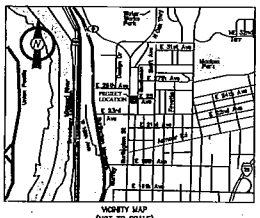
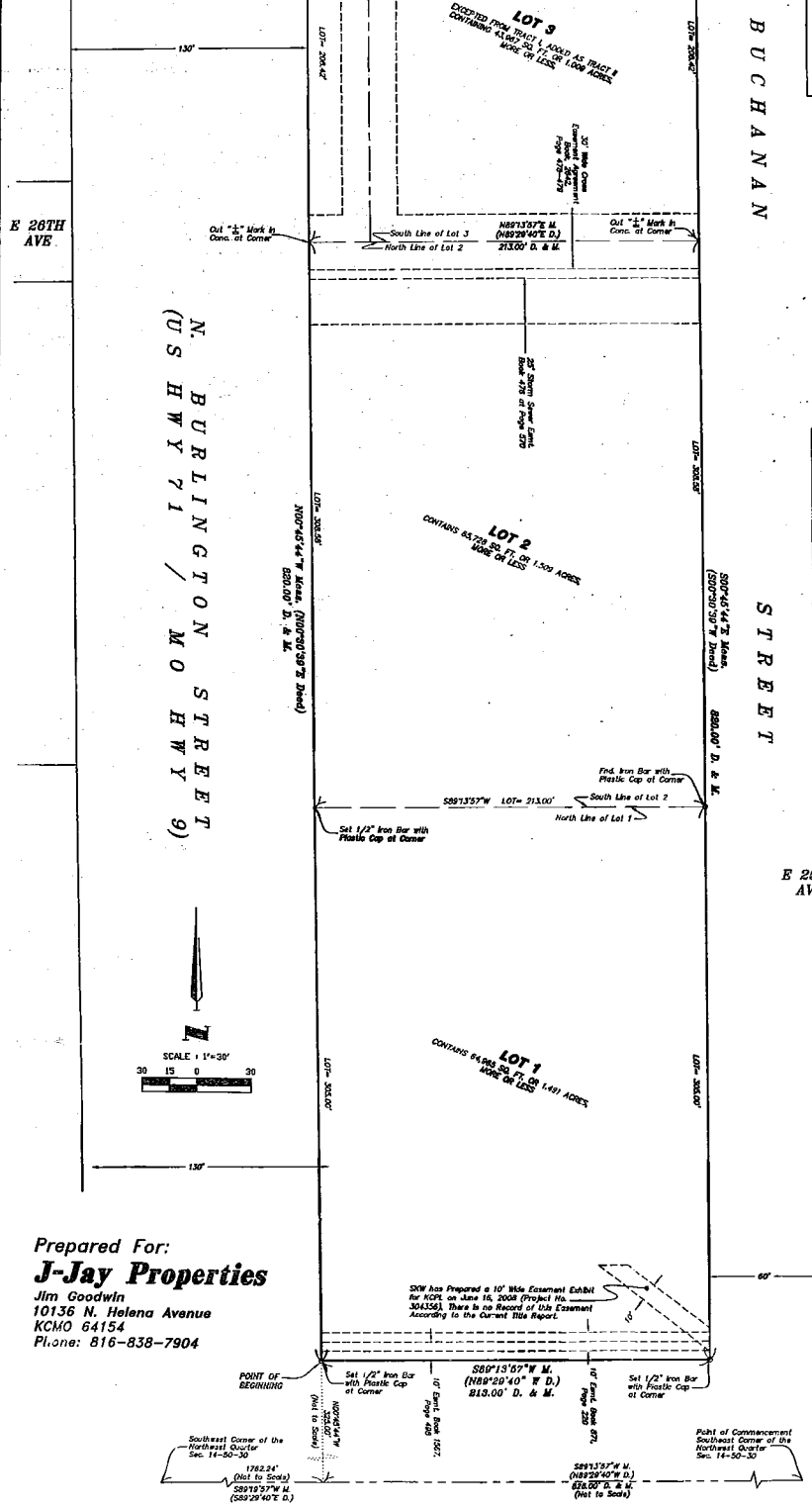
Recorded in Clay County, Missouri
Date and Time: 02/27/2009 at 12:33:04 PM
Instrument Number: 2009006190
Book: G Page: 180
Instrument Type: PL
Pg ge Count: 1
Recording Fee: $40.00 R
Grantor: J-JAY PROPERTIES
Grantee: FOUNTAIN REDEVELOPMENT
Robert T Sarver, Recorder

FINAL PLAT OF
FOUNTAIN REDEVELOPMENT

ALL THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 50, RANGE 33, IN THE CITY OF NORTH KANSAS CITY, CLAY COUNTY, MISSOURI



VICINITY MAP
(NOT TO SCALE)



Prepared For:

J-Jay Properties
Jim Goodwin
10136 N. Helena Avenue
KCMO 64154
Phone: 816-838-7904

Prepared By:

SHAFER, KLINE & WARREN, INC.
2940 Mdk. St., Kansas City, MO 64108
816/756-0444 FAX: 816/756-1763

OTHER OFFICE LOCATIONS:
Iola, KS — Chillicothe, MO — North Kansas City, MO
Lenexa, KS — Macon, MO — Columbia, MO

CIVIL ENGINEERS • ELECTRICAL ENGINEERS • MECHANICAL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS • LAND PLANNERS

Parent Tract Legal Description:

All that part of the East half of the Northwest Quarter of Section 14, Township 50, Range 33, in North Kansas City, Clay County, Missouri, described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 14; thence North 89 degrees 29 minutes 40 seconds West, along the South line of said Northwest Quarter, 828.00 feet, said point being South 89 degrees 29 minutes 40 seconds East, 1762.24 feet from the Southwest corner of said Northwest Quarter, thence North 00 degrees 30 minutes 39 seconds East, 325.00 feet to a point on the East right-of-way line of Burlington Street, said point being the Point of Beginning of the tract to be described herein; thence North 00 degrees 30 minutes 39 seconds East, along the East line of said Burlington Street, 820.00 feet; thence North 89 degrees 29 minutes 40 seconds East, parallel with the South line of said Northwest Quarter, 213.00 feet to the West right-of-way line of Buchanan Street; thence South 00 degrees 30 minutes 39 seconds West, along said West right-of-way line, 820.00 feet; thence South 89 degrees 29 minutes 40 seconds East, parallel with the South line of said Northwest Quarter, 213.00 feet to the Point of Beginning, EXCEPT THE FOLLOWING DESCRIBED TRACT: A tract of land located in the Northwest Quarter of Section 14, Township 50, Range 33, North Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 14; thence South 89 degrees 29 minutes 40 seconds East a distance of 1,762.24 feet to a point on the East right of way line of Burlington Street as it is now established; thence North 00 degrees 30 minutes 39 seconds East along said East right-of-way line a distance of 938.58 feet to the Point of Beginning of this tract of land to be described; thence North 00 degrees 30 minutes 39 seconds East, continuing along said East right-of-way line a distance of 206.42 feet; thence South 89 degrees 29 minutes 40 seconds East a distance of 213.00 feet to the West right-of-way line of Buchanan Street as it is now established; thence South 00 degrees 30 minutes 39 seconds West along said West right-of-way line a distance of 206.42 feet; thence North 89 degrees 29 minutes 40 seconds West a distance of 213.00 feet to the Point of Beginning.

Tract II:

A tract of land located in the Northwest Quarter of Section 14, Township 50, Range 33, North Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 14; thence South 89 degrees 29 minutes 40 seconds East a distance of 1,762.24 feet to a point on the East right-of-way line of Burlington Street as it is now established; thence North 00 degrees 30 minutes 39 seconds East along said East right-of-way line a distance of 938.58 feet to the Point of Beginning of the tract of land to be described; thence North 00 degrees 30 minutes 39 seconds East, continuing along said East right-of-way line a distance of 206.42 feet; thence South 89 degrees 29 minutes 40 seconds East a distance of 213.00 feet to the West right-of-way line of Buchanan Street as it is now established; thence South 00 degrees 30 minutes 39 seconds West along said West right-of-way line a distance of 206.42 feet; thence North 89 degrees 29 minutes 30 seconds West a distance of 213.00 feet to the Point of Beginning.

General Notes

1. We have reviewed the "Flood Insurance Rate Map", Community Panel No. 2290099B, effective April 3rd 1978, as published by Federal Emergency Management Agency. Our review of this r · indicates that this parcel of land lies within Zone A5, A7, A9, and A13, which is "... as of Special Flood Hazards (SFH)" with base flood elevations. Zones are assigned according to flood hazard factors, and dates of SFH identification.

2. Information shown on this survey was taken from Stewart Title of Kansas City Company Commitment No. 208110677, effective date, November 28, 2008.

3. The basis for bearings is assumed datum.

Plat Dedication:

The undersigned proprietors of the property described herein have the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as FOUNTAIN REDEVELOPMENT. It shall be a sufficient description of the lots on this plat to hereafter designate the same by the number appearing near the center of the lot followed by the block number appearing near the center of the respective blocks followed by the words: FOUNTAIN REDEVELOPMENT

Easement Dedication:

An easement or license is also hereby granted to the City of North Kansas, Missouri to locate, construct and maintain, and to authorize the location, construction, maintenance or use of conduits, for all and any purpose, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, or any or all of them upon, under and along the strips of land outlined on this plat and designated "utility easement" or "U.E."

An easement or license is also hereby granted to the City of North Kansas City, Missouri to locate, construct and maintain, and to authorize the location, construction, maintenance, and use of surface drainageways and installations, and underground drainage conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "drainage easement." Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

Building Setback:

Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built or otherwise located between this line and the lot or street line.

IN TESTIMONY WHEREOF, the undersigned proprietors have hereunto set their hands this 16th day of February 2009.

J-Jay Properties L.L.C.

By: Jim Goodwin, Owner

STATE OF MISSOURI)
) SS.
COUNTY OF CLAY)
Jackson

On this 16th day of February before me personally appeared the above persons, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said county and state the day and year last written above.

Notary public

ANGELA HUDGES
Notary Public - Notary Seal
State of Missouri - County of Jackson
My Commission Expires Aug 15, 2009
Commission #06436412

My commission expires: 8-15-09

Approved by the planning and zoning commission of the City of North Kansas City this 18th day of February 2009

Chairman

Approved by the city council of the City of North Kansas City this 24th day of February 2009

Ordinance No: 8326

Mayor

Clerk

I hereby certify that the plat of FOUNTAIN REDEVELOPMENT 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 Board for Architects, Professional Engineers and Professional Land Surveyors and that the results of said survey are represented on this drawing to the best of my professional knowledge and belief.

STATE OF MISSOURI
PATRICK E. LIPOSCHAK
NUMBER LS-2708
REGISTERED LAND SURVEYOR

Patrick E. Liposchak, LS-2708 Date: February 18, 2009

304599
(14-50-33) NKC
304599 FINAL PLAT.DWG SURVEY DWD 2008 (JRJ)