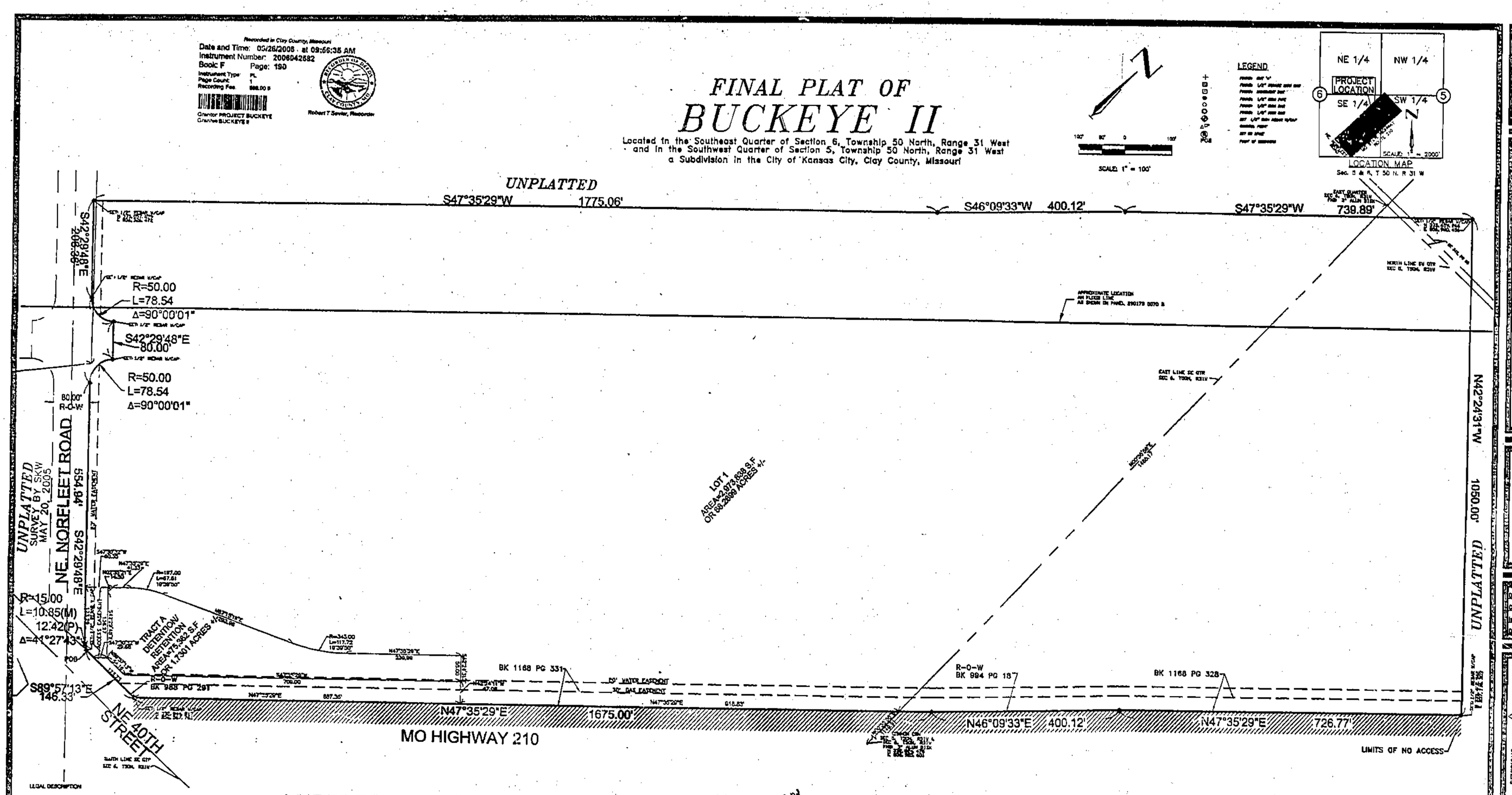
Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
Date and Time: 09/26/2006 at 09:56:35 AM
Instrument Number: 2006042692
Book: F Page: 190
Instrument Type: PL
Page Count: 1
Recording Fee: $66.00 $
Grantor: PROJECT BUCKEYE
Grantee: BUCKEYE II
Robert T Sevier, Recorder

FINAL PLAT OF
BUCKEYE II

Located in the Southeast Quarter of Section 6, Township 50 North, Range 31 West
and in the Southwest Quarter of Section 5, Township 50 North, Range 31 West
a Subdivision in the City of Kansas City, Clay County, Missouri



LEGAL DESCRIPTION

A tract of land located in the South half of Section 6, Township 50 North, Range 31 West and the West half of Section 5, Township 50 North, Range 31 West, in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:

BEGINNING at the intersection of the Easterly right-of-way line of Northeast Norfleet Street and the Northerly right-of-way line of Northeast 40th Street, as shown on INTERMODAL, TRIPLECROWN AND AUTO RAMP FACILITY SECOND PLAT, a recorded plat in the City of Kansas City, Clay County, Missouri; THENCE South 89 degrees 57 minutes 13 seconds East, a distance of 146.33 feet to the Northerly right-of-way line of Missouri State Highway Route No. 210; THENCE North 47 degrees 35 minutes 29 seconds East, along said Northerly right-of-way line, a distance of 1775.06 feet; THENCE North 46 degrees 09 minutes 33 seconds East, continuing along said Northerly right-of-way line, a distance of 400.12 feet; THENCE North 47 degrees 35 minutes 29 seconds East, continuing along said Northerly right-of-way line, a distance of 726.77 feet; THENCE North 42 degrees 24 minutes 31 seconds West, a distance of 1050.00 feet; THENCE South 47 degrees 35 minutes 29 seconds West, a distance of 739.89 feet; THENCE South 46 degrees 09 minutes 33 seconds West, a distance of 400.12 feet; THENCE South 47 degrees 35 minutes 29 seconds West, a distance of 1775.06 feet to the Easterly right of way line of said Northeast Norfleet Street; THENCE South 42 degrees 29 minutes 48 seconds East, along said Easterly right-of-way line, a distance of 206.36 feet; THENCE Easterly, along a curve to the left, having a radius of 50.00 feet, a central angle of 90 degrees 00 minutes 01 seconds, a distance of 78.54 feet; THENCE South 42 degrees 29 minutes 48 seconds East, continuing along said Easterly right-of-way line, a distance of 80.00 feet; THENCE Northeasterly, along a curve to the left, having a radius of 50.00 feet, a central angle of 90 degrees 00 minutes 01 seconds, an initial tangent bearing of South 47 degrees 30 minutes 12 seconds West, a distance of 78.54 feet; THENCE South 42 degrees 29 minutes 48 seconds East, continuing along said Easterly right-of-way line, a distance of 554.94 feet; thence continuing along said Easterly right-of-way line, along a curve to the left, having a radius of 15.00 feet, a central angle of 41 degrees 27 minutes 43 seconds, a distance of 10.85 feet (12.42 plotted) to the point of beginning and containing 3,048,200 Square feet or 70.0000 acres more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which said subdivision and plat shall hereafter be known as "BUCKEYE II"

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 [illegible] wells, and associated transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (UE), 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 of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction 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 free ingress with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and ex[illegible] of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of 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 the water main easements.

STREET DEDICATION:

Streets shown hereon and not hereinabove dedicated to public use as Street Right-Of-Way are hereby 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 lot line hereon thereto.

RIGHT OF ENTRANCE:

The right of entrance and egress in travel along any street or drive with the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, marine since of water mains, sanitary and storm sewer lines, collection of garbage and 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 Kansas City, Missouri nor the U.S. Postal Service shall incur and liability by virtue of the exercise of such rights.

FLOODPLAIN:

The lands herein platted lie totally/partially within the limits of a regulatory floodplain, as designated on the official floodplain documents and are subject to the provisions of Chapter 28, Code of Ordinances of Kansas City, Missouri, and are further subject to the provisions of Chapter 5-Federal Insurance Administration, Subchapter B-National Flood Insurance Program for eligibility thereof. However, due to changes in circumstances, the boundaries as shown hereon may be modified from time to time. Therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the pertinent time from the appropriate authorities, The City of Kansas City, Missouri and the Federal Emergency Management Administration.

MAINTENANCE OF TRACTS:

Tract A is to be used for detention/retention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to Covenant to Maintain Storm Water Detention Facility recorded simultaneously with this plat.

RESTRICTED ACCESS:

No vehicular access to MO Highway 210 from LOT 1 permitted.

IN TESTIMONY WHEREOF: The undersigned proprietor has hereunto set his hand this 2nd Day of August, 2005

BY: [signature]
CARL D. [illegible]

BY: [illegible] SOLE OF THE FOUNDATION WHICH [illegible] CONSTRUCTED APRIL 6, 1998, THE MANAGER OF PROJECT BUCKEYE II, LLC, WHICH IS THE MANAGER OF PROJECT BUCKEYE, LLC

Secretary

STATE OF California
COUNTY OF Sacramento } SS

BE IT REMEMBERED, That on this 2nd day of August 2005 before me the undersigned, a Notary Public, in and for the county and state aforesaid, came Carl D. Pennington Member of Project Buckeye, LLC, a Limited Liability Company duly formed under the provisions of the Missouri Limited Liability Company Act, who is personally known to me to be such member and who is personally known to me to be the same person who executed as such member the foregoing instrument on behalf of said company, and such person duly acknowledged the execution of same to be the act and deed of said company.

IN TESTIMONY WHEREOF: I have hereunto set my hand and seal at my office in Sacramento County.

My Commission Expires: June 7, 2007
Katina K. Woodbury
Notary Public
Katina K. Woodbury
Print Name

KATINA K. WOODBURY
COMM. # 1478145
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
COMM. EXP. JUNE 7, 2007

CITY PLAN COMMISSION:
Approved: this 15 day of NOV, 2005
Charles F. Myers
Chairman: Charles F. Myers

Asst. Secretary: Virginia L. Welch

City County Assessor: _____

CITY 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. 050495, duly authenticated as passed on this 15th Day of December, 2005

Mayor: Kay Barnes

PUBLIC WORKS:
Director, Public Works: Frank L. Smith
Director, Survey & Mapping, P.E.

City Clerk: Marilyn Sanders

SEAL OF KANSAS CITY MISSOURI 1850

SURVEYOR'S CERTIFICATION:

I hereby certify: that the "BUCKEYE II" 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 Surveys of the State of Missouri, and Missouri 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 Property Boundary Surveys to the best of my belief.

EDWARD K. DANKWART
Missouri Registered Land Surveyor

STATE OF MISSOURI
EDWARD K. DANKWART
NUMBER
2-2564
REGISTERED LAND SURVEYOR

TRAVERSE TABLE

Metro Monument CL-01 PID 247001 Station is a K.C. Metro GRS 30" Pipe aluminum marker encompassed in concrete stamped "CL-01 1998"

Convergence: -00°03'21"
Grid Factor: 0.9999111
Zone: West
North = 331776.462
East = 804333.832
Elev = 324.3

Metro Monument CL-01 to Control Point 403-A2=N41°00'20"E 5222.52'
Control Point 403 to Control Point 401-A2=N41°5'27"W 1301.77'
Control Point 401 to Metro Monument CL-01 =A2=S27°30'38"W 5336.61'

Traverse Closure = 1:2,967,237.6
Traverse Distance=12,669.80 ft

STREET GRADES

5. As per the City of Kansas City, Missouri, Street Grades have not been established for NE Norfleet Road and MO Highway 210. The following grades have been determined based from Existing Conditions:

NE NORFLEET ROAD:
Centerline station start at intersection of NE Norfleet Road and MO Highway 210 = Stat 0+00=736.92

Stat 1+70 = 736.07	
Stat 3+00 = 736.89	
Stat 3+60 = 736.19	
Stat 4+00 = 734.89	
Stat 5+00 = 734.12	
Stat 6+00 = 733.71	
Stat 7+00 = 733.18	
Stat 8+00 = 732.67	
Stat 9+00 = 732.15	
Stat 10+00 = 731.57	
Stat 11+00 = 731.05	
Stat 12+00 = 730.77	

MO Highway 210 centerline grades
Stat 4+10.73 (Intersection NE Norfleet Road & MO Highway 210) =736.92

Stat 6+00 = 736.92	
Stat 7+00 = 736.92	
Stat 8+00 = 736.94	
Stat 9+00 = 736.92	
Stat 10+00 = 736.95	
Stat 11+00 = 736.99	
Stat 12+00 = 736.91	
Stat 13+00 = 736.70	
Stat 13+60 = 736.77	
Stat 14+00 = 736.81	
Stat 15+00 = 736.87	
Stat 16+00 = 736.94	
Stat 17+00 = 736.95	
Stat 18+00 = 736.95	
Stat 19+00 = 736.92	
Stat 20+00 = 736.87	
Stat 21+00 = 737.01	
Stat 22+00 = 737.06	
Stat 23+00 = 737.13	
Stat 24+00 = 737.18	
Stat 25+00 = 737.19	
Stat 26+00 = 737.24	
Stat 27+00 = 737.26	
Stat 28+00 = 737.30	
Stat 29+00 = 737.30	
Stat 30+00 = 737.33	
Stat 31+00 = 737.36	
Stat 32+00 = 737.39	
Stat 33+00 = 737.38	
Stat 34+00 = 737.34	

LHE
ENGINEERS • SURVEYORS
LANDSCAPE ARCHITECTS •
PLANNERS • TRANSPORTATION
11201 W. 89th STREET
OVERLAND PARK, KANSAS 66214-1752
913/492-5013
FAX: 913/492-5266
www.lhe-pc.com

BUCKEYE II
MO HWY 210 & NORFLEET
KANSAS CITY, MISSOURI
FINAL PLAT

Drawn By: DKD
Chkd By: LHE
Issue Date: 07-21-05
Dwg File: 0509005

REVISIONS
No. | Description | Date

1

DRAWING TYPE
FINAL
PROJECT NUMBER
0509005

http://www.ClayCoGov.com