Clay County, Missouri
Land Survey Document

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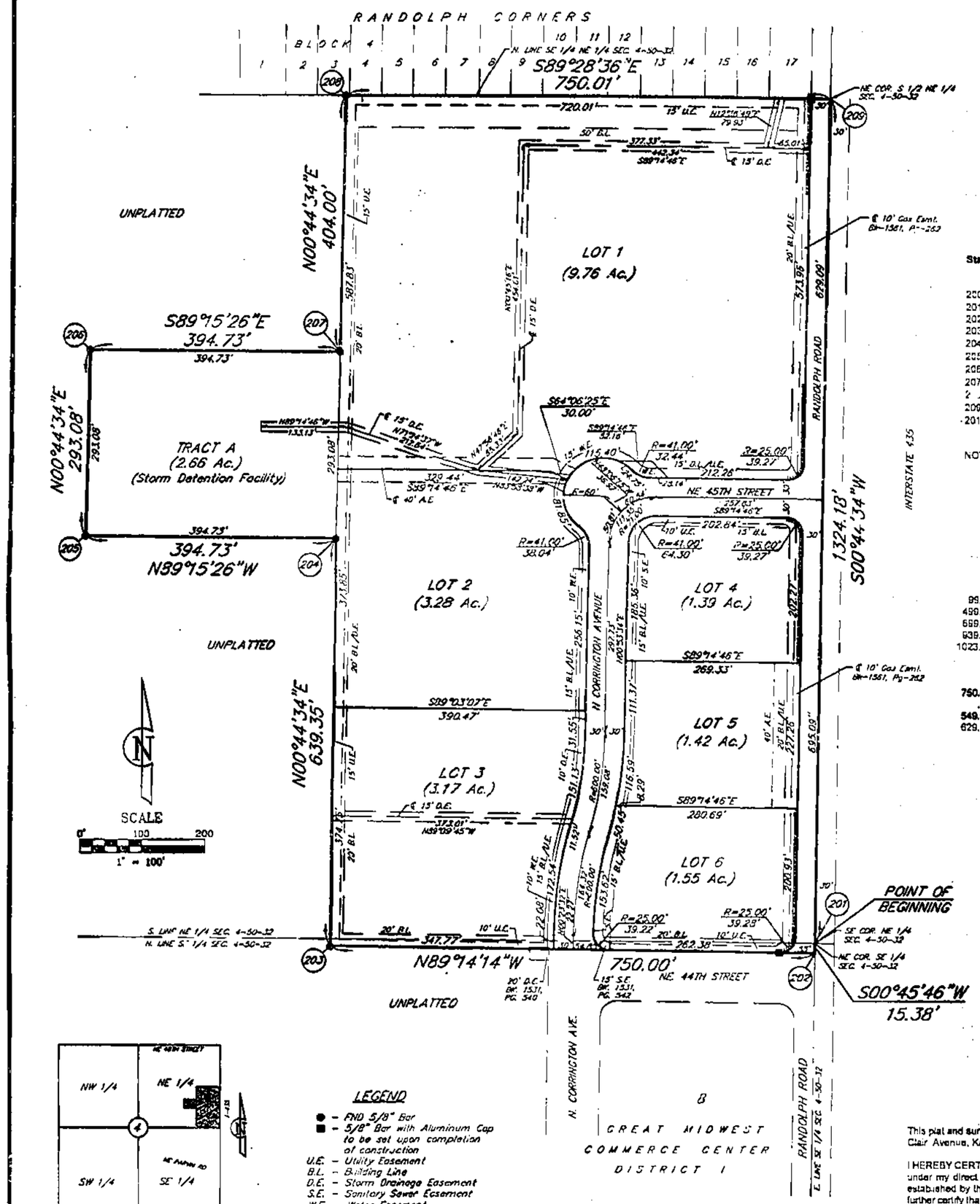
0 20255

OCT 24 2000



LOCATION MAP
Sec. 4, Twp. 50 N., Rge. 32 W.
(N.T.S.)

LEGEND

- ● – FND 5/8" Bar
- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. – Utility Easement
- B.L. – Building Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- W.E. – Water Easement
- A.E. – Ingress/Egress/Access Easement
- ▬ – No Access Permitted

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 Buster 3 more			333968.194	850667.090
201 POB	S27°50'52"W	318.226	333686.821	850538.439
202	S0°45'46"W	4.687	333682.134	850538.377
203	N89°14'14"W	228.578	333685.177	850309.819
204	N0°44'34"E	194.655	333880.016	850312.346
205	N89°15'26"W	120.303	333881.576	850192.053
206	N0°44'34"E	60.323	333970.891	850193.211
207	S89°15'26"E	120.303	333969.331	850313.504
2	N0°44'34"E	123.125	334092.447	850315.100
209	S89°28'36"E	228.581	334093.359	850543.672
201 POB	S0°44'34"W	403.572	333686.821	850538.439

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 .9999505. COORDINATES ARE IN METERS.

STREET GRADES

Grade Point		Elevation	V.C.T.
N. CORRINGTON AVENUE/NE 45th STREET			
	South line of Plat	192.83	—
99.29	Feet Northerly of the South line of Plat	196.83	50.00'
499.29	Feet Northerly of the South line of Plat	217.29	150.00'
699.29	Feet Northerly of the South line of Plat	221.45	50.00'
939.29	Feet Northeasterly of the South line of Plat	230.03	50.00'
1023.89	Feet Northeasterly of the South line of Plat	231.81	—
RANDOLPH ROAD			
750.46	Feet South of the Centerline of NE 45th Street	205.92	—
.48	Feet South of the Centerline of NE 45th Street	231.81	200.00'
549.52	Feet North of the Centerline of NE 45th Street	228.25	75.00'
629.09	Feet North of the Centerline of NE 45th Street	229.05	—

This plat and survey of **GREAT MIDWEST COMMERCE CENTER DISTRICT VIII** were executed by John F. Tuljen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **GREAT MIDWEST COMMERCE CENTER DISTRICT VIII** 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.

9-18-00
Date

Signed: W. James Schowengerdt
W. James Schowengerdt, RLS #1989

GREAT MIDWEST COMMERCE CENTER DISTRICT VIII

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A tract of land in the Northeast Quarter and the Southeast Quarter of Section 4, Township 50, Range 32, Kansas City, Clay County, Missouri, lying above the top of the Winterset Ledge of Limestone Rock and being bounded and described as follows: **Beginning at the** Northeast corner of said Southeast Quarter; thence South 0°45'46" West along the East line of said Southeast Quarter, 15.38 feet to a point on the North line of GREAT MIDWEST COMMERCE CENTER-DISTRICT I, a subdivision in Kansas City, Clay County, Missouri; thence North 89°14'14" West along said North line and its Westerly prolongation, 750.00 feet; thence North 0°44'34" East, 639.35 feet; thence North 89°15'26" West, 394.73 feet; thence North 0°44'34" East, 293.08 feet; thence South 89°15'26" East, 394.73 feet; thence North 0°44'34" East, 404.00 feet to a point on the South line of RANDOLPH CORNERS, a subdivision in Kansas City, Clay County, Missouri; thence South 89°28'36" East along said South Line, 750.01 feet to a point on the East line of said Northeast Quarter; thence South 0°44'34" West along said East line, 1324.18 feet to the Point of Beginning. Containing 25.69 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:

GREAT MIDWEST COMMERCE CENTER DISTRICT VIII

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 as to water main easements.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as 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.

NOTE: Vehicular Access shall be allowed for Lot 1 onto Randolph Road only from a point 150 feet North of the North right-of-way line of NE 45th Street to a point 150 feet South of the North property line of this plat.

NOTE: Vehicular Access shall be provided for Lots 4 and 6 onto Randolph Road through a driveway and access easement on Lot 5.

NOTE: The 40.00 foot Access Easement located along the common lot line of Lots 1 and 2 has been provided to obtain access to Tract A.

TRACT A: Tract A (2.66 acres) is hereby reserved as a Storm Detention Facility and shall be maintained by the MACK TRUCKS, INC. as described in the Covenant to Maintain Storm Water Detention Facility recorded with this plat.

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 Service 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 either 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 areas marked Access Easement or "A.E."

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 18th day of September 2000.

HUNT MIDWEST REAL ESTATE
DEVELOPMENT, INC.
a Missouri Corporation

Thomas E. Steadman, Vice President

Donald K. Hagan, Assistant Secretary

STATE OF MISSOURI }
COUNTY OF Clay } SS:

Be it remembered that on this 18th day of September 2000, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas E. Steadman, to me personally known, who being by me duly sworn, did say that he is Vice President of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Thomas E. Steadman 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: 1-22-02

Connie S. Thomas
Notary Public

CONNIE S THOMAS
NOTARY PUBLIC STATE OF MISSOURI
RAY COUNTY
MY COMMISSION EXP. JAN. 22, 2002

CITY PLAN COMMISSION

Approved _____

Chairman – Charles F. Myers

Asst. Secretary – Virginia L. Walsh

PUBLIC WORKS

Approved _____

City Engineer – Stanley J. Harris, P.E.

Director – George E. Wolf, Jr., P.E.

000193
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 No. 001144 duly authenticated as passed this 21 day of Sept. 2000.

Mayor – Kay Barnes

ATTEST:
CITY CLERK

City Clerk – Catherine T. Rocha

John F. Tuljen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-1920
Fax: 816-587-1930

DATE: 9-14-00 | Job No.- 00144 | File Name-MAC-PLAT