Clay County, Missouri
Land Survey Document

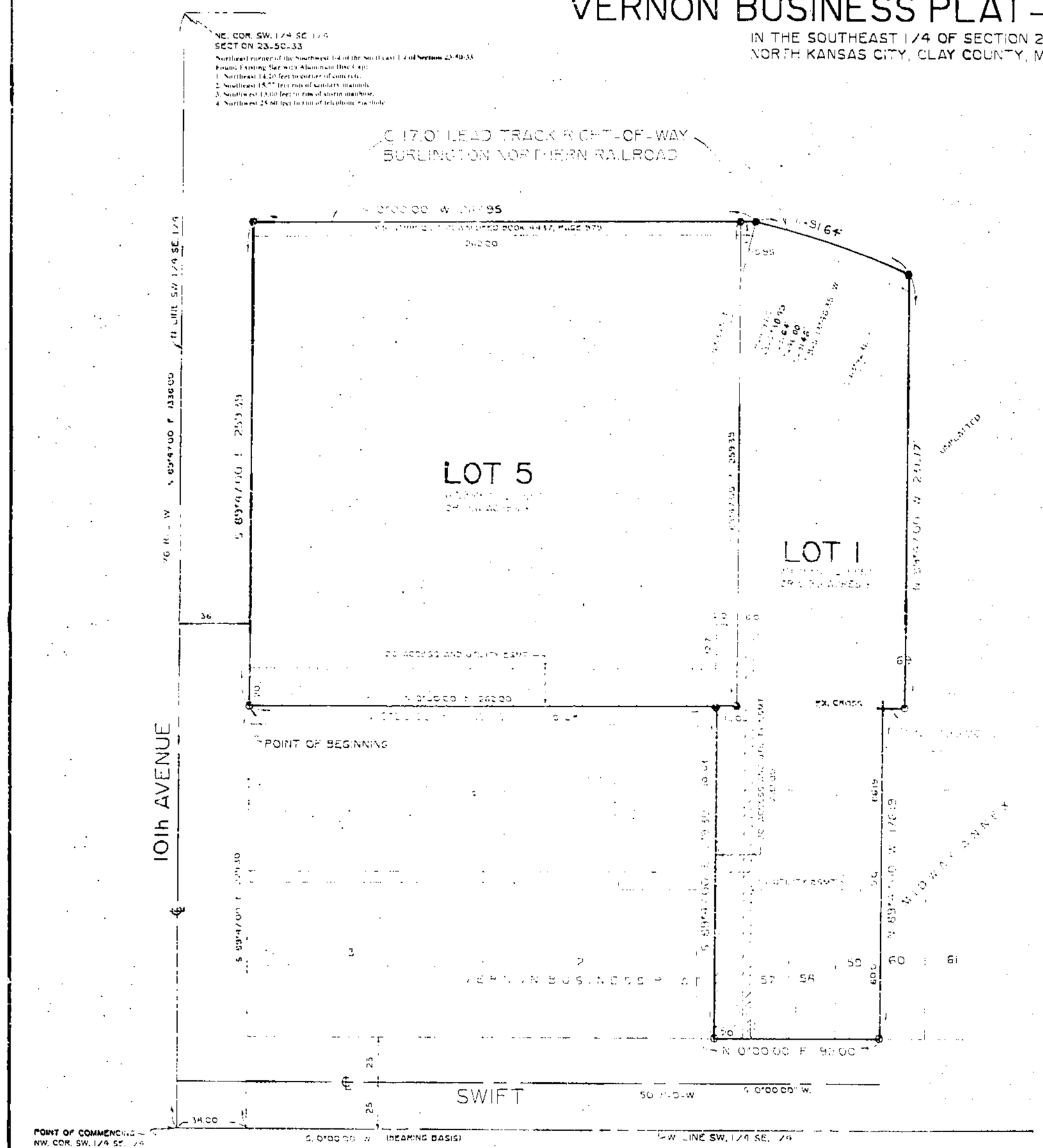
VERNON BUSINESS PLAT-2nd PHASE

IN THE SOUTHEAST 1/4 OF SECTION 23-50-33,
NORTH KANSAS CITY, CLAY COUNTY, MISSOURI.

OWNER: VERNON AND ASSOCIATES
c/o WILLIAM HERSHEWE
1508 NW. 47th TERRACE
KANSAS CITY, MO. 64116
816-728-3810

S65409

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS RECD
2004 APR 21 AM 9:01
BK F PG 115
RECEIVED FOR RECORD
RECORDER OF DEEDS
by Jessica Clair
Deputy



DESCRIPTION: A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 50 NORTH, RANGE 33 WEST OF THE 5TH P.M. IN NORTH KANSAS CITY, CLAY COUNTY, MISSOURI, INCLUDING LOT 1, VERNON BUSINESS PLAT, 1ST PHASE AND ALL THAT PART OF LOTS 57, 58, 59, 60 AND 61, MIDWAY ANNEX, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23; THENCE SOUTH 0°00'00" WEST 30.00 FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23; THENCE SOUTH 89°47'00" EAST 229.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF 10TH AVENUE TO THE NORTHEAST CORNER OF LOT 4, VERNON BUSINESS PLAT, 1ST PHASE, A SUBDIVISION OF LAND IN THE SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE, CONTINUING SOUTH 89°47'00" EAST 294.18 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF 10TH AVENUE TO A POINT ON THE CENTERLINE OF THE 17.0 FEET LEAD TRACK RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILROAD; THENCE, SOUTH 0°00'00" WEST 267.95 FEET ALONG THE SAID CENTERLINE; THENCE SOUTHERLY, 90.84 FEET ALONG THE SAID CENTERLINE BEING A 4186.56 FEET RADIUS CURVE TO THE RIGHT, WITH AN INITIAL TANGENT BEARING OF SOUTH 12°46'25" WEST HAVING A CENTRAL ANGLE OF 12°26'46" AND AN ARC LENGTH OF 90.84 FEET; THENCE NORTH 89°47'00" WEST 255.17 FEET; THENCE, NORTH 0°00'00" EAST 12.00 FEET; THENCE, NORTH 89°47'00" WEST 176.19 FEET TO THE SOUTHWEST CORNER OF LOT 2, VERNON BUSINESS PLAT 1ST PHASE; THENCE, NORTH 0°00'00" EAST 92.00 FEET TO THE NORTHWEST CORNER OF THE SAID LOT 2; THENCE SOUTH 89°47'00" EAST 176.30 FEET TO THE SOUTHEAST CORNER OF LOT 4, VERNON BUSINESS PLAT 1ST PHASE; THENCE, NORTH 0°00'00" EAST 290.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO ANY EASEMENT, RESERVATIONS, OR RESTRICTIONS OF RECORD OR FACT.
CONTAINING 107,159.20 SQUARE FEET OR 2.46 ACRES MORE OR LESS.

THIS IS TO CERTIFY THAT WE HAVE ON THIS DAY MADE A SURVEY OF THE PREMISES HEREINABOVE DESCRIBED AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

March 10, 2004
DATE

STATE OF MISSOURI
ROBERT L. HAMM
NUMBER
REGISTERED LAND SURVEYOR

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "VERNON BUSINESS PLAT-2ND PHASE".

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 SUBSURFACE UTILITIES OVER, UNDER, AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (UE).

A 20.0 FOOT ACCESS AND UTILITY EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1 AND 5, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INGRESS AND EGRESS AND MAINTENANCE OF ANY PRIVATE UTILITIES OVER, UNDER, AND ALONG THOSE AREAS DESIGNATED AS "20.0 FOOT ACCESS AND UTILITY EASEMENT".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SUBSCRIBED THEIR NAMES.

OWNER: VERNON AND ASSOCIATES, LLC, A MISSOURI LIMITED LIABILITY CORPORATION

WILLIAM G. HERSHEWE - MEMBER

BRADLEY C. HAYES - MEMBER

STATE OF MISSOURI
COUNTY OF Clay ss

BE IT REMEMBERED, THAT ON THIS 8th DAY OF April, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEAR WILLIAM G. HERSHEWE, MEMBER OF "VERNON AND ASSOCIATES, LLC, A LIMITED LIABILITY CORPORATION, AND BRADLEY C. HAYES, MEMBER OF VERNON AND ASSOCIATES LLC, A LIMITED LIABILITY CORPORATION, TO ME PERSONALLY KNOWN, WHOM, BEING DULY SWORN, BEFORE ME, HAVE EXECUTED THIS INSTRUMENT OF WRITING, AND HAVE ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THEIR ACT AND DEED AND CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Notary Public - State of Missouri
Clay Co.
MY APPOINTMENT EXPIRES: My Commission Expires Dec. 3, 2005

NOTARY PUBLIC
PRINTED NAME

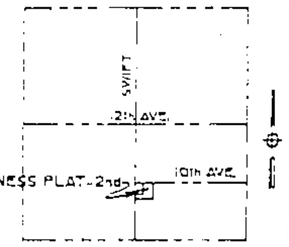
APPROVED BY THE CITY PLANNING COMMISSION OF NORTH KANSAS CITY, CLAY COUNTY, MISSOURI, THIS 1st DAY OF April, 2004.

COLLIN SIVILS - PLANNING COMMISSION CHAIRMAN

SHOWN TO CERTIFY THAT THE WITHIN PLAT WAS SUBMITTED AND APPROVED BY THE CITY COUNCIL OF NORTH KANSAS CITY, CLAY COUNTY, MISSOURI, THIS 15TH DAY OF April, 2004.

GENE BRUNS - MAYOR

NONNA M. SPARKS - CITY CLERK



VICINITY MAP
SECTION 23-50-33

30 15 0 15 30
SCALE: 1"=30'

○-EXISTING #4 REBAR W/CAP.
●-SET #4 REBAR W/CAP L.S. 742

ZONING - M2 INDUSTRIAL

THE IMPROVEMENTS ON THIS SITE APPEAR TO LIE WITHIN ZONE C, COMMUNITY MAP NO. 2900998, EFFECTIVE DATE 4-30-79. THIS SITE IS WITHIN A FLOOD PROTECTED AREA.

BEARING BASIS: THE WEST LINE OF THE SE. 1/4 OF SECTION 23-50-33 HAS AN ASSUMED BEARING OF S. 0°00'00" W.

NORMAN E. HOLMES
LAND SURVEYOR
7540 LEAVENWORTH RD.
KANSAS CITY, KS. 66109
(913) 334-3883
FAX NO. (913) 334-6257
JOB NO. _____

http://www.ClayCoGov.com