847310.477

847307.609

847314.213

847321.930

847321.350

846786.519

846801.578

OLSSON, MO CLS 366

jroudebush@olsson.com

June 7, 2023

Jason S. Roudebush, Mo. PLS 2002014092

310843.763

310813.549

310776.468

310715.249

310648.718

310653.386

310753.569

10

11

12

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I.T.B. INITIAL TANGENT BEARING

CENTERLINE

R/W RIGHT OF WAY

C/L

NPIF2 THREE TRAILS INDUSTRIAL PARK, LLC

3315 N OAK TRAFFICWAY

KANSAS CITY, MO. 64116

ATTN: TRENT SQUIERS

Sheet No.: 1 of 2

PROPERTY DESCRIPTION:

A tract of land in the Northwest Quarter and Southwest Quarter of Section 23, Township 48 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 87°02'45" East, along the North line of said Southwest Quarter, 920.41 feet to a point on the East right-of-way line of Elmwood Avenue, as now established, said point also being the Point of Beginning of the tract of land to be herein described: thence North 13°28'32" East, along said East right-of-way line. 71.68 feet; thence North 57°20'16" East, continuing along said East right—of—way line, 41.58 feet to a point on the South right-of-way line of E. 87th Street, as now established; thence Easterly, along said South right-of-way line, on a curve to the left, having an initial tangent bearing of South 78°47'59" East with a radius of 2,365.00 feet, a central angle of 13°57'16" and an arc distance of 575.99 feet; thence North 87°14'45" East, continuing along said South right-of-way line, 256.00 feet; thence Easterly, continuing along said South right—of—way line, on a curve to the right, having a common tangent with last described course with a radius of 2.235.00 feet a central angle of 18°35'58" and an arc distance of 725.53 feet; thence Southwesterly, along a curve to the left, having an initial tangent bearing of South 65°17'55" West with a radius of 45.00 feet, a central angle of 50°26'57" and an arc distance of 39.62 feet; thence South 14°50'58" West, 11.02 feet; thence Southerly, along a curve to the left, being tangent to the last described course with a radius of 731.00 feet, a central angle of 12°29'13" and an arc distance of 159.31 feet; thence South 05°25'21" West, 99.58 feet; thence Southerly, along a curve to the left, having an initial tangent bearing of South 05°19'43" East with a radius of 743.00 feet a central angle of 09°32'28" and an arc distance of 123.73 feet; thence Southerly, along a curve to the right, having a common tangent with the last described course with a radius of 757.00 feet, a central angle of 15°22'11" and an arc distance of 203.07 feet; thence South 00°30'00" West, 218.31 feet; thence North 89°30'00" West, 1,754.92 feet to a point on the East right-of-way line of said Elmwood Avenue; thence Northerly, along said East right—of—way line, on a curve to the right, having an initial tangent bearing of North 03°37'15" East with a radius of 1,935.00 feet, a central angle of 09°51'17" and an arc distance of 332.82 feet; thence North 13°28'32" East, continuing along said East right-of-way line, 527.90 feet to the Point of Beginning. Containing 1,495,159 square feet or 34.32 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:

THREE TRAILS COMMERCE CENTER SECOND PLAT

DRAINAGE EASEMENT DEDICATION:

A drainage easement (D.E.) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

Streets shown hereon and not heretofore dedicated for public use as street right—of—way are hereby

According to "Flood Insurance Rate Map" Community Panel No. 29095C0383G (Westerly) and 29095C0384 (Easterly, maps revised January 20, 2017, as published by the Federal Emergency Management Agency, this property lies within Flood Zone X" (Areas of Minimal Flooding).

MAINTENANCE OF TRACTS:

Tract A (203.178 S.F. or 4.66 acres) is hereby reserved as a Storm Detention Facility and shall be maintained by the owners of the lots and tracts shown within this plat, pursuant to the "Covenant to Maintain Storm Water Detention and BMP Facilities Plat of Three Trails Commerce Center Second Plat" recorded simultaneously with this plat.

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 services of 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.

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-780937A-KCTY, dated April 26, 2023 at 8:00 a.m..

2. Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone using Missouri Department of Natural Resources Monument "JA-117" with a grid factor of 0.9999063. All Coordinates shown are in meters.

STREET GRADES:

Street Grades for that portion of E. 87th Street that adjoins this plat having been previously established by Ordinance Number 071003 being passed on October 4, 2007.

Street Grades for that portion of Elmwood Avenue that adjoins this plat having been previously established by Ordinance Number 150832 being passed on October 15, 2015.

BRIGHTON AVENUE:

GRADE POINT	ELEV.	DESC.	V.C.T.	
10+00 10+86.80 11+22.10 11+46.81 12+06.80 19+19.57	865.61 864.74 864.57 864.14 865.58 882.22	START P.V.C. SAG P.V.I. P.V.T. END	120.00'	Ç of Sta. 10+00 is Ç of E. 87th Street

IN WITNESS WHEREOF:

PORT AUTHORITY OF KANSAS CITY, MISSOURI, a political subdivision of the State of Missouri licensed to do business in the State of Missouri, has caused these presents to be executed this _____ day of _____,

PORT AUTHORITY OF KANSAS CITY, MISSOURI, a political subdivision of the State of Missouri

Jon	Stephens,	President	&	CEO

STATE OF _____ COUNTY OF _____

Be it remembered that on this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jon Stephens to me personally known, who being by me duly sworn, did say that he is President & CEO of PORT AUTHORITY OF KANSAS CITY, MISSOURI, a political subdivision of the State of Missouri and that said instrument was signed in behalf of said political subdivision and that said Jon Stephens, acknowledged said instrument to be the free act and deed of said political subdivision.

IN WITNESS WHEREOF:

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

Му	Commission	Expires:

IN WITNESS WHEREOF:

Notary Public

NPIF2 THREE TRAILS BUILDING III, LLC, a Missouri limited liability company, licensed to do business in the State of Missouri, has caused these presents to be executed this _____ day of _____, 2023.

NPIF2 THREE TRAILS BUILDING III. LLC. a Missouri limited liability company By: NPD Management, LLC, its Manager Nathaniel Hagedorn, Manager STATE OF _____

COUNTY OF _____

Be it remembered that on this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Nathaniel Hagedorn, to me personally known, who being by me duly sworn, did say that he is Manager of NPD Management, LLČ, the Manager of NPIF2 THREE TRAILS BUILDING III, LLC, a Missouri limited liability company and that said instrument was signed in behalf of said limited liability company and that said Nathaniel Hagedorn, acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF:

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

My Commission Expires: ______ Notary Public

FINAL PLAT OF THREE TRAILS COMMERCE **CENTER SECOND PLAT**

NW 1/4 AND SW 1/4, SEC. 23 - Twp. 48 N. - Rge. 33 W. KANSAS CITY, JACKSON COUNTY, MISSOURI

CITY PLAN COMMISSION:

Approved: July 5, 2016

PUBLIC WORKS:

Michael J. Shaw

Director of Public Works

CITY 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. 160786 duly authenticated as passed this 27th day of October 2016.

Quinton	Lucas
Mayor	

City Clerk

Marilyn Sanders

Jackson County GIS Department

CompassKC Original:

BFPT-T1540 / SD #11760

Date of ourvey.	
02-22-2016	
Revisions:	
04-07-2016	
09-09-2016	
11-22-2016	
10-26-2017	
01-08-2018	
11-11-2019	
01-02-2020	
02-07-2020	

09-21-2020 Re-submittal Date of Survey 06-07-2023

Drawn by:
Surveyed by:
Checked by:
Approved by:
Project no.:
Plat:
PR base

ES base:

This plat and survey of THREE TRAILS COMMERCE CENTER SECOND PLAT were executed by Olsson, 1301 Burlington Street #100, North Kansas City, Missouri

NE 1/4

COMMERCE CENTER

SECOND PLAT

SE 1/4

I HEREBY CERTIFY: that the Plat of THREE TRAILS COMMERCE CENTER 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 Agriculture. 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.



NW 1/4

SW 1/4

LOCATION MAP Sec. 23, Twp. 48 N., Rge. 33 W.

(N.T.S.)

OLSSON, MO CLS 366 Jason S. Roudebush, Mo. PLS 2002014092 June 7, 2023 iroudebush@olsson.com

Sheet No.: 2 of 2

NPIF2 THREE TRAILS INDUSTRIAL PARK, LLC 3315 N OAK TRAFFICWAY KANSAS CITY, MO. 64116 ATTN: TRENT SQUIERS