance of 60.00 feet to a point on the West line of North Jackson Avenue; thence Northerly and Northwesterly along a curve to the left, the initial tangent having a bearing of North 01°37'40" East, having a radius of 173.99 feet, an arc distance of 223.10 feet; thence North 18°09'32" East, a distance of 60.00 feet; thence Southeasterly and Northeasterly along a curve to the left, the initial tangent having a bearing of South 71°50'28" East, having a radius of 50.00 feet, an arc distance of 58.65 feet; thence North 40°56'52" East, a distance of 0.11 feet; thence Northeasterly and Southeasterly along a curve to the right, having the last described course as a tangent, having a radius of 60.00 feet, an arc distance of 94.25 feet to a point on the Southerly line of a tract of land condemned by Kansas City, Missouri for Park purposes in Case No. 23420 in the Circuit Court of Clay County, Missouri; thence North 63°06'32" East along the Southerly line of said Park tract, a distance of 692.65 feet; thence South 88°22'20" East along the Southerly line of said Park tract, a distance of 165.00 feet; thence South 01°37'40" West along the Westerly line of said Park tract, a distance of 620.00 feet to a point on the North line of the Southwest Quarter of the Southwest Quarter of said Section 8; thence South 89°32'07" East along the North line of Southwest Quarter of the Southwest Quarter of said Section 8 and the Southerly line of said Park tract, a distance of 540.00 feet to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 8; thence South 01°20'02" West along the East line of the Southwest Quarter of the Southwest Quarter of said Section 8, and the West line of said Park tract, a distance of 370.00 feet; thence North 88°39'58" West along the Northerly line of said Park tract, a distance of 100.00 feet; thence South 01°20'02" West along the Westerly line of said Park tract, a distance of 345.00 feet; thence North 74°30'13" West along the Northerly line of said Park tract, a distance of 959.09 feet to the point of beginning.

The above described tract of land contains 22.255 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described above 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 "BUCKEYE INDUSTRIAL PARK-SECOND PLAT".

EASEMENTS: An easement is hereby granted to Kansas City, Missouri for the Purpose of locating, 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 easements (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 obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easements and 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 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 and Pollution Control as to water main easements.

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

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: Purcell Land Company, a Missouri Corporation, has caused these presents to be signed by its President, attested to by its Secretary and its Corporate Seal to be hereto affixed this 29th day of July, 1994.

Michael Purcell, President — Gary Pauley, Secretary

STATE OF MISSOURI)
(s.s.
COUNTY OF CLAY)

On this 29th day of July, 1994, before me appeared Michael Purcell, to me personally known, who being by me duly sworn did say that he is President of President of Purcell Land Company and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said Michael Purcell acknowledged to be the free act and deed said corporation.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, the day and year last above written.

My Commission Expires: August 14, 1994 — Notary Public

IN TESTIMONY WHEREOF: Damon Purcell Construction Co., a Missouri Corporation, has caused these presents to be signed by its President, attested to by its Secretary and its Corporate Seal to be hereto affixed this 29th day of July, 1994.

Michael Purcell, President — Gary Pauley, Secretary

STATE OF MISSOURI)
(s.s.
COUNTY OF CLAY)

On this 29th day of July, 1994, before me appeared Michael Purcell, to me personally known, who being by me duly sworn did say that he is President of President of Damon Purcell Construction Company and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that said Michael Purcell acknowledged to be the free act and deed said corporation.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, the day and year last above written.

My Commission Expires: August 14, 1994 — Notary Public

IN TESTIMONY WHEREOF: Vick/Purcell Partnership, has caused these presents to be signed by its partners, this 29th day of July, 1994.

Michael Purcell, Partner

STATE OF MISSOURI)
(s.s.
COUNTY OF CLAY)

On this 29th day of July, 1994, before me, the undersigned Notary public, appeared Michael D. Purcell, to me, personally known, who being by me sworn did say that he is a partner of Vick/Purcell Partnership, Michael D. Purcell acknowledged said instrument to be the free act and deed of said Partnership.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, the day and year last above written.

My Commission Expires: August 14, 1994 — Notary Public

STATE OF MISSOURI)
(s.s.
COUNTY OF CLAY)

On this 1st day of August, 1994, before me appeared John F. Schweitzer, to me personally known, who being by me duly sworn did say that he is President of Alta-Pak Midwest, Inc. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said John F. Schweitzer acknowledged to be the free act and deed said corporation.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, the day and year last above written.

My Commission Expires: August 14, 1994 — Notary Public

IN TESTIMONY WHEREOF: Alta-Pak Midwest, Inc., a Missouri Corporation, has caused these presents to be signed by its President, attested to by its Secretary and its Corporate Seal to be hereto affixed this 1st day of August, 1994.

John F. Schweitzer, President — Secretary

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