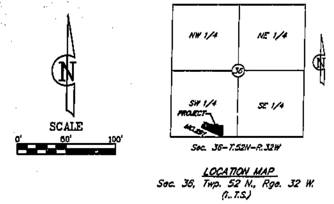
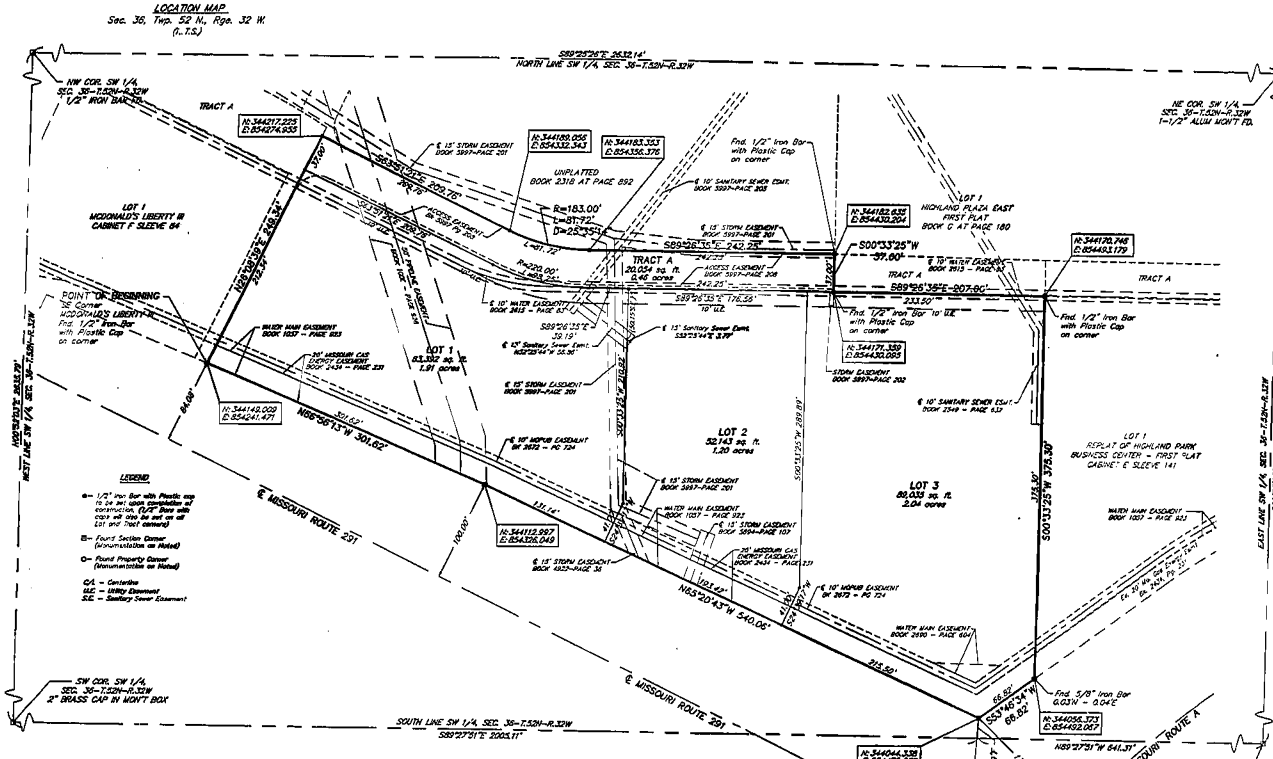
Recorded in Clay County, Missouri
Date and Time: 06/23/2009 at 04:01:52 PM
Instrument Number: 2009022721
Book: G Page: 158
Instrument Type: PL
Page Count: 1
Recording Fee: $65.00
Grantor AMBER MEADOWS INC
Grantee HIGHLAND PLAZA EAST SECOND PLAT
Robert T Sevier, Recorder

PLEASE RETURN LEGIBLE RECORDED MAP TO THE CITY CLERK'S OFFICE.

FINAL PLAT OF
HIGHLAND PLAZA EAST - SECOND PLAT
SW 1/4, SEC. 36 - Twp. 52 N. - Rge. 32 W.
KANSAS CITY, CLAY COUNTY, MISSOURI





PROPERTY DESCRIPTION:

A tract of land in the Southwest Quarter of Section 36, Township 52 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Beginning at the Southeast corner of "MCDONALD'S LIBERTY III", a subdivision of land in said Kansas City, recorded in Cabinet F at Sleeve 84 in the Office of the Recorder of Deeds, Clay County, Missouri; thence North 26°08'39" East, along the East line of said "MCDONALD'S LIBERTY III", 249.34 feet; thence South 63°51'21" East, 209.76 feet; thence Easterly along a curve to the left, being tangent to the last described course, with a radius of 183.00 feet, a central angle of 25°35'14" and an arc distance of 81.72 feet; thence South 89°26'35" East, 242.25 feet to a point on the West line of "HIGHLAND PLAZA EAST FIRST PLAT", a subdivision of land in said Kansas City and Liberty, recorded in Book G at Page 180 in the Office of the Recorder of Deeds, Clay County, Missouri; thence South 00°33'25" West, along said West line, 37.00 feet to the Southwest corner of said "HIGHLAND PLAZA EAST FIRST PLAT"; thence South 89°26'35" East, along the South line of said "HIGHLAND PLAZA EAST FIRST PLAT", 207.00 feet to the Northwest corner of Lot 1, "REPLAT OF HIGHLAND PARK BUSINESS CENTER, FIRST PLAT", a subdivision of land in said Kansas City, recorded in Cabinet E at Sleeve 141 in the Office of the Recorder of Deeds, Clay County, Missouri; thence South 00°33'25" West, along the West line of said Lot 1, 375.30 feet to the Southwest corner of said Lot 1, said corner also being a point on the North right-of-way line of Missouri Route A, as now established; thence South 53°46'34" West, along said North right-of-way line, 66.82 feet to it's intersection with the Northeasterly right-of-way line of Missouri Route 291, as now established, said intersection being 133.00 feet left of Missouri Route A centerline station 11+19; thence North 65°20'43" West, along said Northeasterly right-of-way line, 540.06 feet to a point 100.00 feet left of Missouri Route 291 centerline station 433+73; thence North 66°56'13" West continuing along said Northeasterly right-of-way line, 301.62 feet to the Point of Beginning. Containing 244,534 square feet or 5.61 acres, more or less.

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 - SECOND 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, services 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.

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. 290098 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 B - 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 (0.46 acres) is hereby reserved as an ingress/egress/access easement and shall be maintained by the Highland Park Business Center Owner's Association, Inc. pursuant to the Declaration of Covenants, Restrictions and Liens for Highland Park Business Center dated January 21, 1998 and recorded in the office of the Recorder of Deeds, Clay County, Missouri as Instrument No. N74250 in Book 2774 at Page 619.

CROSS ACCESS:
The right of ingress-egress between Lots 1, 2, 3 and Tract A is hereby granted with the recording of this plat.

RESTRICTED ACCESS:
No direct vehicular access to Missouri Route 291 from Lots 1, 2 and 3 is permitted.

No direct vehicular access to Missouri Route A from Lot 3 is permitted.

SURVEYORS NOTES:

1. Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Thomson Title Corporation, File Number L24073-Co with an effective date of April 15, 2009 at 8:00 A.M.

2. Bearings and Coordinates shown hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone (Meters). Scale factor = 0.9998985 1 Meter = 3.280833333 feet.

This plat and survey of "HIGHLAND PLAZA EAST - SECOND PLAT" was executed by Lutjen, Inc., 6350 N. St. Clair Avenue, Kansas City, Missouri 64151

I HEREBY CERTIFY: that the Plat of "HIGHLAND PLAZA EAST - SECOND 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, Professional Surveyors and Landscape Architects and the Missouri Department of Natural Resources. I further certify that I have complied with all statues, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Jason S. Roudebush PLS 2002014092
Date 6-18-09

Date of Survey	
04-24-09	
REV. 06-02-09	
REV. 06-18-09	
Surveyed By:	KP
Reviewed By:	BAL
Drafted By:	JR
Lutjen Project No.: 09064	

LUTJEN
6350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fx.
www.lutjen.com
surveying
planning
engineering
landscape architecture

Sheet No.: 1 of 1

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 10th day of June, 2009.

AMBER MEADOWS, INC.
a Missouri Corporation

Timothy D. Harris, President

STATE OF Missouri
COUNTY OF Clay SS:

Be it remembered that on this 10th day of June, 2009, 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.

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

My Commission Expires: August 4, 2012
Chandra Marie Freitas
Notary Public

CHANDRA MARIE FREITAS
Notary Public - Notary Seal
STATE OF MISSOURI
Clinton County
My Commission Expires: Aug. 4, 2012
Commission # 08512980

CITY PLAN COMMISSION:
Approved: June 2, 2009.
Evert Asjes III, Chairman
Virginia L. Walsh, Asst. Secretary

PUBLIC WORKS DEPARTMENT:
Gregory J. Rokos, P.E., City Engineer
Stanley J. Harris, P.E., Director

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. 090471 duly authenticated as passed this 4th day of June, 2009.

Mark Funkhouser, Mayor

Vickie Thompson, City Clerk

SEAL OF KANSAS CITY MISSOURI INCORPORATED 1850

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

Cab G
9-10-09
Gm

Location: S:\Survey\Highland Plaza East - Second Plat (09064)\CURRENT PLAT\Highland Plaza East - Second Plat 4-24-09.dwg