Clay County, Missouri
Land Survey Document

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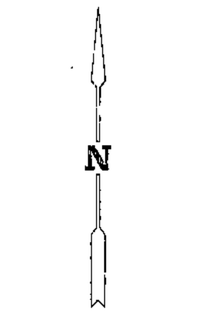
STATE OF MO.
CLAY COUNTY
I CERTIFY - NOTH RECD.
02 OCT -1 AM 10:52
R38489
OCT 0 1 2002
ROBIN L. MESVICK
RECORDER OF DEEDS
B. Claire Vaden

FINAL PLAT
WARREN STREET, SECOND PLAT
A SUBDIVISION IN NORTH KANSAS CITY, CLAY COUNTY, MISSOURI
FOR: AM&A REALTY, L.P.

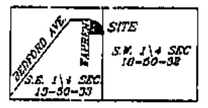
DEVELOPER: AM&A REALTY, L.P.
C\O: ROARK SURVEYING
9414 GREENWAY LN.
LENEXA, KS. 66215
888-8289

SURVEYOR:
ROARK SURVEYING
9414 GREENWAY LN.
LENEXA, KS. 66215
888-8289



0 10 20 30 60
SCALE 1"=30'

BEARINGS SHOWN HEREON ARE ON UNITED STATES ENGINEERS DATUM WHICH CALLS THE WEST LINE OF FRAC. SEC 24 AS S 0° 09' 42" W

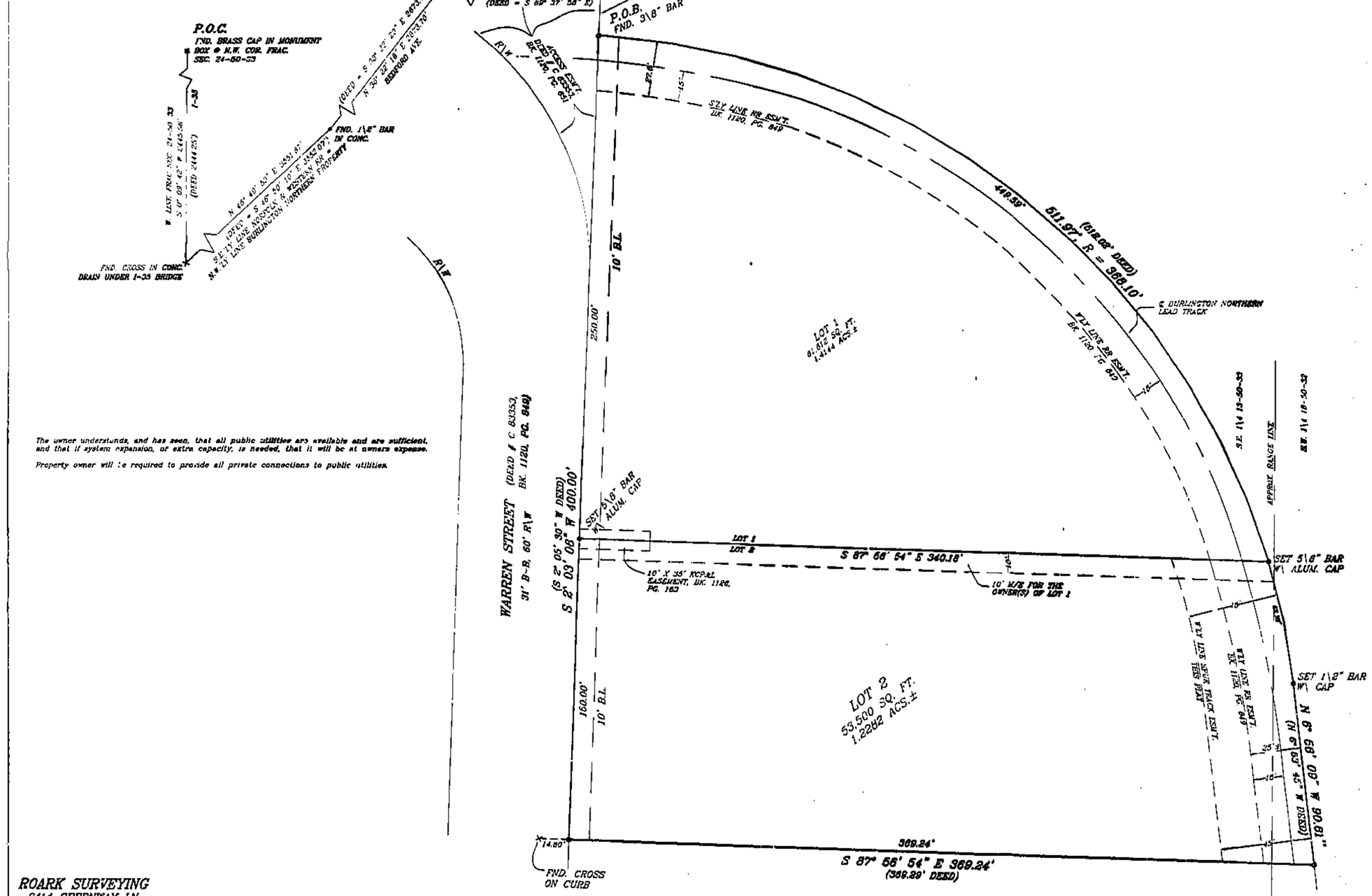


VICINITY SKETCH
S.E. 1\4 SEC. 13-50-33
& S.W. 1\4 SEC. 18-50-32
NO SCALE

LEGEND
ALUM = ALUMINUM
B.L. = BUILDING LINE
ESM'T. = EASEMENT
RR = RAIL-CAR
● = FOUND 1\2" BAR, UNLESS NOTED

THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE A7 AS SHOWN ON F.I.R.M. PANEL 2900698, MAP 1 OF. REVISED APR. 30, 1978

ZONING = M1, LIGHT INDUSTRIAL



The owner understands, and has seen, that all public utilities are available and are sufficient, and that if system expansion, or extra capacity, is needed, that it will be at owners expense.

Property owner will be required to provide all private connections to public utilities.

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LEGAL DESCRIPTION:

Those parts of the Southeast Quarter (S.E. 1/4) of Section 13, Township 50 North, Range 33 West and the Southwest Quarter (S.W. 1/4) of Fractional Section 18, Township 50 North Range 32 West of the Fifth Principal Meridian, North Kansas City, Clay County, Missouri, described via: Commencing at the Northwest corner of Fractional Section 24, Township 50 North, Range 33 West; thence South 0 degrees 09' 42" West along the West line of said Fractional Section 24, 2444.95 feet to a point on the Southwesterly line of the right of way of the Norfolk and Western Railway Company, which is also the Northwesterly line of land owned by Burlington Northern, Inc.; thence North 49 degrees 50' 10" East along said Southwesterly line of the right of way of the Norfolk and Western Railway Company, 2538.07 feet to an angle point; thence North 33 degrees 22' 23" East continuing along said southwesterly line of the right of way of the Norfolk and Western Railway Company 2872.49 feet to a point; thence South 89 degrees 37' 50" East, 584.66 feet to a point on the Northerly prolongation of the East line of Warren Street, as now established; thence South 2 degrees 05' 30" West along said Northerly prolongation, a distance of 18.77 feet to the True Point of Beginning of the tract of land to be herein described; thence South 2 degrees 05' 30" West continuing along said Northerly prolongation and said East line of Warren Street, a distance of 400.00 feet; thence South 87 degrees 54' 30" East, a distance of 369.29 feet; thence North 6 degrees 53' 45" West, a distance of 90.81 feet; thence Northwesterly on a curve in the left tangent to the last described course and having a radius of 368.10 feet and arc distance of 512.08 feet to the True Point of beginning.

The above described tract contains 115,112 square feet or 2.6426 acres, more or less.

DEDICATION: The undersigned proprietors 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 shall be known as "WARREN STREET, SECOND PLAT".

EASEMENTS: An easement is hereby granted to North 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, or any other public utilities, over, under and along the strips of land designated utility easement (U/E).

An easement is hereby granted to the owner(s) of Lot 1, its successors and assigns, for the purposes of maintaining existing facility, over, under and along the strip of land designated maintenance easement (M/E)

An easement is hereby granted to the owner(s) of Lot 2, their successors and assigns, for rail spur purposes over and along the strip of land designated "RAIL SPUR EASEMENT"

Where other easements are designated for a particular purpose, and have been previously dedicated by a 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: AM&A REALTY, L.P., A MISSOURI LIMITED PARTNERSHIP

Salvatore S. Mastesseno, Managing Agent

STATE OF MISSOURI }
COUNTY OF JOHNSON } SS

Be it remembered, that on this 5th day of September, 2002, before me, a Notary Public in and for said county and state, came Salvatore S. Mastesseno, Managing Agent of, AM&A REALTY, L.P., A LIMITED PARTNERSHIP, 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 partnership.

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

Tracy A. Dean
Notary Public
Printed Name: Tracy A. Dean

My Appointment Expires: June 23, 2004

TRACY A. DEAN
Notary Public - Notary Seal
STATE OF MISSOURI
Platte County
My Commission Expires: June 23, 2004

APPROVED by the City Planning Commission of North Kansas City, Clay County, this 12th day of September, 2002.

Cotton Stelk, 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 30th day of September, 2002.

Gene Brune, Mayor

Rowena K. Sparks, City Clerk

I hereby certify that the WARREN STREET, 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, and Missouri Minimum Standards for Property boundary Surveys, established by The Missouri Board for Architects Professional Engineers and Land Surveyors. 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 knowledge.

Date: 9-18-02 Signed: Daniel R. Roark LS-1895 Owner

STATE OF MISSOURI
DANIEL R. ROARK
NUMBER LS-01895
REGISTERED LAND SURVEYOR

REV. 9-11-02
8-2-02
#02-107A

Cat. F
HISTOR ZONE