Clay County, Missouri
Land Survey Document

N 10120 AUG 14 1996

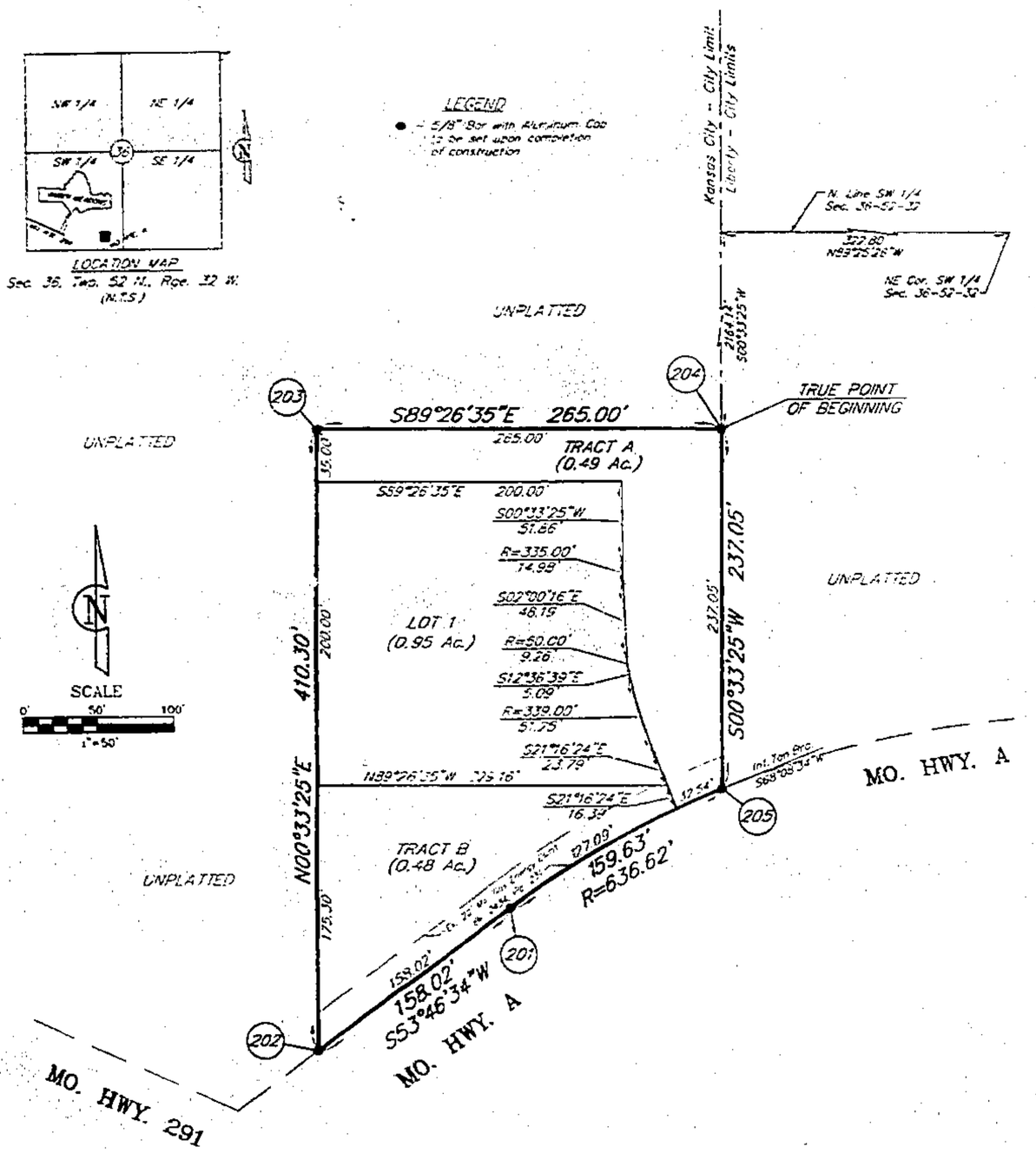
THOMSON TITLE CORP.

HIGHLAND PARK BUSINESS CENTER FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LOCATION MAP
Sec. 36, Twp. 52 N., Rge. 32 W.
(N.T.S.)

LEGEND
● - 5/8" Bar with Aluminum Cap to be set upon completion of construction



STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 INTERC			344088.657	854542.053
201	S81°06'21"W	10.941	344084.965	854531.243
202	S53°46'34"W	48.159	344056.508	854482.293
203	N0°33'25"E	125.046	344181.548	854493.608
204 TPOB	S89°26'35"E	50.764	344180.761	854574.358
205	S0°33'25"W	72.245	344108.520	854573.666
206 R.P.	S21°51'26"E	194.022	343928.445	854645.899
201	N30°13'26"W	194.022	344084.965	854531.243

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9995968. COORDINATES ARE IN METERS.

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 36, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast Corner of said Southwest Quarter; thence North 89°25'26" West, along the North line of said Southwest Quarter, 322.80 feet to a point on the Kansas City - Liberty City Limit line; thence South 0°33'25" West along said City Limit line, 2164.14 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 0°33'25" West, along said City Limit line, 237.05 feet to a point on the North right-of-way line of Missouri Route A, as now established; thence Southwesterly along said North right-of-way line, on a curve to the left; having an initial tangent bearing of South 69°09'34" West, a radius of 636.62 feet, an arc distance of 159.63 feet; thence South 53°46'34" West, along said North right-of-way line, 158.02 feet; thence North 0°33'25" East, 410.30 feet; thence South 89°26'35" East, 265.00 feet to the True Point of Beginning. Containing 1.92 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

HIGHLAND PARK BUSINESS CENTER - FIRST PLAT

EASEMENTS: An easement is hereby granted to 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 of 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 easement 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 the 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 Services to water main easements.

STREETS: The streets shown on this plat and heretofore not dedicated to public use are thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

RIGHT OF ENTRANCE: The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights. The right of ingress and egress is also hereby granted to the public for access to adjacent property through Tract A.

NOTE: Tract B (0.48) is hereby reserved as private open space and shall be used for landscaping and signage and shall be maintained by the Highland Park Commercial Association.

IN WITNESS WHEREOF, AMBER MEADOWS, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 3rd day of June, 1996.

AMBER MEADOWS, INC.

Timothy D. Harris — President

ATTEST:

James F. Haug — Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

Be it remembered that on this 3rd day of June, 1996, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Timothy D. Harris and James F. Haug, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively, of AMBER MEADOWS, INC., and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Timothy D. Harris and James F. Haug 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 on the date herein last above written.

My commission expires May 30, 1996

Clara M. Baum — Notary Public

CLARA M. BAUM
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: May 30, 1996

CITY PLAN COMMISSION

Approved

Chairman - Whitney E. Kerr, Sr.

Asst. Secretary - Virginia L. Welsh

PUBLIC WORKS

Approved

City Engineer - Charles S. Owsley

Director - George E. Wolf, Jr.

Entry Number

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance Number 960412 duly authenticated as passed this 25 day of June, 1996.

Mayor - Emanuel Cleaver, II

CITY CLERK

City Clerk - Catherine T. Hosha

This plat and survey of HIGHLAND PARK BUSINESS CENTER - FIRST PLAT were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY; that the plat of HIGHLAND PARK BUSINESS CENTER - FIRST 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

5-31-96
Date

Signed W. Jaques Schowe RLS #1029

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers — Land Surveyors
Landscape Architects
5577 NW. BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1293

CALC. 5-31-96 | Job No. - 95069 | File Name - AM-CRMM

http://www.ClayCoGov.com