FINAL PLAT OF

# HIGHLAND PLAZA EAST FIRST PLAT

**A SUBDIVISION IN KANSAS CITY & LIBERTY, CLAY COUNTY, MISSOURI**

**(Sheet 2 of 2)**

**CITY PLANNING AND ZONING COMMISSION:**

Approved by the Planning and Zoning Commission of the City of Liberty, Missouri, this 11th day of September, 2008.

DEE ROSEKRANS (CHAIRPERSON)

**CITY COUNCIL:**

Approved by the City Council of the City of Liberty, Missouri, this 27th day of May, 2008.

ROBERT STEWAMP (MAYOR)

JANE PICKETT SHANON (DEPUTY CITY CLERK)

Janet Pittman

BRIAN D. HESS, P.E. (CITY ENGINEER)

**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:

HIGHLAND PLAZA EAST FIRST PLAT

**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 easements (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 there over 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 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.

**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 nearest thereto.

**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 Service 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. The rights of ingress and egress is also hereby granted to the public for access to adjacent property through Tract A.

**FLOODPLAIN:**

According to the Flood Insurance Rate Map, Community Panel No. 290173 0050 B, revised August 5, 1986 and Community Panel No. 290298 0002 B, revised February 1, 1985, as published by the Federal Emergency Management Agency, this property lies within Flood Zone "C" (Areas of minimal flooding). This information is subject to the restrictions of Chapter 28, code of ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X – Federal Insurance Administration, subchapter D – National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, 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 (0.28 acres) is hereby reserved as an ingress/egress/access easement and shall be maintained by the Highland Park Business Center Owner's Association, Inc.

**CROSS ACCESS:**

The right of ingress-egress between Tract A and Lot 1, is hereby granted with the recording of this plat.

**IN WITNESS WHEREOF:**

STAR DEVELOPMENT CORPORATION, a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 2nd day of September, 2008.

STAR DEVELOPMENT CORPORATION
a Missouri Corporation

Timothy D. Harris President

STATE OF Missouri )
COUNTY OF Clay ) SS:

Be it remembered that on this 2nd day of September 2008, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Timothy D. Harris, to me personally known, who being by me duly sworn, did say that he is President of Star Development Corporation., a Missouri Corporation, and that said instrument was signed in behalf of said corporation and that said Timothy D. Harris, acknowledged said instrument to be the free act and deed of said corporation.

My commission expires October 16, 2011

DONNA DEAN
Notary Public - Notary Seal
State of Missouri
Commissioned for Clay County
My Commission Expires: October 16, 2011
Commission Number: 07421011

Notary Public

**IN WITNESS WHEREOF:**

AMBER MEADOWS, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 2nd day of September, 2008.

AMBER MEADOWS, INC.
a Missouri Corporation

Timothy D. Harris President

STATE OF Missouri )
COUNTY OF Clay ) SS:

Be it remembered that on this 2nd day of September 2008, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Timothy D. Harris, to me personally known, who being by me duly sworn, did say that he is President of Amber Meadows, Inc., a Missouri Corporation, and that said instrument was signed in behalf of said corporation and that said Timothy D. Harris, acknowledged said instrument to be the free act and deed of said corporation.

My commission expires October 16, 2011

DONNA DEAN
Notary Public - Notary Seal
State of Missouri
Commissioned for Clay County
My Commission Expires: October 16, 2011
Commission Number: 07421011

Notary Public

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

**CITY PLAN COMMISSION**

Approved: May 6, 2008

Chairman
Evert Asjes III

Secretary
Virginia L. Walsh

**PUBLIC WORKS**

City Engineer
Gregory J. Rokop, P.E.

Director
Stanley J. Curtis, P.E.

**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. 080292 duly authenticated as passed this 14th day of August, 2008.

Mayor
Mark Funkhouser

City Clerk
Vickie Thompson

STATE PLANE TRAVERSE TABLE

| STATION | BEARING | DISTANCE (FEET) | NORTHING | EASTING |
|---|---|---|---|---|
| DEER | ----- | ------ | 342948.252 | 854401.634 |
| SE Cor SW 1/4 Sec. 36-52-32 | N13°54'54"E | 3678.45' | 344036.480 | 854671.025 |
| POINT OF BEGINNING | N07°44'59"W | 1175.26' | 344391.390 | 854622.726 |

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, (2003) USING A COMBINED GRID FACTOR OF 0.9998985 COORDINATES ARE IN METERS.

**DEVELOPER**
STAR DEVELOPMENT CORPORATION
C/O TIM HARRIS
244 W MILL STREET
SUITE 101
LIBERTY, MO 64068

AMBER MEADOWS, INC.
C/O TIM HARRIS
244 W MILL STREET
SUITE 101
LIBERTY, MO 64068

This plat and survey of HIGHLAND PLAZA EAST FIRST PLAT were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY that the plat of HIGHLAND PLAZA EAST FIRST PLAT 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 plotting of subdivisions to the best of my professional knowledge and belief.

9/10/08
Date

Signed: W. James Schaaf
W. James Schaaf, PLS # 1989


LUTJEN
8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4220
816.587.1363 fax
www.lutjen.com
surveying
planning
civil engineering
landscape architecture


| REVISIONS / APPROVALS | CASE / ORD. NO. | DATE |
|---|---|---|
| Submitted to Liberty | | 3-25-2008 |
| Submitted to Kansas City | | 3-26-2008 |
| Resubmitted to Liberty | Per 04-17-08 Comments | 4-23-2008 |
| Submitted to Kansas City | 04-23-08 MRC Comments | 5-05-2008 |
| Submitted to Kansas City | 05-30-08 Comments | 6-03-2008 |
| Submitted to Kansas City | 07-18-08 Comments | 8-05-2008 |
| | | |
| Date: 03-25-2008 | Job No. 08029 | |

S:\Survey\Highland Plaza Retail Center C-08191\Area C\Highland Plaza East\HP East 1st.dwg