Clay County, Missouri
Land Survey Document

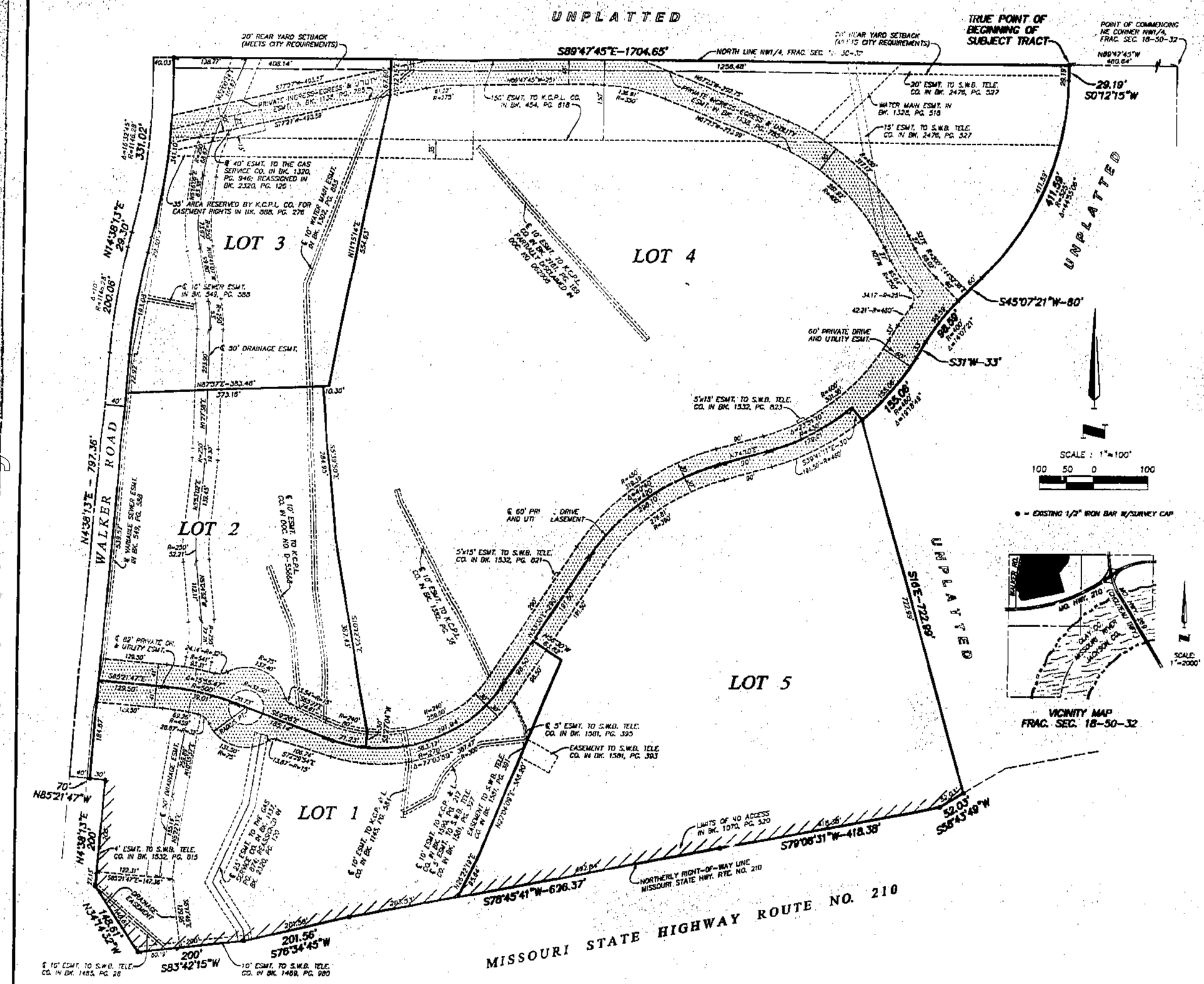
FINAL PLAT

069212

SEP 13 2001

CERNER CAMPUS, FIRST PLAT

PART OF THE NW1/4, FRAC. SEC. 18, TWP. 50 N, RNG. 32 W
NORTH KANSAS CITY, CLAY COUNTY, MISSOURI



LEGAL DESCRIPTION:

This is a survey and subdivision of a part of the NW1/4 of Fractional Section 18, Township 50 N, Range 32 W, now in the City of North Kansas City, Clay County, Missouri, more particularly described as follows: Commencing at the Northeast corner of the NW1/4 of said Fractional Section 18; thence N 89° 47' 45" W, along the North line of the NW1/4 of said Fractional Section 18, a distance of 403.64 feet, to the true point of beginning of subject tract; thence S 0° 12' 15" W, a distance of 29.19 feet, to a point of curvature; thence Southerly and Southwesterly, along a curve to the right having a radius of 323 feet and a central angle of 44° 35' 06", a distance of 411.59 feet, to a point of tangency; thence S 45° 07' 21" W, a distance of 80 feet, to a point of curvature; thence Southwesterly, along a curve to the left having a radius of 400 feet and a central angle of 14° 07' 21", a distance of 98.59 feet, to a point of tangency; thence S 31° W, a distance of 33 feet, to a point of curvature; thence Southwesterly, along a curve to the right having a radius of 480 feet and a central angle of 19° 18' 49", a distance of 155.06 feet; thence S 16° E, a distance of 722.99 feet, to a point on the Northerly right-of-way line of Missouri State Highway Route No. 210, as now established; thence S 56° 43' 49" W, along the Northerly right-of-way line of said Missouri State Highway Route No. 210, a distance of 52.03 feet; thence S 79° 08' 31" W, along the Northerly right-of-way line of said Missouri State Highway Route No. 210, a distance of 418.38 feet; thence S 78° 45' 41" W, along the Northerly right-of-way line of said Missouri State Highway Route No. 210, a distance of 636.37 feet; thence S 76° 34' 45" W, along the Northerly right-of-way line of said Missouri State Highway Route No. 210, a distance of 201.56 feet; thence S 83° 42' 15" W, along the Northerly right-of-way line of said Missouri State Highway Route No. 210, a distance of 200 feet; thence N 34° 14' 32" W, along the Northerly right-of-way line of said Missouri State Highway Route No. 210, a distance of 148.61 feet; thence N 41° 38' 13" E, along the Northerly right-of-way line of said Missouri State Highway Route No. 210, a distance of 200 feet; thence N 85° 21' 47" W, along the Northerly right-of-way line of said Missouri State Highway Route No. 210, a distance of 70 feet, to a point on the centerline of Walker Road, as now established; thence N 41° 38' 13" E, along the centerline of said Walker Road, a distance of 797.36 feet, to a point of curvature; thence Northerly and Northeasterly, along the centerline of said Walker Road, said line being a curve to the right having a radius of 1146.26 feet and a central angle of 10°, a distance of 200.06 feet, to a point of tangency; thence N 14° 38' 13" E, along the centerline of said Walker Road, a distance of 29.30 feet, to a point of curvature; thence Northeasterly and Northerly, along the centerline of said Walker Road, said line being a curve to the left having a radius of 1146.26 feet and a central angle of 16° 32' 45", a distance of 331.02 feet, to a point on the North line of the NW1/4 of said Fractional Section 18; thence S 89° 47' 45" E, along the North line of the NW1/4 of said Fractional Section 18, a distance of 1704.65 feet, to the true point of beginning of subject tract, containing 33.690 acres, more or less, of unplatted land.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat and the subdivision shall hereafter be known as "CERNER CAMPUS, FIRST PLAT".

EASEMENTS: An easement is hereby granted to Cerner Properties, Inc., its successors and assigns, 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, or any other public utilities, over, under and along the strips of land designated hereon as drainage easements "DRAINAGE ESMT.", utility easements "UTILITY ESMT.", or sanitary sewer easements "SAN. SEWER ESMT.", or storm sewer easements "STORM SEWER ESMT.", or water line easements "WATER ESMT."

An easement is hereby granted to Cerner Properties, Inc., its successors and assigns, for ingress and egress and roadway purposes over and along the strips of land designated hereon as "PRIVATE DRIVE EASEMENT".

Where other easements are designated for a particular purpose, and have been previously dedicated by separate instrument, the easement rights of that instrument shall remain in full effect and the use thereof shall be limited to that purpose only.

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

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its name.

OWNER: CERNER PROPERTIES, INC. a Delaware Corporation

Marc G. Naughton, Vice President

STATE OF Missouri }
COUNTY OF Clay } SS

BE IT REMEMBERED, that on this 6th day of September 2001, before me, the undersigned, a Notary Public in and for said County and State, came Marc G. Naughton, Vice President of, CERNER PROPERTIES, INC., a Delaware Corporation, to me personally known, who, being duly sworn before me, has executed the instrument of writing, and has acknowledged the execution of the same to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public Janice K. Carter
Printed Name Janice K. Carter

My Appointment Expires June 25, 2004

JANICE K CARTER
Notary Public - Notary Seal
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. JUNE 25, 2004

APPROVED by the City Planning Commission of North Kansas City, Clay County, Missouri, this 2nd day of August, 2001.

Eric Francis, Planning Commission Chairman

THIS IS TO CERTIFY, that the within plat was submitted to and approved by the City Council of North Kansas City, Clay County, Missouri, this 14th day of August, 2001.

Gene Bruns, Mayor

Rosina M. Sparks, City Clerk

TITLE NOTE:

Title information shown hereon was taken from CHICAGO TITLE INSURANCE COMPANY Commitment for Title Insurance No. 020017493 and dated JUNE 26, 2001 at 5:00 P.M.

PROPERTY IS SUBJECT TO THE FOLLOWING SCHEDULE B-2 ITEMS, IN ADDITION TO THOSE SHOWN HEREON:

ITEM #26) Terms and Provisions of EASEMENT DECLARATION filed in BK. 1605, PG. 19.

ITEM #33) Undefined Easement to KANSAS CITY POWER AND LIGHT COMPANY in BK. 1339, PG. 261.

ITEM #52) Undefined Easement to KANSAS CITY POWER AND LIGHT COMPANY in BK. 1638, PG. 530.

ITEM #54) Undefined Easement to KANSAS CITY POWER AND LIGHT COMPANY in BK. 2461, PG. 862.

ITEM #58) Undefined Easement to KANSAS CITY POWER AND LIGHT COMPANY in BK. 3326, PG. 94.

The plat titled "CERNER CAMPUS, FIRST PLAT", a subdivision, is based on an actual field survey made my 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 for Property Boundary Surveys established by the Missouri Board for 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 professional knowledge and belief.

BY: LARRY D. GRAHAM, MO. RLS-2057

STATE OF MISSOURI
LARRY D. GRAHAM
NUMBER LS-2057
LICENSED LAND SURVEYOR

Cat. E
10/3/01 DM

SHAFER, KLINE & WARREN, INC.
ENGINEERS ~ SURVEYORS
11100 W. 91st STREET
OVERLAND PARK, KANSAS
(913) 888-7800

PROJECT NO. 103121 AUGUST 20, 2001 sdc

http://www.ClayCoGov.com