Description:

A subdivision of land in the Northeast Quarter, Southeast Quarter, Southwest Quarter, and Northwest Quarter of Section 2, Township 50, Range 32, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 2; thence South 0°41'37" West, along the West line of said Southwest Quarter, 329.79 feet; thence South 89°18'23" East, 737.39 feet to the Southeast corner of Lot 18, Hunt Midwest Business Park – Second Plat, a subdivision in Kansas City, Clay County, Missouri, said point being the True Point of Beginning of the tract to be herein described; thence North 20°59'27" West, along the Easterly line of said Lot 18, 499.75 feet to the Northeast corner thereof; thence North 69°00'33" East, along the South line of Tract D, said Hunt Midwest Business Park – Second Plat, 556.38 feet to the Southeast corner thereof; thence North 11°42'53" West, along the Easterly line of said Tract D, 55.78 feet; thence North 82°54'45" East, 565.50 feet; thence North 02°27'36" West, 107.78 feet; thence South 88°41'54" East, 685.33 feet; thence North 01°18'06" East, 510.91 feet; thence South 88°41'54" East, 282.16 feet; thence South 01°18'06" West, 510.91 feet; thence South 88°41'54" East, 28.91 feet; thence South 01°18'06" West, 700.00 feet to a point on the North right-of-way line of NE Parvin Road, as established by Book 1905 at Page 119, in the Office of the Recorder of Deeds in said Clay County, Missouri; thence North 88°41'54" West, along said North right-of-way line, 759.38 feet; thence Westerly, along said North right-of-way, on a curve to the left, tangent to the last described course, having a radius of 2904.79 feet, a central angle of 22°18'04", an arc distance of 1130.62 feet to the True Point of Beginning. Containing 32.04 acres, more or less. All lying above the top of the Winterset Ledge of Limestone Rock.

Also, beginning at the Northwest corner of the Southwest Quarter of Section 2, Township 50, Range 32, Kansas City, Clay County, Missouri; thence South 89°24'17" East, along the North line of said Southwest Quarter, 2,606.77 feet to the Northwest corner of the Southeast Quarter of said Section 2; thence South 00°40'32" West, along the West line of said Southeast Quarter, 136.81 feet to a point on the North Right-of-Way line of NE Parvin Road, as established by Book 1905 at Page 119 in the Office of the Recorder of Deeds in said Clay County, Missouri; thence South 88°41'54" East, along said Right-of-Way line 414.91 feet to the True Point of Beginning of the tract to be herein described; thence Northerly along a curve to the left, having an Initial Tangent Bearing of South 88°41'54" East, a radius of 60.00 feet, a central angle of 89°58'52", an arc distance of 94.23 feet; thence North 01°19'14" East, 640.02 feet; thence South 88°41'54" East, 80.00 feet; thence South 01°19'14" West, 637.25 feet; thence Southerly along a curve to the left, tangent to the last described course, having a radius of 60.00 feet, a central angle of 92°29'22", an arc distance of 96.85 feet to a point on the North right-of-way line of said NE Parvin Road; thence Westerly, along said Northerly, right-of-way line, on a curve to the right, having an Initial Tangent Bearing of South 88°45'27" West, a radius of 2,824.79 feet, a central angle of 02°32'29", an arc distance of 125.43 feet; thence North 88°41'54" West, continuing along said right-of-way line, 77.20 feet to the True Point of Beginning. Containing 1.32 acres more or less. All lying above the top of the Winterset Ledge of limestone rock.

Also, beginning at the Northwest corner of the Southwest Quarter of Section 2, Township 50, Range 32, Kansas City, Clay County, Missouri; thence South 89°24'17" East, along the North line of said Southwest Quarter 1845.17 feet; thence South 00°35'43" West, 1036.60 feet to the True Point of Beginning of the tract to be herein described; thence South 89°36' 27" East 368.57 feet; thence South 02°35'37" West, 456.96 feet; thence South 87°24'23" East, 761.27 feet; thence North 10°01'03" East, 543.79 feet; thence Northerly, along a curve to the left, tangent to the last described course, having a radius of 1960.00 feet, a central angle of 08°41'49", an arc distance of 297.51 feet; thence North 01°19'14" East, 453.38 feet; thence Northerly and Westerly, along a curve to the left, tangent to the last described course, having a radius of 60.00 feet, a central angle of 90°01'03", an arc distance of 94.27 feet to a point on the South Right-of-Way line of NE Parvin Road, as established by Book 1905 at Page 119 in the Office of the Recorder of Deeds in said Clay County, Missouri; thence South 88°41'54" East, along said South right-of-way line, 77.26 feet; thence Easterly, along a curve to the left, tangent to the last described course, having a radius of 2904.79 feet, a central angle of 02°22'22", an arc distance of 120.29 feet; thence Southerly, along a curve to the left, having an initial tangent bearing of South 88°55'44" West, a radius of 60.00 feet, a central angle of 87°36'30", an arc distance of 91.74 feet; thence South 01°19'14" West, 455.98 feet; thence Southerly, along a curve to the right, tangent to the last described course, having a radius of 2040.00 feet, a central angle of 08°41'49", an arc distance of 309.65 feet; thence South 10°01'03" West, 874.74 feet; thence Southerly, along a curve to the left, tangent to the last described course, having a radius of 1660.00 feet, a central angle of 25°18'36", an arc distance of 733.29 feet; to a point on the South line of the Southeast Quarter of said Section 2, being also a point on the North right-of-way line of the Northeast 40th Street, as now established; thence North 89°15'42" West, along said South line, 83.0d feet; thence Northerly, along a curve to the right, having an Initial Tangent Bearing of North 14°32'13" West, a radius of 1740.00 feet, a central angle of 18°00'44", an arc distance of 547.01 feet; thence Northerly and Westerly, along a curve to the left, having a common tangent with the last described course, a radius of 60.00 feet, a central angle of 87°08'02", an arc distance of 91.25 feet; thence North 83°39'32" West, 407.18 feet; thence Westerly, along a curve to the left tangent to the last described course, having a radius of 2970.00 feet, a central angle of 04°35'20", an arc distance of 237.87 feet; thence Westerly, along a curve to the left, having a common tangent with the last described course, a radius of 83.00 feet, a central angle of 41°55'48", an arc distance of 60.74 feet; thence Westerly, Northerly and Easterly, along a curve to the right, having a common tangent with the last described course, a radius of 67.00 feet, a central angle of 224°17'08" East, an arc distance of 262.27 feet; thence North 18°55'49" West, 131.65 feet; thence Northerly along a curve to the right, tangent to the last described course, having a radius of 320.00 feet, a central angle of 22°12'49", and arc distance of 124.06 feet; thence North 03°17'00" East, 279.18 feet; thence Northerly and Westerly, along a curve to the left, tangent to the last described course, having a radius of 200.00 feet, a central angle of 91°51'10", an arc distance of 320.63 feet; thence North 00°23'33" East, 56.30 feet to the True Point of Beginning. Containing 15.76 acres, more or less. All lying above elevation 700 (NAVD 83).

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 – THIRD 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 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.

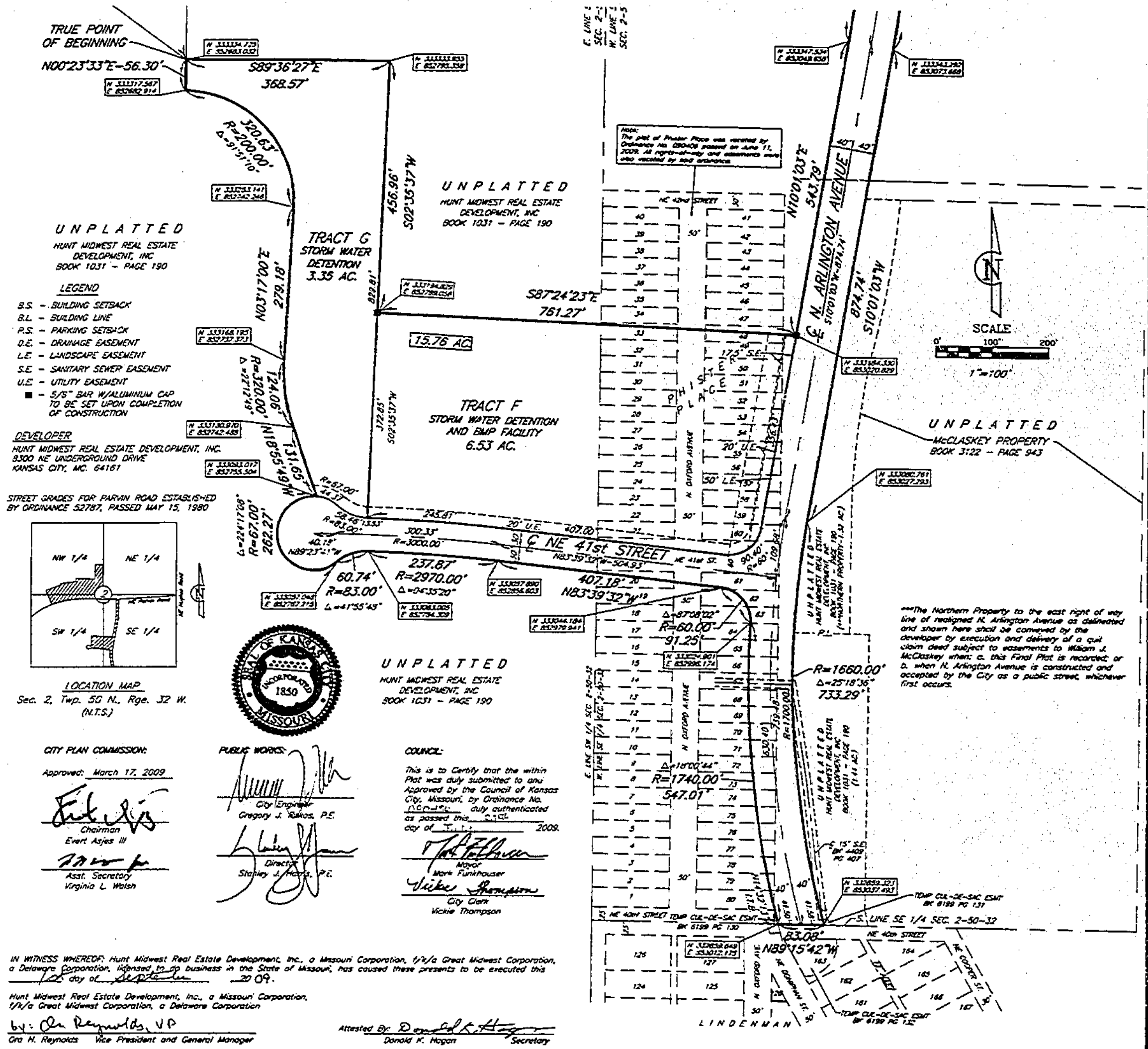
STREETS: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

BUILDING LINES: Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be build between this line and the lot line nearest thereto.

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 line, 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.

MAINTENANCE OF TRACTS: Tract E (Storm Water Detention and BMP Facility), Tract F (Storm Water Detention and BMP Facility) and Tract G (Storm Water Detention) are to be used for detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the Covenant to Maintain Storm Water Detention and BMP Facility, Plat of Hunt Midwest Business Park – Third Plat recorded simultaneously with this plat.

NOTE: This plat does not lie within floodplain according to FEMA Flood Map 290173 0065 B, dated August 5, 1986.



***The Northern Property to the east right of way line of realigned N. Arlington Avenue as delineated and shown here shall be conveyed by the developer by execution and delivery of a quit claim deed subject to easements to William J. McClaskey when: a. this Final Plat is recorded; or b. when N. Arlington Avenue is constructed and accepted by the City as a public street, whichever first occurs.

CITY PLAN COMMISSION:

Approved: March 17, 2009

Chairman
Evert Asjes III

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS:

City Engineer
Gregory J. Rakos, P.E.

Director
Stanley J. Harris, 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. ______ duly authenticated as passed this ______ day of ______ 2009.

Mayor
Mark Funkhouser

City Clerk
Vickie Thompson

IN WITNESS WHEREOF: Hunt Midwest Real Estate Development, Inc., a Missouri Corporation, f/k/a Great Midwest Corporation, a Delaware Corporation, licensed to do business in the State of Missouri, has caused these presents to be executed this 1st day of September 2009.

Hunt Midwest Real Estate Development, Inc., a Missouri Corporation, f/k/a Great Midwest Corporation, a Delaware Corporation

by: Ora Reynolds, VP
Ora H. Reynolds Vice President and General Manager

Attested By: ______
Donald K. Hagan Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 1st day of September 2009, 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, f/k/a Great Midwest Corporation, a Delaware Corporation, and that she executed the same on behalf of said corporation under and with the authority of it's 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: 11/1/09 ______ Notary Public

This plat and survey of HUNT MIDWEST BUSINESS PARK – THIRD PLAT 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 – THIRD 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 platting of subdivisions to the best of my professional knowledge and belief.

8-19-09
Date

JASON S. ROUDEBUSH, MO PLS 2002014092

FINAL PLAT
HUNT MIDWEST BUSINESS PARK – THIRD PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 2 OF 2

Date of Survey 08-28-08
Revised 7-15-09
Revised 7-27-09
Revised 7-30-09

Surveyed By:	R.L.
Reviewed By:	J.S.R.
Drafted By:	J.L.L.
Lutjen Project No.: 08046	

LUTJEN
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www.lutjen.com
surveying
planning
engineering
landscape architecture

Location: S:\Survey\HMW\HMW-BP3\PLAT\HMW-BP3-PLAT.dwg

Sheet No.: 2 of 2

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