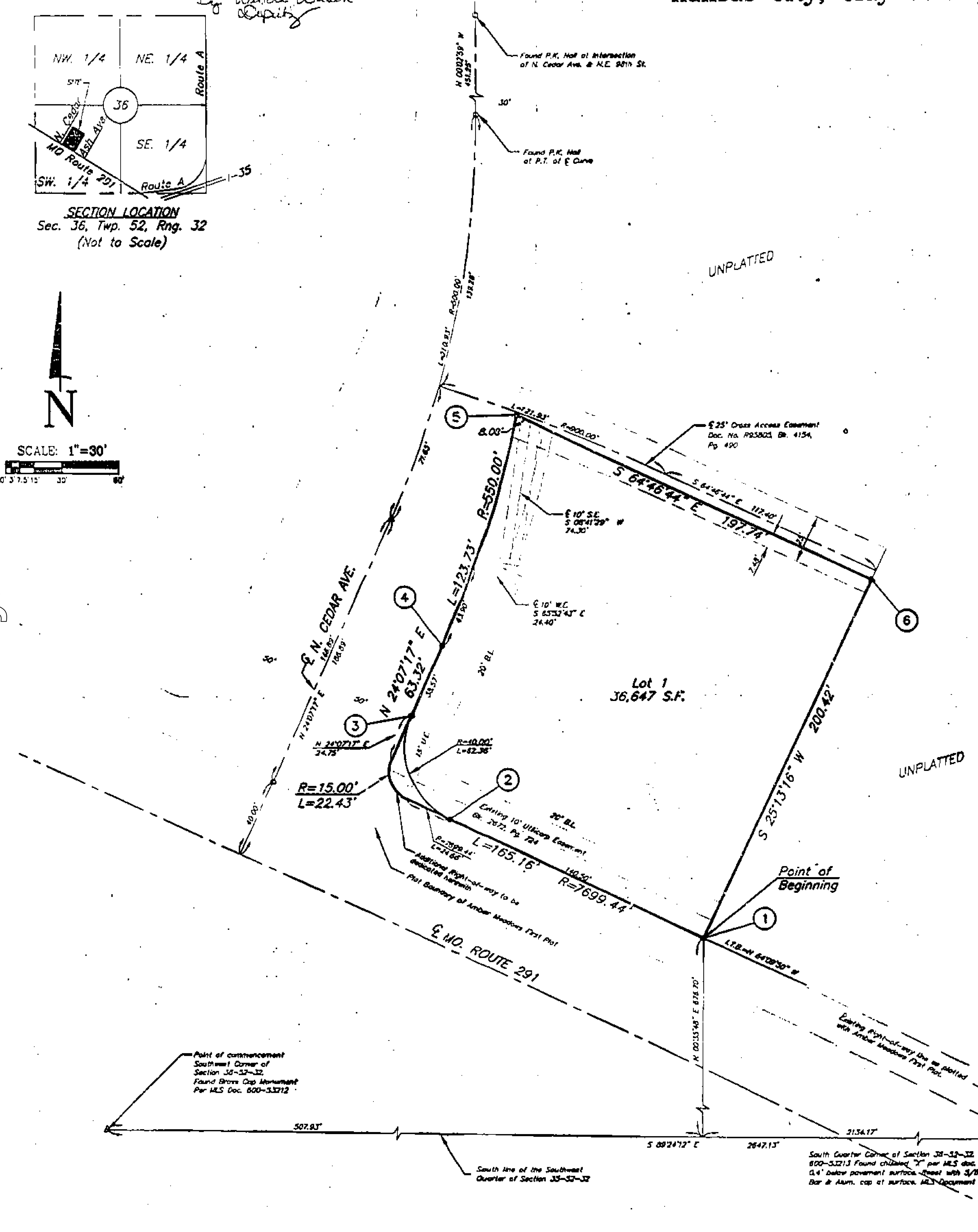
Clay County, Missouri
Land Survey Document

S08958

STATE OF MO
CLAY COUNTY
I CERTIFY INSTRUMENT RECEIVED
2003 JUL 23 P 12:21 R
Cheryl F. Steele
RECORDER OF DEEDS
By: Wendi Watson
Deputy

HIGHLAND BUSINESS PARK – SONIC DRIVE-IN

SW 1/4 of Sec.36, Twp. 52, Rng. 32
Kansas City, Clay County, Missouri



DESCRIPTION:

All that part of the unplatted tract of Amber Meadows first plat, a subdivision in the Southwest Quarter of Section 36, Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows:

Commencing at the Southwest corner of said Section 36;
Thence South 89°24'12" East, along the South line of said Southwest Quarter, a distance of 507.93 feet;
Thence North 00°35'48" East, a distance of 676.70 feet, to a point on the Northerly right-of-way line of Missouri Highway Route 291 as established with the Plat of AMBER MEADOWS FIRST PLAT, a subdivision in said City, County, and State, said point being the Point of Beginning;
Thence Westerly along said Northerly right-of-way line, along a curve to the left, having an initial tangent bearing of North 64°09'50" West, a radius of 7699.44 feet, an arc distance of 165.16 feet to a point of reverse curve;
Thence departing said Northerly right-of-way line along a curve to the right, having a radius of 15.00 feet, an arc distance of 22.43 feet to a point on the Easterly right-of-way line of North Cedar Avenue as established with said Plat of AMBER MEADOWS FIRST PLAT;
Thence North 24°07'17" East, along said Easterly right-of-way line, a distance of 63.32 feet to a point of curve;
Thence continuing along said Easterly right-of-way line, along a curve to the left, tangent to the preceding course, having a radius of 550.00 feet, an arc distance of 123.73 feet;
Thence departing said Easterly right-of-way line, South 64°46'44" East, a distance of 197.74 feet;
Thence South 25°13'16" West, a distance of 200.42 feet to the Point of Beginning.
Containing 36,935 Square Feet or 0.848 Acres, more or less.

RESTRICTED ACCESS:

There are no Vehicular Rights of Direct Access from Lot 1 onto Missouri Route 291. Such Right of Access has been condemned by the State of Missouri in Case No. 31657, as filed with the Report of Commissioners, Doc. No. 888850, Bk. 852, Pg. 26.

STATE PLANE TRAVERSE TABLE

From	Northing	Easting	Bearing	Distance (Grid Meters)	To
DEER	342,948.489	854,401.789	N 07°01'30" E	1146.772	TP-1
TP-1	344,086.852	854,542.051	N 72°41'39" W	544.843	P.O.B.

NOTE: All bearings and coordinates shown on this plat are based on the Missouri State Plane Coordinate System (NAD 1983) West Zone, using a combined grid factor of 0.9998982. The coordinates are listed in meters.

STATE PLANE COORDINATES

Point No.	Northing	Easting
1	344,248.728	854,021.873
2	344,267.037	853,983.155
3	344,283.086	853,977.151
4	344,293.815	853,981.855
5	344,329.688	853,993.381
6	344,303.988	854,047.502

STREET GRADES

N. Cedar Avenue

		ELEV.	VCL
Centerline of Missouri Highway 291		328.42	—
185.52	Feet North of the Centerline of Missouri Highway 291	324.56	100.00
750.00	Feet North of the Centerline of Missouri Highway 291	305.94	150.00
1006.40	Feet North of the Centerline of Missouri Highway 291 (North Line of Plat)	314.91	—

LEGEND

B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2577

DEDICATION: 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, which subdivision and plat shall hereafter be known as HIGHLAND BUSINESS PARK – SONIC DRIVE-IN.

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

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the nearest Lot line thereto.

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.), provided that the easement granted herein is subject to any and all existing easements. Where other Easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All 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.

RIGHT OF ENTRANCE: The right of entrance and egress in 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 U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

IN TESTIMONY WHEREOF: The undersigned proprietors have set their hands this 26th day of June, 2003.

Gary W. Simons   Elizabeth D. Simons

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

Be it remembered that on this 26th day of June, 2003, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Gary W. Simons and Elizabeth D. Simons, husband and wife, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Judy A. Meyer, Notary Public — Notary Seal, State of Missouri, Ray County, My Commission Expires May 9, 2005

My Commission Expires: May 9, 2005

City Plan Commission   Public Works Department

Approved

Chairman, Charles F. Myers   City Engineer, Stanley J. Harris, P.E.

Assistant Secretary, Virginia L. Walsh   Acting Director, Larry W. Frevert, P.E.

City Council

This is to certify that the within plat was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 030743 duly authenticated as passed this 3 day of July, 2003.

Mayor, Kay Barnes   City Clerk, Linda F. Becker

SEAL OF KANSAS CITY MISSOURI INCORPORATED 1850

SURVEYOR'S CERTIFICATION:

I hereby certify that the Plat of HIGHLAND BUSINESS PARK – SONIC DRIVE-IN 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 an Urban property boundary survey as adopted 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 the platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI — ERIC A. ROMER — LS-2577 — REGISTERED LAND SURVEYOR

Eric A. Romer, MO LS No. 2577   6-25-03

Signature and stamp in purple ink indicates an original signed copy this Surveyor, any other color is not an original copy.

FINAL PLAT
HIGHLAND BUSINESS PARK - SONIC DRIVE-IN
IN THE SW 1/4 OF SECTION 36, TWP. 52, RNG. 32
KANSAS CITY, CLAY COUNTY, MISSOURI

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE1@SWBELL.NET

REVISIONS

REV	DESCRIPTION	DATE

JOB NO.	3025
SCALE:	NOTED
DATE:	02/07/03
DRAFTER:	C.J.M
CHK'D:	
SHEET NO.	1 of 1

http://www.ClayCoGov.com