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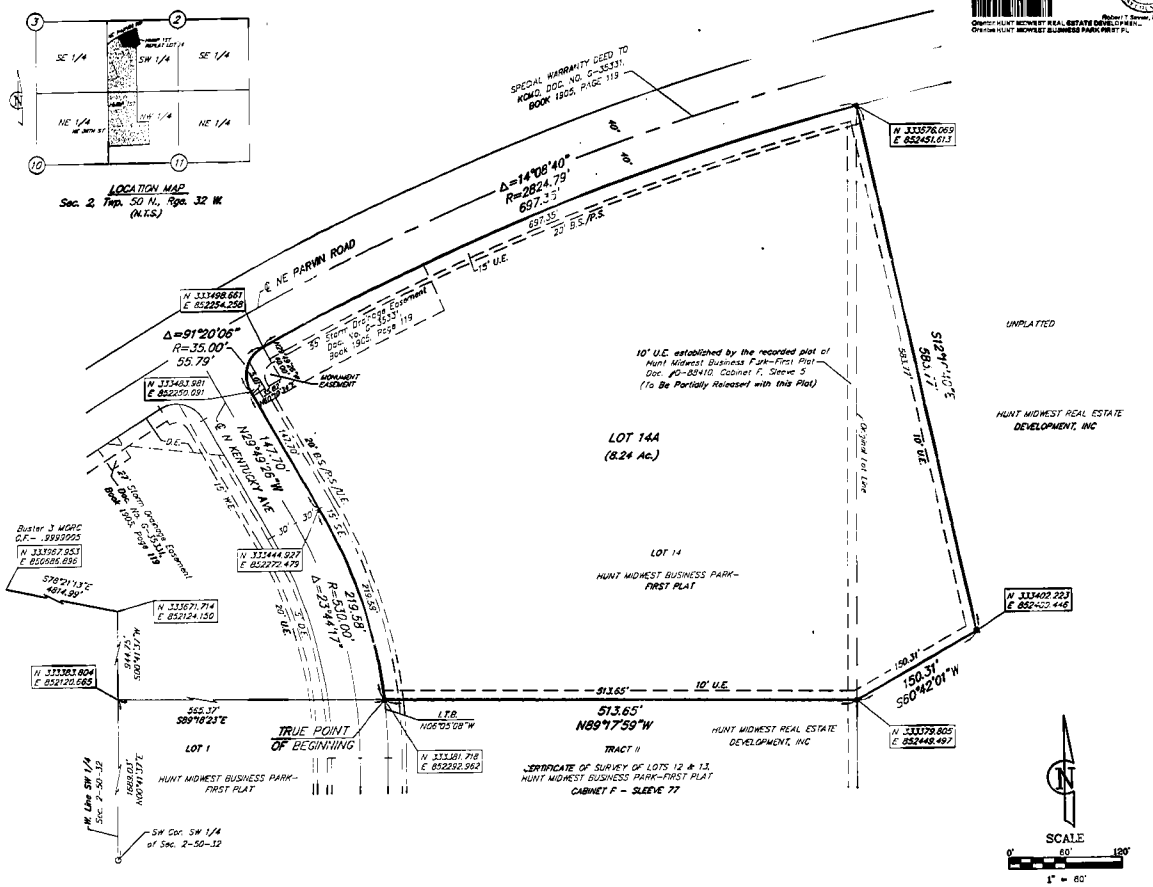
Robert T Spencer, Recorder
Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMENT...
Grantee: HUNT MIDWEST BUSINESS PARK FIRST PL

FINAL PLAT OF

HUNT MIDWEST BUSINESS PARK–FIRST PLAT, REPLAT OF LOT 14

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



STREET GRADES

NE PARVIN ROAD

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 66+64.25 (℄ of N. Kentucky and ℄ of NE Parvin Road at sta. 53+12.45)	155.02	POT	—
Sta. 60+50.00	145.68	PVC	100'
Sta. 61+00.00	145.02	PVT	—
Sta. 61+50.00	144.77	PVT	100'
Sta. 66+00.00	142.52	PVC	500'
Sta. 66+30.00	141.27	PVT	—
Sta. 71+00.00	137.27	PVT	500'

Street Grades for N. Kentucky Avenue were established by the plat of HUNT MIDWEST BUSINESS PARK–FIRST PLAT in Ordinance No. 011616, passed on Nov. 20, 2001.

LEGEND

- ○ – FND 1/2" Bar
- ● – FND 5/8" Bar
- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction

U.E. – Utility Easement
B.S. – Building Setback
D.E. – Storm Drainage Easement
S.E. – Sanitary Sewer Easement
T.E. – Temporary Easement
P.S. – Parking Setback
Ac. – Acres

DEVELOPER: Hunt Midwest Real Estate Development, Inc.
8300 NE Underground Drive
Kansas City, Missouri 64161
(816) 455-2500

This plat and survey of HUNT MIDWEST BUSINESS PARK – FIRST PLAT, REPLAT OF LOT 14 were executed by LutJen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of HUNT MIDWEST BUSINESS PARK – FIRST PLAT, REPLAT OF LOT 14 subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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 professional knowledge and belief.

2/13/08
Date

Signed: W. James Schaer
W. James Schaer PLS #1989

PLAT DEDICATION

The undersigned owners 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 and plat shall hereafter be known as:

HUNT MIDWEST BUSINESS PARK – FIRST PLAT, REPLAT OF LOT 14

EASEMENT DEDICATION: *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. Any utilities located within the designated utility easements by virtue of their existence, do hereby covenant, consent and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. 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 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 appurtenance thereto without a valid permit from the Department of Public Works as to utility easements and/or written approval of the Director of Water Services as to water main easements.*

RIGHT OF ENTRANCE: *The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purposes of fire and police protection, maintenance of water mains, sanitary and storm sewer lins, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such rights 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 United States Postal Service shall incur any liability by virtue of the exercise of such rights.*

NOTE: Kansas City Power & Light Easements recorded as Book 2461 at Page 864 and as Book 3152 at Page 158 do not effect this plat.

NOTE: This plat does not lie within floodplain according to FEMA Flood Map 290173 0063 B, dated August 5, 1986.

IN WITNESS WHEREOF, HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 13th day of February, 2008.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Ora H. Reynolds, V.P. + G.M.
Ora H. Reynolds Vice President and General Manager

Attested By: Donald K. Hogan
Donald K. Hogan Secretary

STATE OF MISSOURI } ss
COUNTY OF CLAY }

Be it remembered that on this 13th day of February, 2008, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. Reynolds, to me personally known, who being by me duly sworn, did say that she is Vice President and General Manager of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation, and that she executed the same on behalf of said corporation under and with the authority of its Board of Directors and she acknowledged that she executed the same as the free act and deed of said corporation.

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

My commission expires: 11/4/09

Donna K. Willis
Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Nov. 4, 2009
Commission # 07311

CITY PLAN COMMISSION
Approved: DECEMBER 18, 2007
Chairman
Evert Asjes III
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS
City Engineer
Gregory J. Rokes, P.E.
Director
Stanley J. Harris, P.E.

This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No. 080134, duly authenticated as passed this 13th day of February, 2008.

Mayor
Mark Funkhouser

City Clerk
Mills M. Crossland

LUTJEN
8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4500
816.587.1593 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

DATE: 2-12-08 | Job No.– 07313 | File Name–REPLAT–LOT14

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