Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

SHAFER, KLINE & WARREN, INC.
2940 Main St., Kansas City, MO 64108
816/756-0444 FAX: 816/756-1763
OTHER OFFICE LOCATIONS:
[illegible]olo, KS — Chillicothe, MO
Overland Park, KS — Macon, MO
CIVIL ENGINEERS • ELECTRICAL ENGINEERS • MECHANICAL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS • LAND PLANNERS

We have this day made a survey of premises herein described and to the best of my knowledge, information and belief, and in my professional opinion that it meets or exceeds the minimum standards for Property Survey of the Missouri Department of Natural Resources, Division of Geology and Land Survey, and that there are no encroachments either way across property lines, except as shown, noted and described hereon.

Description:

Lot 2-A

Lot 2-A is that real property legally described as follows:

All that part of Lot 2, REPLAT OF NORTH BUSINESS PARK 2ND PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Commencing at the Northeast corner of said Lot 2; thence South 0°33'19" West along the East line of said Lot 2 and along the West line of Tract B, NORTH OAK BUSINESS PARK, a subdivision in said City, County and State, according to the recorded plat thereof, a distance of 160 feet to the Point of Beginning of the tract of land to be herein described, thence continuing South 0°33'19" West along said East line and along said West line, a distance of 227.34 feet to the Southeast corner of said Lot 2 and a point on the North right-of-way line of NE. 50th Street Terrace, as now established, thence Southwesterly, Westerly and Northwesterly along a curve to the right and along the South line of said Lot 2 and along said North right-of-way line, having an initial tangent bearing of South 80°45'58" West, a radius of 200 feet and a central angle of 42°28'16", an arc distance of 148.25 feet to the Southwest corner of said Lot 2; thence North 0°33'19" East along the West line of said Lot 2 and along the East line of Tract 2 of said REPLAT OF NORTH OAK BUSINESS PARK 2ND PLAT, a distance of 199.71 feet to an angle point thereof; thence North 52°46'04" West along said West line and along said East line, a distance of 194.40 feet to the most Westerly corner of said Lot 2; thence the following course and distance along the North line of said Lot 2 and along the South line of Lot 1 of said REPLAT OF NORTH OAK BUSINESS PARK 2ND PLAT, thence North 51°55'14" East (N. 51°54'59" E., Plat), 15.61 feet; thence South 89°26'55" East and no longer along said North line of Lot 2, 112.72 feet; thence South 31°5[illegible]'38" East, 61.58 feet; thence South 0°33'19" West a distance of 75 feet; thence South 89°26'55" East, parallel with the North line of said Lot 2, a distance of 140 feet to the Point of Beginning. Containing 0.952 acres, more or less.

Tract B-1

Tract B-1 is that real property legally described as follows:

All that part of Tract B, NORTH OAK BUSINESS PARK and that part of Lot 2, REPLAT OF NORTH OAK BUSINESS PARK 2ND PLAT, both subdivisions in Kansas City, Clay County, Missouri, according to the recorded plats thereof, being more particularly described as follows:

Beginning at the northwest corner of said Tract B; thence South 89°26'55" East along the North line of said Tract B, a distance of 122 feet; thence South 0°33'19" West, 162.17 feet; thence Southerly and Southeasterly along a curve to the left, tangent to the last described course, having a radius of 662 feet and a central angle of 4°45'04", an arc distance of 54.89 feet; thence North 89°26'55" West, parallel with the North line of said Tract B, a distance of 124.28 feet to a point on the West line of said Tract B, being also a point on the East line of Lot 2 of said REPLAT OF NORTH OAK BUSINESS PARK 2ND PLAT; thence continuing North 89°26'55" West, parallel with the North line of said Lot 2, a distance of 140 feet; thence North 0°33'19" East, parallel with the East line of said Lot 2, a distance of 75 feet; thence North 31°50'38" West, 61.58 feet to an angle point in the North line of said Lot 2; thence the following courses and distances along the Northwesterly and Northerly line of said Lot 2; thence North 45°33'25" East, 48.67 feet. thence South 89°26'55" East, 140 feet to the Northeast corner thereof, being also a point on the West line of Tract B of said NORTH OAK BUSINESS PARK; thence North 0°33'19" East along said West line, a distance of 57 feet to the Point of Beginning. Containing 1.155 acres, more or less.

Tract B-2

Tract B-2 is that [illegible] property legally described as follows:

All that part of Tract B, NORTH OAK BUSINESS PARK, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

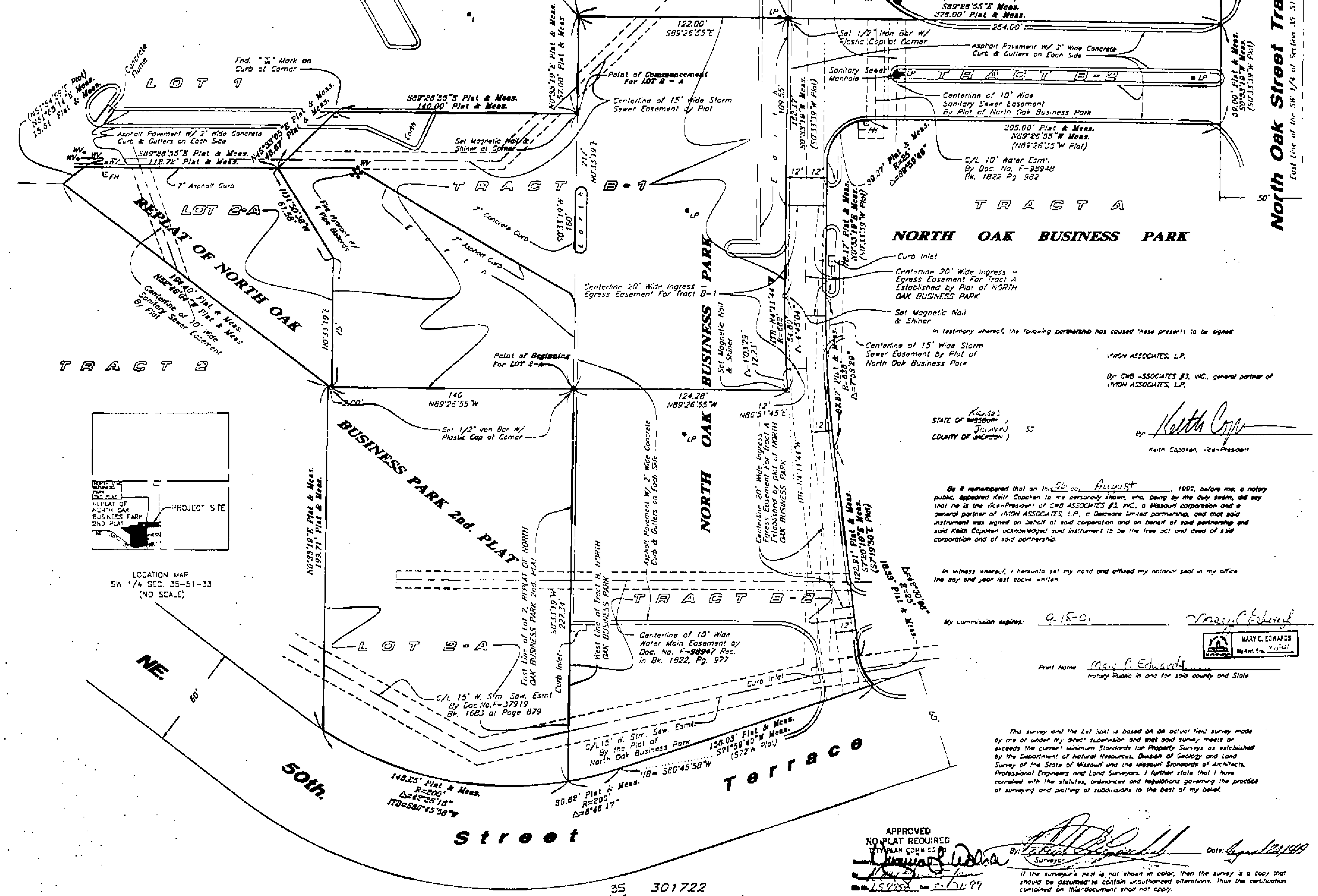
Commencing at the Northwest corner of said Tract B; thence South 89°26'55" East along the North line of said Tract B and along the South line of Lot 1, REPLAT OF NORTH OAK BUSINESS PARK 2ND PLAT, a subdivision in said City, County and State, according to the recorded plat thereof, a distance of 122 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South d9°25'55" East (S.89°26'35"E., Plat) along the North line of said Tract B and along the South line of Lot 1, NORTH OAK BUSINESS PARK 3RD PLAT, a subdivision in said City, County and State, according to the recorded plat thereof, a distance of 254 feet to the Northeast corner of said Tract B, being also a point on the West right-of-way line of North One Street Trafficway, as now established; thence South 0°33'19" West (S. 0°33'39" W., Plat) along the East line of said Tract B and along said West right-of-way line, a distance of 59 feet to the most East Southeast corner of said Tract B; thence the following courses and distances along the South and East lines of said Tract B; thence North 89°26'55" West (N. 89°26'35" W., Plat), a distance of 205 feet; thence Westerly, Southwesterly and Southerly along a curve to the left, tangent to the last described course, having a radius of 25 feet and a central angle of 89°59'46", an arc distance of 39.27 feet; thence South 0°33'19" West (S. 0°33'39" W., Plat) tangent to the last described curve, a distance of 78.17 feet; thence Southerly and Southeasterly along a curve to the left, tangent to the last described course having a radius of 638 feet and a central angle of 7°53'29", an arc distance of 87.87 feet; thence South 7°20'10" East (S. 7°19'50" E., Plat), a distance of 122.91 feet; thence Southeasterly along a curve to the left, tangent to the last described course, having a radius of 25 feet and a central angle of 42°00'06", an arc distance of 18.33 feet to the most South Southeast corner of said Tract B, being also a point on the Northwesterly right-of-way line of NE. 50th Street Terrace, as now established; thence South 71°59'40" West (S. 72°00'00" W., Plat) along said Northwesterly right-of-way line and along the Southeasterly line of said Tract B, a distance of 158.03 feet, thence Southwesterly along a curve to the right and along said Northwesterly right-of-way line and along said Southeasterly line, tangent to the last described course, having a radius of 200 feet and a central angle of 8°48'17", an arc distance of 30.62 feet to the Southwest corner of said Tract B and along the East line of Lot 2, REPLAT OF NORTH OAK BUSINESS PARK 2nd PLAT, a subdivision in said City, County and State, according to the recorded plat thereof; thence North 0°33'19" East along the West line of said Tract B and along the East line of said Lot 2, a distance of 227.34 feet; thence South 89°26'55" East, parallel with the North line of said Tract B, a distance of 124.28 feet; thence Northerly along a curve to the right, having an initial tangent bearing of North 4°11'44" West, a radius of 662 feet and a central angle of 4°45'04", an arc distance of 54.89 feet; thence North 0°33'19" East, tangent to the last described curve, a distance of 162.17 feet to the Point of Beginning. Containing 1.178 acres, more or less.

General Notes

P 66779

AUG 31 1999

1. As of April 13, 1999, we have made no investigation for, or locations of, possible usable subsurface areas of private land or public ways, including, but not limited to, utility vaults of any nature, utility or pedestrian tunnels, underwalk area ways, under alley area ways, fuel storage bins or tanks, elevator pits, and all or any combination of the above, except as shown, noted and described hereon.
2. Information shown on this survey was taken from Stewart Title Guaranty Company Commitment No. 99030814-C, with the effective date of July 13, 1999.
3. The areas of the Tracts and Lots :
   Tract B-1 Contains 50,312 square feet or 1.155 acres more or less.
   Tract B-2 contains 51,334 square feet or 1.178 acres more or less.
   Lot 2-A contains 41,471 square feet or 0.952 acres more or less.
4. Agreement for Easement by Doc. No. E-71536 in Book 1533 at Page 379 now lies within the right-of-way of NE. 50th. Street Terrace.
5. Reciprocal Easement Agreement dated December 10, 1987 and recorded on December [illegible] 1987 as Doc. No. F-94504 in Book 1812 at Page 915 as amended by First Amendment to Wal-Mart Reciprocal Easement Agreement dated December 30, 1991 and recorded on January 9, 1992 as Doc. No. L-16539 in Book 2063 at Page 173 affects this survey.
6. Agreement for Signalization by Doc. No. F-94315 in Book 1812 at Page 621 affects this survey.
7. Covenant for Maintenance of Storm Water Detention Facility recorded by Doc. No. F-94316 in Bk. 1812 at Pg. 631 and amended by Doc. No. L-10399 in Bk. 2068 at Pg. 112 and authorized by Ord. No. 911077 and recorded by Doc. No. L-10398 in Bk. 2068 at Pg. 103 affects this survey.
8. Permanent monumentation to be set at Lot and Tract corners upon completion of construction unless shown and noted otherwise.
9. Terms, conditions and provisions of the Declaration by Doc. No. E-97148 in Bk. 1591 at Pg. 60



VMON ASSOCIATES, L.P.

By: CWB ASSOCIATES #1, INC., general partner of VMON ASSOCIATES, L.P.

By: [signature]
Keith Copaken, Vice-President

STATE OF ~~MISSOURI~~ Kansas)
COUNTY OF ~~JACKSON~~ Johnson) SS

Be it remembered that on this 26 day August, 1999, before me, a notary public, appeared Keith Copaken to me personally known, who, being by me duly sworn, did say that he is the Vice-President of CWB ASSOCIATES #1, INC., a Missouri corporation and a general partner of VMON ASSOCIATES, L.P., a Delaware limited partnership, and that said instrument was signed on behalf of said corporation and on behalf of said partnership and said Keith Copaken acknowledged said instrument to be the free act and deed of said corporation and of said partnership.

In witness whereof, I hereunto set my hand and affixed my notarial seal in my office the day and year last above written.

My commission expires: 9-15-01 [signature]

MARY C. EDWARDS My Appt. Exp. 9-15-01

Print Name Mary C. Edwards
Notary Public in and for said county and State

This survey and the Lot Split is based on an actual field survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri and the Missouri Standards of Architects, Professional Engineers and Land Surveyors. I further state that I have complied with the statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my belief.

By: [signature] Surveyor Date: August 27, 1999

If the surveyor's seal is not shown in color, then the survey is a copy that should be assumed to contain unauthorized alterations. Thus the certification contained on this document shall not apply.

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
[signatures]
LS 9952 Date 8-31-99

For:

Copaken White Blitt

March 23, 1999
REVISED: July 19, 1999 – new legals and general notes revised
REVISED: July 27, 1999 – additional additions & revisions

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