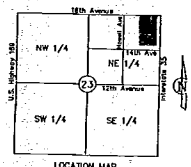
Y12000130

FINAL PLAT OF
COOK COMPOSITES & POLYMERS
NE 1/4, NE 1/4, SEC. 23 - Twp. 50 N. - Rge. 33 W.
NORTH KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP
Sec. 23, Twp. 50 N., Rge. 33 W.

Property Description:

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 23, Township 50 North, Range 33 West of the 5th Principal Meridian in North Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 88°45'54" West, along the North line of said Northeast Quarter, 521.10 feet; thence South 01°14'06" East, 30.00 feet to a point on the South right-of-way line of 16th Street, as now established, said point also being the Point of Beginning of the tract of land to be herein described: thence North 88°45'54" East, along said South right-of-way line, 468.32 feet to a point on the West right-of-way line of the Chicago, Burlington and Quincy railroad, as established in Book 493 at Page 444 as recorded in said Clay County, Missouri; thence Southerly, along said West right-of-way line, on a curve to the left, having an initial tangent bearing of South 14°48'43" West with a radius of 583.69 feet, a central angle of 12°04'15" and an arc distance of 122.97 feet; thence South 01°22'03" East, continuing along said West right-of-way line, 1142.87 feet to a point on the North right-of-way line of 14th Street, as now established; thence South 88°48'18" West, along said North right-of-way line, 837.63 feet to a point on the East line of parcel VII in decree rendered June 28, 1946 in Civil Action 82, as recorded in said Clay County, Missouri; thence North 01°25'52" West, along said East line, 1203.31 feet to the Southeast corner of a tract of land as described in Book 5906 at Page 88 and recorded in said Clay County, Missouri; thence North 88°45'54" West, along the South line of said tract, 111.53 feet to the Southeast corner thereof; thence North 01°24'52" West, along the East line of said tract, 60.00 feet to the Northeast corner thereof, said corner also being a point on said South right-of-way line of said 16th Street; thence North 88°45'54" East, along said South right-of-way line, 80.78 feet to the Point of Beginning. Containing 800,692 square feet or 18.39 acres, more or less.

PLAT DEDICATION:

The undersigned owners 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 **COOK COMPOSITES & POLYMERS**. It shall be a sufficient description of the lots on this plat the hereafter designate the same by the number appearing near the center of the lot followed by the words: **COOK COMPOSITES & POLYMERS.**

EASEMENT DEDICATION:
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 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.".

BUILDING LINES:
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.

STREETS:
Streets shown on this plat, not otherwise shown as being vacated and not heretofore dedicated to public use are hereby so dedicated.

STATE PLANE COORDINATE TABLE

1	N:329412.515 E:843793.473	5	N:329801.758 E:843085.157
2	N:329779.138 E:843784.513	6	N:329764.787 E:843979.449
3	N:329778.871 E:843818.206	7	N:329416.570 E:843987.762
4	N:329798.152 E:843817.844		

IN TESTIMONY WHEREOF:

The undersigned owner has hereunto set their hand this 13th day of June, 2011.

COOK COMPOSITES AND POLYMERS CO.
a Delaware general partnership

Olivier Moulaert, Vice-President

STATE OF Missouri
COUNTY OF Clay SS:

On this 13th day of June 2011 before me, Marilyn Juanita Thornburg a Notary Public in and for said State and County, personally appeared Olivier Moulaert, to me personally known to be the person who executed the foregoing instrument, who, being by me duly sworn, stated that he is the Vice-President of TOTAL COMPOSITES, INC., a Delaware corporation, which is the Managing Partner of COOK COMPOSITES AND POLYMERS CO., and that said instrument was signed on behalf of said corporation by authority of its board of directors and in behalf of said partnership by authority of all of its partners, and said person acknowledged said instrument to be the free act and deed of said corporation and said partnership.

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

MARILYN JUANITA THORNBURG
Notary Public-Notary Seal
State of Missouri, Clay County
Commission # 08526204
My Commission Expires Mar 16, 2013

My Commission Expires: March 16, 2013

Approved by the planning and zoning commission of the City of North Kansas City this 12th day of May, 2011.

Planning Commission Chairman — Date 6-14-11

Approved by the city council of the City of North Kansas City this 11th day of June, 2011.

ORDINANCE NO. 8944

Mayor — Date 06/14/2011

City Clerk — Date 06/13/2011

SURVEYORS NOTES:

1. Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by First American Title Insurance Company, Commitment No. NCS-457259W01-NY, with an effective date of October 06, 2010 at 8:00 AM.

2. Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone using Missouri Department of Natural Resources Monument "CL-70" with a grid factor of 0.9999118. All coordinates shown are in Meters.

3. The property described on the Survey DOES NOT lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the property lies within Zone "C" of the Flood Insurance Rate Map identified as Community Panel No. 290099B, bearing an effective date of October 29, 1971.

DEVELOPER:
Cook Composites and Polymers
P.O. Box 419369
Kansas City, MO., 64141

This plat and survey of COOK COMPOSITES & POLYMERS was executed by Lutjen, Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of COOK COMPOSITES & POLYMERS 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.

STATE OF MISSOURI — JASON S. ROUDEBUSH — NUMBER 2002014092 — PROFESSIONAL LAND SURVEYOR

JASON S. ROUDEBUSH, PLS 2002014092
DATE: June 13, 2011

Date of Survey:	04-20-11
5-3-11 City Comments	
6-13-11 Signature Block	
Surveyed By:	J.S.
Reviewed By:	J.S.R.
Drafted By:	J.S.R.
Lutjen Project No.: 11023	

LUTJEN
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North Kansas City, MO 64116
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www.lutjen.com
surveying
planning
engineering
landscape architecture

Sheet No.: 2 of 2

Location: S:\Projects\MO\Clay\11-50-33\11023 - Cook Plat NKC\Plans\Plat\11023 - Cook Plat NKC - Plat 4-13-11.dwg