18-301-02-001-002

Drawn By: NRM	File Name: 45645lsa.dwg	Job No: 45645
REV. Per Citry Comments 9/20/06		

HUNT MIDWEST BUSINESS PARK - FIRST PLAT, LOT SPLIT SURVEY OF LOTS 1 & 2

Recorded in Clay County, Missouri
Date and Time: 10/06/2006 at 03:19:13 PM
Instrument Number: 2006044615
Book: G Page: 46
Instrument Type: PL
Page Count: 1
Recording Fee: $20.00
Grantor: KRETSINGER REAL ESTATE CO
Grantee: HUNT MIDWEST BUSINESS PARK FIRST PLAT
Robert T Sauer, Recorder

TITLE COMMITMENT

Title Commitment Number / File Number: 2006080531
Effective date: August 14, 2006 at 8:00 AM

COMMUNITY LAND TITLE
7001 N. Locust Suite 105
Gladstone, MO 64118
Contact: Belinda Buchanan
Ph: (816) 468-8272 Fax: (816) 468-8271

DESCRIPTION (OVERALL)

All of Lots 1 and 2, HUNT MIDWEST BUSINESS PARK-FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri being described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 2, Township 50, Range 32, Kansas City, Clay County; thence along the West line of said Southwest Quarter, also being the West line of Lot 3, and Lot 4, of said HUNT MIDWEST BUSINESS PARK-FIRST PLAT, North 00 degrees 41 minutes 37 seconds East, a distance of 877.68 feet the Northwest corner of said Lot 4, also being the Southwest corner of said Lot 2, and being the Point of Beginning of the tract of land herein to be described; thence continuing along the West line of said Southwest Quarter, also being the West line of said Lots 2 and 1, North 00 degrees 41 minutes 37 seconds East, a distance of 895.06 feet to the Northwest corner of said Lot 1, also being a point on the Southerly Right-of-Way line of Northeast Parvin Road, and being a point on a curve to the right, having an initial tangent bearing of North 50 degrees 49 minutes 00 seconds East, and a radius of 2824.79 feet; thence along the North line of said Lot 1, also being the Southerly Right-of-Way line of said Northeast Parvin Road, along the arc of said curve, having a delta angle of 8 degrees 01 minutes 28 seconds, an arc distance of 395.62 feet to a point on a compound curve, having a radius of 35.00 feet; thence continuing along the North line of said Lot 1, along the arc of said curve, having a delta angle of 91 degrees 19 minutes 46 seconds, a arc distance of 55.79 feet, to the Westerly Right-of-Way line of North Kentucky Avenue, also being a point of tangency; thence along the Easterly line of said Lot 1, also being the Westerly Right-of-Way line of said North Kentucky Avenue, South 29 degrees 49 minutes 26 seconds East, a distance of 147.70 feet to the point of curvature of a curve to the right, having a radius of 470.00 feet; thence continuing along the Easterly line of said Lot 1, also being the Westerly Right-of-Way line of said North Kentucky Avenue, along the arc of said curve, having a delta angle of 30 degrees 31 minutes 26 seconds, an arc distance of 250.39 feet to a point of tangency; thence continuing along the Westerly Right-of-Way line of said North Kentucky Avenue, also being the Easterly line of said Lots 1 and 2, South 00 degrees 42 minutes 01 seconds West, a distance of 621.33 feet to the Southeast corner of said Lot 2, also being the Northeast corner of said Lot 3; thence along the South line of said Lot 2, also being the North line of said Lot 3, North 89 degrees 17 minutes 59 seconds West, a distance of 508.99 feet to the Point of Beginning. Said tract contains 11.90 acres, more or less.

DESCRIPTION LOT 1A (METES & BOUNDS)

All of Lot 1, HUNT MIDWEST BUSINESS PARK-FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri being described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 2, Township 50, Range 32, Kansas City, Clay County; thence along the West line of said Southwest Quarter, also being the West line of said Lot 1 and Lots 2, 3 and 4, of said HUNT MIDWEST BUSINESS PARK-FIRST PLAT, North 00 degrees 41 minutes 37 seconds East, a distance of 1499.01 feet to the Point of Beginning of the tract of land herein to be described; thence continuing along the West line of said Southwest Quarter, also being the West line of said Lot 1, North 00 degrees 41 minutes 37 seconds East, a distance of 273.73 feet to the Northwest corner of said lot 1, also being a point on the Southerly Right-of-Way line of Northeast Parvin Road, and being a point on a curve to the right, having an initial tangent bearing of North 50 degrees 49 minutes 00 seconds East, and a radius of 2824.79 feet; thence along the North line of said Lot 1, also being the Southerly Right-of-Way line of said Northeast Parvin Road, along the arc of said curve, having a delta angle of 8 degrees 01 minutes 28 seconds, an arc distance of 395.62 feet to a point on a compound curve, having a radius of 35.00 feet; thence continuing along the North line of said Lot 1, along the arc of said curve, having a delta angle of 91 degrees 19 minutes 46 seconds, a arc distance of 55.79 feet, to the Westerly Right-of-Way line of North Kentucky Avenue, also being a point of tangency; thence along the Easterly line of said Lot 1, also being the Westerly Right-of-Way line of said North Kentucky Avenue, South 29 degrees 49 minutes 26 seconds East, a distance of 147.70 feet to the point of curvature of a curve to the right, having a radius of 470.00 feet; thence continuing along the Easterly line of said Lot 1, also being the Westerly Right-of-Way line of said North Kentucky Avenue, along the arc of said curve, having a delta angle of 30 degrees 31 minutes 26 seconds, an arc distance of 250.39 feet to a point of tangency; thence continuing along the Westerly Right-of-Way line of said North Kentucky Avenue, also being the Easterly line of said Lot 1, South 00 degrees 42 minutes 01 seconds West, a distance of 127.46 feet, thence North 89 degrees 17 minutes 59 seconds West, a distance of 509.06 feet to the Point of Beginning. Said tract contains 4.64 acres, more or less.

DESCRIPTION LOT 2A (METES & BOUNDS)

All of Lots 1 and 2, HUNT MIDWEST BUSINESS PARK-FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri being described as follows: Commencing at the southwest corner of the Southwest Quarter of Section 2, Township 50, Range 32, Kansas City, Clay County; thence along the West line of said Southwest Quarter, also being the West line of Lot 3 and Lot 4, of said HUNT MIDWEST BUSINESS PARK-FIRST PLAT, North 00 degrees 41 minutes 37 seconds East, a distance of 877.68 feet the Northwest corner of said Lot 4, also being the Southwest corner of said Lot 2, and being the Point of Beginning of the tract of land herein to be described; thence continuing along the West line of said Southwest Quarter, also being the West line of said Lots 2 and 1, North 00 degrees 41 minutes 37 seconds East, a distance of 621.33 feet; thence South 89 degrees 17 minutes 59 seconds East, a distance of 509.06 feet to a point on the Westerly Right-of-Way line of North Kentucky Avenue; thence along the Westerly Right-of-Way line of said North Kentucky Avenue, also being the Easterly line of said Lots 1 and 2, South 00 degrees 42 minutes 01 seconds West, a distance of 621.33 feet to the Southeast corner of said Lot 2, also being the Northeast corner of said Lot 3; thence along the South line of said Lot 2, also being the North line of said Lot 3, North 89 degrees 17 minutes 59 seconds West, a distance of 508.99 feet to the Point of Beginning. Said tract contains 7.26 acres, more or less.

ACKNOWLEDGEMENTS

IN TESTIMONY WHEREOF: KRETSINGER REAL ESTATE COMPANY, a Missouri Corporation, has caused this instrument to be executed by its President this 26th day of September, 2006.

"NO SEAL"

KRETSINGER REAL ESTATE COMPANY

TOM B. KRETSINGER, PRESIDENT

STATE OF Missouri
COUNTY OF Clay } ss

On this 26th day of September, 2006, before me appeared Tom B. Kretsinger, to me personally known who being by me duly sworn did say that he is the President of KRETSINGER REAL ESTATE COMPANY, a Missouri corporation, and that said instrument was signed and sealed in behalf of said corporation and said Tom B. Kretsinger acknowledged said and instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri, on the day and year last written.

My Commission Expires: 5-18-09

NOTARY PUBLIC

KIMBERLY A. RICHARDSON
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
Commission # 05-1403
My Commission Exp. 5-18-09

GENERAL NOTES

1. Bearing System is based on the the original plat of HUNT MIDWEST BUISNESS PARK - FIRST PLAT.
2. Parent tract is recorded at the Clay County Recorder of Deeds office in Book 4801 at Page 676.
3. The subject property lies within the regulatory floodplain per FRM Map 290173 0065 B, dated August 5, 1986.
4. The underground utilities shown hereon are representational only and are in no way intended to depict their exact location, nor is this information intended to represent the complete inventory of all utilities in the area. Utility information as shown has been compiled from the information available. Missouri law requires the use of the Missouri One Call System (Toll free 1-800-344-7483) prior to any excavating or digging. It is the excavator's responsibility to verify the location of and protect all utilities whether shown or not.
5. This tract contains 518,581 square feet or 11.90 acres, more or less.
6. Monuments to be set after final approval of Lot Split.
7. Sanitary Service Connector locations scaled from As Built Plans of HUNT MIDWEST BUSINESS PARK FIRST PLAT, obtained from John F. Lutjent & Associates, Inc.

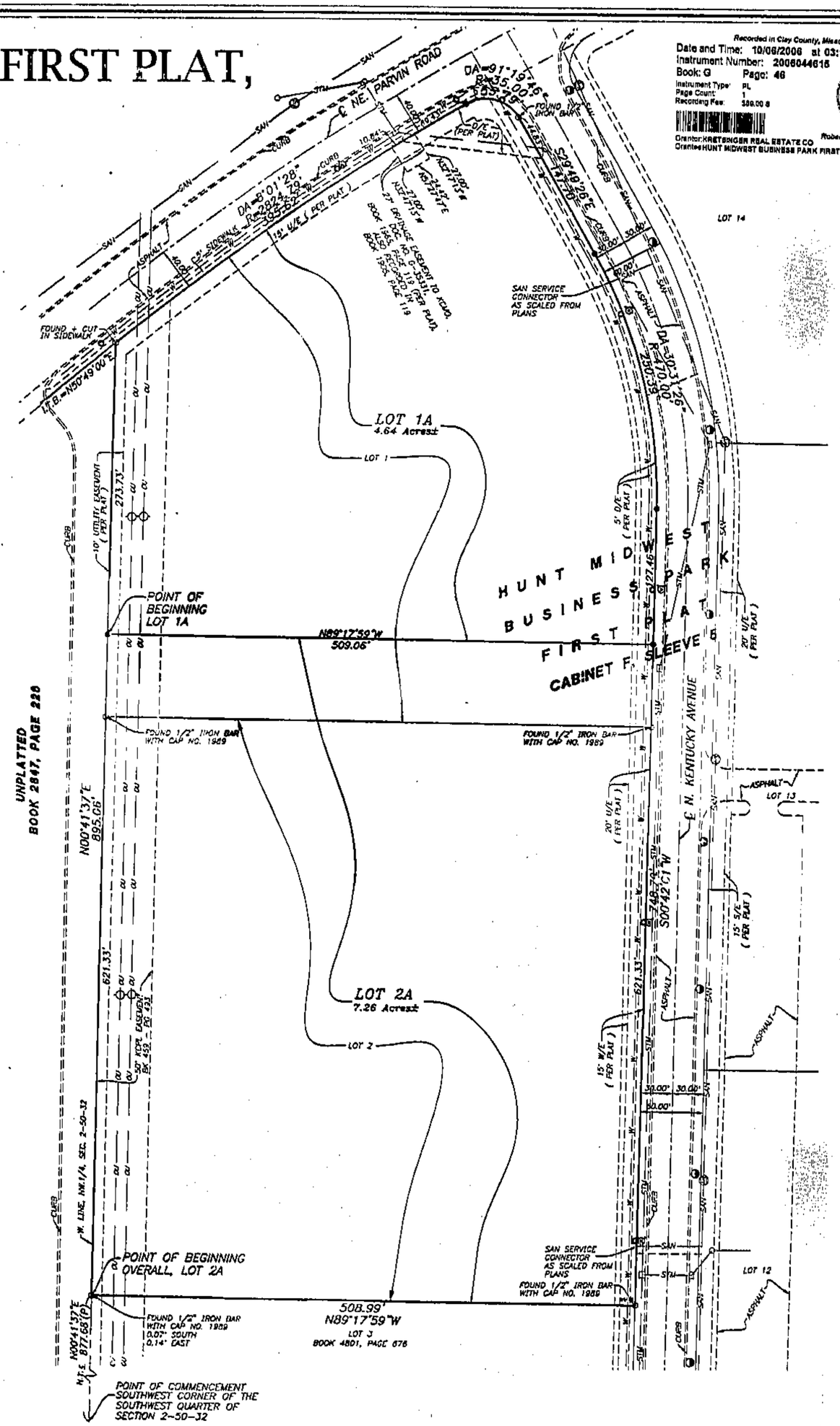
NOTE: This survey meets the accuracy requirements for a Urban Class of Property.

I hereby state that this Boundary Survey 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 Missouri Department of Natural Resources, Division of Geological Survey Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state 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.

DATE: 9/20/06

MARK BERGSTROM PLS 2058
MO. LS-2058
STATE OF MISSOURI
LAND SURVEYOR

9/20/06



NOTES CORRESPONDING TO PLOTTABLE SCHEDULE B EXCEPTIONS

(8) Building lines and easements as shown on the recorded plat of HUNT MIDWEST BUISINESS PARK-FIRST PLAT. This item affects the subject property and is plotted hereon hereon.

(12) Terms and provisions contained in the Airshaft Facility Easement Agreement, filed for record under Document No. T01187 in Book 4801 at Page 686. This item does not affect the subject property and is not plotted hereon.

(13) Easement granted to Kansas City Power and Light Company by instrument recorded as Document No. S51074 in Book 4493 at Page 482. This item does not affect the subject property and is not plotted hereon.

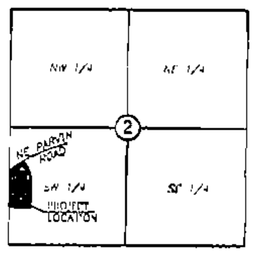
(14) Easement granted to Kansas City Power and Light Company by instrument recorded as Document No. S84524 in Book 4758 at Page 682. This item does not affect the subject property and is not plotted hereon.

(15) Easement granted to Kansas City Power and Light Company by instrument recorded as Document No. D849461 in Book 1342 at Page 181. This item does not affect the subject property and is not plotted hereon.

(16) Easement granted to Kansas City, Missouri by Warranty Deed recorded as Document No. G35331 in Book 1005 at Page 110. This item does affect the subject property and is plotted hereon.

(17) Storm drainage easement granted to Kansas City, Missouri by the instrument recorded as Document No. Q02051 in Book 3380 at Page 644. This item does not affect the subject property and is not plotted hereon.

(18) Easement taken by Kansas City Power and Light Company as evidenced by instrument recorded in book 459 at Page 493. This item affects the subject property and is plotted hereon hereon.



Location Map
Section 2-50-32
(Not To Scale)

SCALE 1" = 60'
60 30 0 60

BEFORE YOU DIG - DRILL - BLAST
Call 1-800-344-7483 (MISSOURI)

LEGEND

U/E	Utility Easement	●	Set Monument-1/2" Iron Bar w/ Cap MO-0156 (Unless otherwise noted)
W/E	Water Easement		
D/E	Drainage Easement		
S/E	Sewer Easement	○	Found Monument
B/L	Building Line		Utility Pole
I.T.B.	Initial Tangent Bearing		Single Pole Sign
℄	Center Line		Overhead Utility Lines
R	Radius		Storm Sewer Line
DA	Delta Angle		Sanitary Sewer Line
(P)	Per Plat		Water Line
			Fire Hydrant
			Water Valve
			Sanitary Sewer Manhole
			Light Pole

APPROVED
NO PLAT REQUIRED
PLAT COMMISSION
Secretary
By
File No. LS 0693 Date 9-29-06

Cat. II
10/18/06 DA

HUNT MIDWEST BUSINESS PARK
FIRST PLAT
LOT SPLIT SURVEY OF LOTS 1 & 2
KANSAS CITY, CLAY COUNTY, MISSOURI

Prepared For:
KRETSINGER REAL ESTATE COMPANY
PO BOX 576
LIBERTY, MISSOURI 64069

Aylett, Flowers Survey & Engineering Company
201 NW 92ND Street - Gladstone, Missouri 64118-1321
Phone: (816) 436-0753 - www.afsec.com - Fax: (816) 436-0767
Land Surveying ~ Civil Engineering ~ Land Planning

Job #: 45645 | Date: September 8, 2006

LS 0693

Clay County, Missouri Land Survey Document
http://www.ClayCoGov.com