

CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

January 23, 2024

Project Name

Parvin & Arlington Final Plat

Docket #C5

Request

CLD-FnPlat-2023-00035 Final Plat

Applicant

Nelson Wiloughby Olsson

Owner

Jon Stephens

Port Authority of Kansas City Missouri

Location 9896 N Arlington Ave

Area About 315 acres **Zoning** UR/M1-5

Council District 2nd Clay

School District NORTH KANSAS CITY

250

Surrounding Land Uses

North: Undeveloped, zoned R-80 South: Industrial, zoned M1-5 East: Undeveloped, zoned M1-5 West: Industrial, zoned M1-5

Major Street Plan

The City's Major Street Plan identifies Parvin Road as a Thoroughfare with 4 lanes at this location

Land Use Plan

The Riverfront Industrial Area Plan recommends Light Industrial uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on December 20, 2023. Scheduling deviations from 2024 Cycle 2.1 have not occurred. THIS CASE WAS MOVED UP TO 2024 CYCLE 1.2 AS ALL REVIEWS WERE APPROVED EARLY

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently undeveloped. It is within the existing Hunt Midwest Industrial Park. To the south and west parcels are developed with industrial uses. To the north and east land is undeveloped. There is an associated regulated stream that cuts through the site from northeast to southwest on the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in Districts UR (Urban Redevelopment) and M1-5 (Manufacturing) on about 315 acres acres generally located at the northeast corner of Northeast Parvin Road and North Arlington Avenue creating one lot and one tract for an industrial development.

CONTROLLING CASE

Case No. CD-CPC-2023-00157 – A request to approve a project plan which also acts as a preliminary plat in Districts UR/ US (Urban Redevelopment) and (Underground Space), allowing for 1.4 Million square foot of office/ warehouse development on one (1) lot, in four (4) phases on about 315 acres generally located on east side of N. Arlington Avenue north of NE Parvin Road.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C5 Recommendation: Approval Subject to Conditions

RELEVANT CASES

Case No. 14504-UR - Committee Substitute Ordinance No. 140945 passed by City Council on November 6, 2014, rezoned about 572 acres generally located approximately 700 feet north of N.E. Parvin Road, bounded by Gracemor neighborhood and Oceans of Fun on the west, the city limits of Claycomo, Liberty and Birmingham on the north and east, from Districts R-80, R-80/ US, and M1-5, to District UR/ US.

Case No. 10694-P-25- Committee Substitute Ordinance No. 140944 passed by City Council on November 6, 2014, amended and existing Chapter 80 development plan in District M-2a-p/US (Heavy Industry - Limited District/Underground Space, on about 1,128 acres generally bounded by Missouri Highway 210 on the south, the city limits of Claycomo, Liberty and Birmingham on the north and east, and a line approximately 500 feet west of N. Kentucky Avenue on the west, to delete about 417 acres from the existing plan. Current Approved Plan for Hunt Midwest Business Park.

PLAT REVIEW

The request is to consider approval of a Final Plat in District Districts UR/ US (Urban Redevelopment) and (Underground Space) on about 315 acres generally located at northeast corner of Northeast Parvin Road and North Arlington Avenue creating one (1) lot and one (1) tract to allow for an industrial development. This use was approved in Case No. CD-CPC-2023-00157 which served as the Preliminary Plat. The project plan proposed to develop a 1.4 million square foot industrial development in 4 phases. The plan does not propose to construct any additional public streets. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-260 of the Zoning and Development Code.

PLAT ANALYSIS

*indicates adjustment/deviation requested

Standards	Applies	Meets	More Information
Lot and Building Standards (88-260)	Yes	Yes	Proposed Final Plat is in conformance with controlling UR Plan.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

- 1. Conditions Report
- 2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval Subject to Conditions as stated in the conditions report.

Respectfully Submitted,

Matthew Barnes

Planner

KANSAS CITY Planning & Dev

Plan Conditions

Report Date: January 17, 2024

Case Number: CLD-FnPlat-2023-00035 Project: Parvin & Arlington Final Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

- 1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
- 2. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
- 3. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
- 4. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert Case No. CLD-FnPlat-2023-0035.
- 5. That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
- 6. That prior to recording of the Final Plat the applicant must gain final approval of the stream buffer easement from Water Services.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

- 7. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the SWPP plan submitted to MDNR and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
- 8. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
- 9. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
- 10. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
- 11. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
- 12. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
- 13. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

- 15. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
- 16. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
- 17. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
- 18. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.

PLAT DEDICATION:							
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LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA 3 PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STAT	0 ACRES± 315.28 ACRES± COUNT 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830	BUSTER 3 N: 333967.928 E: 850686.951 ABLE Grid Easting 850686.951 852646.250 852566.032 852566.727	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCE INSURANCE COMPANY, FILE NO. KCC23. AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEL COORDINATE SYSTEM, NAD 1983, WEST	SEC. NOF SEC. 16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT O ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT PER 6TH PLAT 39 TRACT PER 6TH PLAT 38	Tract) 0'27'53"E 27 N89'03'07"W xcepted	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W 29 29
LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA 3 PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STAT	0 ACRES± 315.28 ACRES± COUNT 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840	BUSTER 3 N: 333967.928 E: 850686.951 ABLE Grid Easting 850686.951 852646.250 852566.032 852566.727 852517.434	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCE INSURANCE COMPANY, FILE NO. KCC23. AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEL COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "	16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT PER 6TH PLAT 39 TRACT PER 6TH PLAT 38 LO 39 TRACT PER 6TH PLAT 61 10 10 10 10 10 10 10 10 10	Tract) 0°27'53"E 27 N89°03'07"W xcepted metery 28 CT 788.24' S88°53'17"E TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT OT 36 PER 5TH PLAT PER 5TH PLAT PER 5TH PLAT OT 36 PER 5TH PLAT PER 5TH PLAT OT 36 PER 5TH PLAT	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W 29 29
LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA 3 PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STAT	0 ACRES± 315.28 ACRES± COUNT 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819	BUSTER 3 N: 333967.928 E: 850686.951 ABLE Grid Easting 850686.951 852646.250 852566.032 852566.727 852517.434 852517.434	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCE INSURANCE COMPANY, FILE NO. KCC23. AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEL COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "0.9999005. ALL COORDINATES SHOWN	16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT O ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS.	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT PER 6TH PLAT WEST 1/2, WEST 1/2,	Tract) 0'27'53"E 27 N89'03'07"W xcepted metery 28 6TH PLAT 5 788.24' S88'53'17"E TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT LOT 36 PER 5TH PLAT PER 5TH PLAT PER 5TH PLAT EAST 1/2, 5TH PLAT 5 789'03'07' W xcepted metery 26	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W 29 29
LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA 3 PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STAT	0 ACRES± 315.28 ACRES± COUNT 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840	BUSTER 3 N: 333967.928 E: 850686.951 ABLE Grid Easting 850686.951 852646.250 852566.032 852566.727 852517.434	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCE INSURANCE COMPANY, FILE NO. KCC23. AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEL COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "10.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK—FIFTH PLAT RECORDED APRIL 28	16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS 3, 2016 AS INSTRUMENT NUMBER	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT PER 6TH PLAT WEST 1/2, NE 1/4, SEC. 2,	Tract) 0'27'53"E 27 N89'03'07"W xcepted metery 28 CTRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT EAST 1/2, NE 1/4, SEC. 2, NE 1/4, SEC. 2,	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W 29 29 1,1200 20 20 20 20 20 20 20 20 20
LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA 3 PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STAT	0 ACRES± 315.28 ACRES± COUNT 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819	BUSTER 3 N: 333967.928 E: 850686.951 ABLE Grid Easting 850686.951 852646.250 852566.032 852566.727 852517.434 852517.434	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCE INSURANCE COMPANY, FILE NO. KCC23. AT 8:00 A.M. AND FILE NO. KCC232. AT 8:00 A.M. AND FILE NO. KCC23233. 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "10.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK-FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK-SIXTH	16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT O ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS 8, 2016 AS INSTRUMENT NUMBER PER 6TH PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22,	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT PER 6TH PLAT WEST 1/2, NE 1/4, SEC. 2, T50N, R32W T50N, R32W T50N, R32W T50N, R32W T	Tract) 0°27'53"E 27 N89°03'07"W **Cepted metery oct) LOT 37 PER 6TH PLAT S88°53'17"E TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT EAST 1/2, NE 1/4, SEC. 2, T50N, R32W N89°03'07"W **Cool Negrous Accepted metery oct) TRACT A 468,528 SQ. FT. 10.76 ACRES STH PLAT PER 5TH PLAT PER 5TH PLAT N80°03'07"W **Cool Negrous Accepted metery oct) S88°53'17"E **Cool Negrous Accepted metery oct) TRACT A 468,528 SQ. FT. 10.76 ACRES STH PLAT PER 5TH PLAT N80°03'07"W **Cool Negrous Accepted metery oct) S88°53'17"E S88°53'17	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W 29 1, 1200 1,
LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA 3 PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STAT	0 ACRES± 315.28 ACRES± COUNT 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735	BUSTER 3 N: 333967.928 E: 850686.951 ABLE Grid Easting 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCE INSURANCE COMPANY, FILE NO. KCC23. AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEL COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "0.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK—FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156.	16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT O ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS 8, 2016 AS INSTRUMENT NUMBER PER 6TH PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT PER 6TH PLAT WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TSON, R32W WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TSON,	Tract) 0'27'53"E 27 7.36 xcepted metery 28 6TH PLAT C 28 TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT EAST 1/2, NE 1/4, SEC. 2, T50N, R32W N89'03'07'W X 456.63' N89'03'07'W X 456.63' N89'03'07'W X 456.63' N89'03'07'W X 588'53'17"E TRACT A 468,528 SQ. FT. 10.76 ACRES 5TH PLAT 5TH PLAT 5TH PLAT 5TH PLAT 5TH PLAT 9ER 5TH PLAT 5TH	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W 29 1, 150N, R32W
LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number 1 2 3 4 5 6 7 8	0 ACRES± 315.28 ACRES± COUNT 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334480.830 334511.819 334582.735 334678.570	BUSTER 3 N: 333967.928 E: 850686.951 ABLE Grid Easting 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCI INSURANCE COMPANY, FILE NO. KCC23. AT 8:00 A.M. AND FILE NO. KCC232. AT 8:00 A.M. AND FILE NO. KCC23233. 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "10.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK—FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK—SIXTH 2020 AS INSTRUMENT NUMBER 202004	16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT O ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS 8, 2016 AS INSTRUMENT NUMBER PER 6TH PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT PER 6TH PLAT WEST 1/2, NE 1/4, SEC. 2, T50N, R32W T50N, R32W T50N, R32W T50N, R32W T	Tract) 0'27'53"E 27 N89'03'07"W **Cepted metery act) LOT 37 PER 6TH PLAT S88'53'17"E TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT EAST 1/2, NE 1/4, SEC. 2, ISON, R32W Tract A 468,528 SQ. FT. 10.76 ACRES STH PLAT EAST 1/2, NE 1/4, SEC. 2, ISON, R32W TRACT A 468,528 SQ. FT. 10.76 ACRES STH PLAT FER 5TH PLAT STH PLAT TRACT A 468,528 SQ. FT. 10.76 ACRES STH PLAT STH PLAT STH PLAT TRACT A 468,528 SQ. FT. 10.76 ACRES STH PLAT FER 5TH PLAT STH	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W 29 1, 150N, R32W
LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number 1 2 3 4 5 6 7 8 9	0 ACRES± 315.28 ACRES± COUNT 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439	BUSTER 3 N: 333967.928 E: 850686.951 ABLE Grid Easting 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCI INSURANCE COMPANY, FILE NO. KCC23 AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT 10.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK-FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK-SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N.	SEC. NOR SEC. 16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W L=1,179.45 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT O ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS 3, 2016 AS INSTRUMENT NUMBER PER 6TH PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT PER 6TH PLAT WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TSON, R32W WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TSON,	Tract) 0'27'53"E 27 7.36 xcepted metery 28 6TH PLAT C 28 TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT EAST 1/2, NE 1/4, SEC. 2, T50N, R32W N89'03'07'W X 456.63' N89'03'07'W X 456.63' N89'03'07'W X 456.63' N89'03'07'W X 588'53'17"E TRACT A 468,528 SQ. FT. 10.76 ACRES 5TH PLAT 5TH PLAT 5TH PLAT 5TH PLAT 5TH PLAT 9ER 5TH PLAT 5TH	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W 29 1, 150N, R32W
LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number 1 2 3 4 5 6 7 8 9 10	0 ACRES± 315.28 ACRES± COUNT 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852365.287	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCI INSURANCE COMPANY, FILE NO. KCC23 AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "0.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK-FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK-SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES:	SEC. NOR SEC. 16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W L=1,179.45 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT O ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS 3, 2016 AS INSTRUMENT NUMBER PER 6TH PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT J PER 6TH PLAT WEST 1/2, NE 1/4, SEC. 2, T50N, R32W WEST 1/2, NE 1/4, SEC. 2, T50N, R32W T37 LOT 33 PER 5TH	Tract) 0'27'53"E 27 7.36 xcepted metery 28 6TH PLAT C 28 TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT EAST 1/2, NE 1/4, SEC. 2, 150N, R32W TRACT A 468,528 SQ. FT. 10.76 ACRES 5TH PLAT EAST 1/2, NE 1/4, SEC. 2, 150N, R32W 31 32 33 33 33 33 33 33 33 33	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W 29 1, 150N, R32W
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LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATEMENT	O ACRES± 315.28 ACRES± COUNT 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852621.130 852693.064 852774.567	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCI INSURANCE COMPANY, FILE NO. KCC23 AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "0.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK-FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK-SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINANG FEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON RECORDED ARK—SIXTH PLAT ARE AS FOLLOWS:	SECULO 16'52"W 136.49' R=660.00' R=740.00' R=740.00' D=35'43'08" R=740.00' D=91'19'14" L=1,179.45 250.56' REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 REFECTIVE NOVEMBER 2, 2023 AT DO ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH CE NUMBER 160107 BEING PASSED ON CORDED HUNT MIDWEST BUSINESS	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT J PER 6TH PLAT WEST 1/2, NE 1/4, SEC. 2, T50N, R32W WEST 1/4, SEC. 2, T50N, R32W TSON, R32W	Tract) 0°27′53″E 27 7.36′ Xcepted metery act) LOT 37 PER 6TH PLAT C 28 TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT EAST 1/2, NE 1/4, SEC. 2, ISON, R32W TRACT A 468,528 SQ. FT. 10.76 ACRES STH PLAT EAST 1/2, NE 1/4, SEC. 2, ISON, R32W 31 32 33 34 34 390.61′	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W 29 15:092' NW. COR., NW 1/4 SEC 1, T50N, R32W
PROPOSED OR EXISTING RIGHT-OF-WAY NET LAND AREA 3 PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number 1 2 3 4 5 6 7 8 9 10 11 12 13 14	O ACRES± 315.28 ACRES± COUNT 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852365.287 852621.130 852693.064 852774.567 852784.706	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCE INSURANCE COMPANY, FILE NO. KCC23. AT 8:00 A.M. AND FILE NO. KCC232. AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "0.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK—FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK—SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINANG FEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON RECORDED OF RECORDE	SECULO 16'52"W 136.49' R=660.00' R=740.00' R=740.00' D=35'43'08" R=740.00' D=91'19'14" L=1,179.45 250.56' REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 REFECTIVE NOVEMBER 2, 2023 AT DO ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH CE NUMBER 160107 BEING PASSED ON CORDED HUNT MIDWEST BUSINESS	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT J PER 6TH PLAT WEST 1/2, NE 1/4, SEC. 2, T50N, R32W WEST 1/4, SEC. 2, T50N, R32W TSON, R32W	Tract) 0°27′53″E 27 7.36′ Xcepted metery act) LOT 37 PER 6TH PLAT C 28 TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT EAST 1/2, NE 1/4, SEC. 2, I50N, R32W R=635.00′ R=635.00′ R=635.00′	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W 29 15:092' NW. COR., NW 1/4 SEC 1, T50N, R32W NW. SEC 1, T50N, R32W 29 N89'35'32"W 97.17'
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PROPOSED OR EXISTING RIGHT-OF-WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	O ACRES± 315.28 ACRES± COUNT 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852365.287 852621.130 852693.064 852774.567 852784.706 853133.464	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCI INSURANCE COMPANY, FILE NO. KCC23 AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "0.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK-FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK-SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINANT FEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND SOURI. STREET GRADES TO SOURISMS TO SOURI. STREET GRADES TO SOURISMS TO SOURISMS TO SOURISMS T	SEC. NOT SECTION AVENUE HAVE BEEN CE NUMBER 160107 BEING PASSED ON CORDED HUNT MIDWEST BUSINESS TH STREET: ESC. V.C.T. NOT SQ. 136.49' R=660.00' D=35'43'08" R=740.00' D=91'19'14" L=1,179.45 D=91'19'14"	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT J PER 6TH PLAT 38 NOTH PLAT WEST 1/2, NE 1/4, SEC. 2, T50N, R32W T50N, R32W T50N, R32W T1148660 RTH PLAT SEC. 2, T50N, R32W T1148660 S8718'06"W 1, R=1,960.00' D=01'14'46" L=42.63'	Tract) 0'27'53"E 27 7.36' xcepted metery 1ct) 10T 37 PER 6TH PLAT C 28 TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT EAST 1/2, NE 1/4, SEC. 2, ISON, R32W TRACT A 468,528 SQ. FT. 10.76 ACRES TRACT A 468,528 SQ. F	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W NW. T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W
PROPOSED OR EXISTING RIGHT-OF-WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	0 ACRES± 315.28 ACRES± COUNT 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852365.287 852621.130 852693.064 852774.567 852784.706 853133.464 853135.154	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCE INSURANCE COMPANY, FILE NO. KCC23 AT 8: 00 A.M. AND FILE NO. KCC23233 8: 00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT 10.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK-FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK-SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINAN FEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY AND	SEC. NOT SEC	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT PER 6TH PLAT 38 NO119 41 E 14, SEC. 2, T50N, R32W WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TRACT PER 6TH PLAT 38 L0 NO119 41 E 1148.60 R=1,960.00' D=01'14'46" L=42.63' R=60.00'	Tract) 0'27'53"E 27 7.36' xcepted metery	POINT OF BEGINNING SE. COR., SE 1/4 TRACT SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W 100 100 100 100 100 100 100 100 100 1
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LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA 3 PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATEMENT OF TRACTS 1 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	0 ACRES± 315.28 ACRES± COUNT 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053 334921.028 334888.357	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852365.287 852621.130 852693.064 852774.567 852784.706 853133.464 853135.154 853340.819 853380.671	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCI INSURANCE COMPANY, FILE NO. KCC23 AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "0.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK—FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK—SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINANGEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON REC PARK—SIXTH PLAT ARE AS FOLLOWS: N. ARLINGTON AVENUE / NE. 48 35+67.14 812.22 ST/ 35+67.14 812.20 SA(37+00.00 813.95 BEC 37+35.00 814.99 PV 38+38.35 818.43 PV 39+38.35 821.76 PV 39+45.01 821.83 EN 40+38.35 822.76 PV 48+25.00 830.63 PV 48+25.00 830.63 PV 48+25.00 830.63 PV 48+25.00 830.63 PV 48+25.00	SEC. NOTE	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT PER 6TH PLAT 38 NO119 41 E 14, SEC. 2, T50N, R32W WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TRACT PER 6TH PLAT 38 L0 NO119 41 E 1148.60 R=1,960.00' D=01'14'46" L=42.63' R=60.00'	Tract) 0'27'53"E 27 N89'03'07"W xcepted metery 10.76 6TH PLAT 28 TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT N82'2 'N09'L N99'03'07"W A 588.24' S88'53'17"E A 68,528 SQ. FT. 10.76 ACRES OT 36 ACRES OT 37 PER 5TH PLAT PER 5T	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W NW. T50N, R32W 1
LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA 3 PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	0 ACRES± 315.28 ACRES± COUNT 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053 334921.028 334888.357 334899.129	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852365.287 852621.130 852693.064 852774.567 852784.706 853133.464 853135.154 853340.819 853391.450	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCINSURANCE COMPANY, FILE NO. KCC23 AT 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "0.999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK—FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK—SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINANGEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON RECPARK—SIXTH PLAT ARE AS FOLLOWS: N. ARLINGTON AVENUE / NE. 48 12.22 STA 35+67.14 812.22 STA 35+67.14 812.20 STA 37+00.00 813.95 BEG 37+35.00 814.99 PV 38+35.35 818.43 PV 39+38.35 821.76 PV 39+45.01 821.83 ENE 48+25.00 830.63 PV 48+96.43 830.98 CRE	SEC. NOTE 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W L=1,179.45 IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT O ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS 3, 2016 AS INSTRUMENT NUMBER PER 6TH PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH ARLINGTON AVENUE HAVE BEEN CE NUMBER 160107 BEING PASSED ON CORDED HUNT MIDWEST BUSINESS TH STREET: SC. V.C.T. ART GIN TAPER C 200.00' TAPER C 200.00' TAPER	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT PER 6TH PLAT 38 WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TSON, R32W WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TSON, R32W TS	Tract) 0'27'53"E 27 N89'03'07"W xcepted metery 10.76 6TH PLAT 28 TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT N82'2 'N09'L N99'03'07"W A 588.24' S88'53'17"E A 68,528 SQ. FT. 10.76 ACRES OT 36 ACRES OT 37 PER 5TH PLAT PER 5T	POINT OF BEGINNING SE. COR., SE 1/4 PER SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W STH PLAT NW. COR., NW 1/4 SEC 1, T50N, R32W 1
PROPOSED OR EXISTING RIGHT-OF-WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS Point Number 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	0 ACRES± 315.28 ACRES± COUNT 1 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053 334921.028 334888.357 334899.129 334817.728 334691.213	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852365.287 852621.130 852693.064 852774.567 852784.706 853133.464 853135.154 853340.819 853391.450 853504.903	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANC INSURANCE COMPANY, FILE NO. KCC23 AT 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "0.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK-FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK-SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINAN FEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON RECPARK-SIXTH PLAT ARE AS FOLLOWS: N. ARLINGTON AVENUE / NE. 48 GRADE POINT ELEV. DE 36+54.64 35+67.14 37+00.00 36+54.64 37+00.00 3813.95 39+38.35	SEC. NOTE 16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS 8, 2016 AS INSTRUMENT NUMBER PER 6TH PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH ARLINGTON AVENUE HAVE BEEN CE NUMBER 160107 BEING PASSED ON CORDED HUNT MIDWEST BUSINESS TH STREET: SC. V.C.T. GIN TAPER C 200.00' TAPER C 200.00' TAPER T 150.00'	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT PER 6TH PLAT 38 WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TSON, R32W WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TSON, R32W TS	Tract) 0'27'53"E 27 N89'03'07"W xcepted metery 10.76 6TH PLAT 28 TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT N82'2 'N09'L N99'03'07"W A 588.24' S88'53'17"E A 68,528 SQ. FT. 10.76 ACRES OT 36 ACRES OT 37 PER 5TH PLAT PER 5T	POINT OF BEGINNING SE. COR., SE 1/4 PER SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W STH PLAT NW. COR., NW 1/4 SEC 1, T50N, R32W 1
PROPOSED OR EXISTING RIGHT-OF-WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS Point Number 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	0 ACRES± 315.28 ACRES± COUNT 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053 334921.028 334888.357 334899.129 334817.728 334691.213 334684.936	BUSTER 3 N: 333967.928 E: 850686.951 ABLE Grid Easting 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852365.287 852621.130 852693.064 852774.567 852784.706 853133.464 853135.154 853340.819 853380.671 853391.450 853447.716 853504.903 853491.016	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCI INSURANCE COMPANY, FILE NO. KCC23 AT 8:00 A.M. AND FILE NO. KCC232 AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "0.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK—FIFTH PLAT RECORDED APRIL 28:2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK—SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINAN FEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON RECPARK—SIXTH PLAT ARE AS FOLLOWS: N. ARLINGTON AVENUE / NE. 48: 48: 49: 49: 49: 49: 49: 49: 49: 49: 49: 49	SEC. NOTE 16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT DO NOTHE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS 3, 2016 AS INSTRUMENT NUMBER PER 6TH PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH ARLINGTON AVENUE HAVE BEEN CE NUMBER 160107 BEING PASSED ON CORDED HUNT MIDWEST BUSINESS TH STREET: SC. V.C.T. ART GIN TAPER C 200.00' TAPER TO 150.00' GIN TAPER TO 200.00' TAPER	TH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT PER 6TH PLAT 38 WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TSON, R32W WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TSON, R32W TS	Tract) 0'27'53"E 27 N89'03'07"W xcepted metery 10.76 6TH PLAT 28 TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT N82'2 'N09'L N99'03'07"W A 588.24' S88'53'17"E A 68,528 SQ. FT. 10.76 ACRES OT 36 ACRES OT 37 PER 5TH PLAT PER 5T	POINT OF BEGINNING SE. COR., SE 1/4 PER SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W STH PLAT NW. COR., NW 1/4 SEC 1, T50N, R32W 1
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PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number	0 ACRES± 315.28 ACRES± COUNT 1 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053 334921.028 334888.357 334899.129 33487.728 334691.213 334684.936 33465.472 334525.035 334464.149 334219.860 334215.197 333678.787	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852621.130 852693.064 852774.567 852784.706 853133.464 853135.154 853340.819 853380.671 853391.450 853447.716 853499.704 853672.369 853722.877 853722.401 853583.233 853515.998 853756.196 853745.784	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCE COMPANY, FILE NO. KCC23 AT 8:00 A.M. AND FILE NO. KCC2323 AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "IO.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK—FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK—SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINAN FEBRUARY 16, 2016. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINAN FEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON RECORDED AND AND AND AND AND AND AND AND AND AN	16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W L=50.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 AT CONTROL USING MISSOURI DEPARTMENT BUSINES 3", WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS 3, 2016 AS INSTRUMENT NUMBER PER 6TH PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH ARLINGTON AVENUE HAVE BEEN CE NUMBER 160107 BEING PASSED ON CORDED HUNT MIDWEST BUSINESS TH STREET: SC. V.C.T. ART THE STREET: SC. V.C.T. ART TO TAPER & CONSTRUTION MIDWEST BUSINESS TH STREET: SC. V.C.T. TO TAPER & CONSTRUTION MIDWEST BUSINESS TH STREET: TO TAPER & CONSTRUTION TO TAPER & CONSTRUTION TO TAPER BUSINESS PARK—FIFTH PLAT, A SUBDIVING STREE OF SECTION 15, TOWNSHIP 51 NORTH, RANGING STREE OF SECTION 15, TOWNSHIP 51 NORTH NORTH LINE OF SMID TRACT OF SMID THE NORTH LINE OF	JTH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT J PER 6TH PLAT SEC. 2, T50N, R32W WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TRACT J PER 6TH PLAT SEC. 2, T50N, R32W TSON, R32W TSO	Tract) 0'27'53"E 27 N89'03'07"W x cepted metery act) OT 37 PER 6TH PLAT 788.24' S88'53'17"E TRACT A 828' N091 '7 88.24' S88'53'17"E TRACT A 468,528 SQ. FT. 10.76 ACRES OT 33 PER 5TH PLAT LOT 36 PER 5TH PLAT PER 5TH PLAT LOT 36 PER 5TH PLAT LOR SE PARK-FIFTH PLAT THENCE LEAVING SECTION 1, ALSO BEING THE SOUTH LOR SECTION 1,	POINT OF BEGINNING SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC. 1, T50N, R32W 29 N89'35'32"W 97.17' SE COR. NE 1/4 SEC. 2-T50N-R32W FND. 1/2" REBAR W/ LS366 CAP MO DNR DOC #600-54625 15.00' 1'44'16" 71.27' DATE OF SURVEY ROF SAID ONORTH ID SOF SAID POINT OF BEGINNING SE. COR., SE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC. 2, T50N, R32W DATE OF SURVEY 10-30-2023 - FOR CLIENT REVIE 12-07-2023 - Tract A Added / Updated Own Boundary Tract I. HM/MBP 5th Plat Remo Boundary Tract I. HM/MBP 5th Plat Remo Boundary Tract I. HM/MBP 5th Plat Remo
LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA 3 PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE NUMBER OF TRACTS STATE NUMBER OF TRACTS STATE NUMBER OF TRACTS	0 ACRES± 315.28 ACRES± COUNT 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053 334921.028 334888.357 334899.129 334817.728 334691.213 334684.936 33465.472 334525.035 334464.149 334219.860 334215.197	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852365.287 852621.130 852693.064 852774.567 852784.706 853133.464 853135.154 853340.819 853380.671 853391.450 853447.716 853504.903 853491.016 853499.704 853672.369 853722.401 853583.233 853515.998 853756.196	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCE INSURANCE COMPANY, FILE NO. 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PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number	0 ACRES± 315.28 ACRES± COUNT 1 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053 334921.028 334888.357 334899.129 33487.728 334691.213 334684.936 33465.472 334525.035 334464.149 334219.860 334215.197 333678.787	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852621.130 852693.064 852774.567 852784.706 853133.464 853135.154 853340.819 853380.671 853391.450 853447.716 853499.704 853672.369 853722.877 853722.401 853583.233 853515.998 853756.196 853745.784	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCE INSURANCE COMPANY, FILE NO. KCC23 AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "0.999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK—FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK—SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINANI FEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON REC PARK—SIXTH PLAT ARE AS FOLLOWS: N. ARLINGTON AVENUE / NE. 48 35-67.14 812.22 STABLISHED BY ORDINANI FEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON REC PARK—SIXTH PLAT ARE AS FOLLOWS: N. ARLINGTON AVENUE / NE. 48 39-45.01 821.83 BIS. 43 PW. 39+45.01 821.83 EN 49-40.00 813.95 BEC 37+35.00 814.99 PV. 38+38.35 822.76 PV. 48+25.00 830.63 PW. 48+96.43 830.98 CR. 49+00.00 831.38 PW. 49+75.00 830.55 PV. 48+96.43 830.98 CR. 49+00.00 811.99 PV. 48+25.00 830.55 PV. 48+96.43 830.98 CR. 49+00.00 813.78 PV. 66+00.00 813.78 PV. 66+00.00 814.88 PV. 64+58.76 814.55 SAC 65+00.00 815.95 PV. AND DESCRIBED BY OR UNDER THE NORTHEAST QUARTER OF SAID ECCONTHEAST QUARTER OF	SEC NOO' 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W L=1,179.45 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 R, EFFECTIVE NOVEMBER 1, 2023 R, EFFECTIVE NOVEMBER 2, 2023 AT O ON THE MISSOURI STATE PLANE 20NE USING MISSOURI DEPARTMENT BUSIER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS J, 2016 AS INSTRUMENT NUMBER PER 6TH PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH ARLINGTON AVENUE HAVE BEEN CE NUMBER 160107 BEING PASSED ON CORDED HUNT MIDWEST BUSINESS TH STREET: SC. V.C.T. ART SIN TAPER CONTROL OF SECTION 3, TOWNSHIP 51 NORTH, RANGING SET OF DEEDS, CLAY COUNTY, MISSOURI AND STREE OF SECTION 1, TOWNSHIP 51 NORTH, RANGING SET OF SECTION 1, TOWNSHIP 51 NORTH PART OF SAID SECTION 2, AND SAID SOUTH LINE OF SAID TRACT 1 OF SAID HORTH PART OF SAID	ASSON OF LAND RECORDED APRIL 28, 2 ASSON RETH LINE, NE 1/4, 200 EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT J PER 6TH PLAT 38 WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TRACT J PER 6TH PLAT 37 LOT 33 PER 37 ASSON R32W TSON, R32W T	Tract) 0'27'53"E 27 N89'03'07"W 456.63" Reetery 10th 10T 37 PER 6TH PLAT 28 TRACT A 468,528 SQ. FT. 10.76 ACRES ACRES	TRACT SEC. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 3, T50N, R32W NW. COR., NW 1/4 SEC. 1, T50N, R32W NW. COR., NE 1/4 SEC. 2, T50N-R32W NW. COR., NE 1/4 SEC. 2-T50N-R32W NW. COR., NE 1/4 SEC. 1, T50N, R32W NW. COR., NE 1/4 SEC. 1
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LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number	0 ACRES± 315.28 ACRES± COUNT 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053 334921.028 334888.357 334899.129 334817.728 334691.213 334684.936 33465.472 334525.035 334464.149 334219.860 334215.197 333678.787 333678.798	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852365.287 852621.130 852693.064 852774.567 852784.706 853133.464 853135.154 853340.819 853380.671 853391.450 853447.716 85349.704 85349.704 85349.704 853672.369 853722.877 853722.401 853583.233 853756.196 853716.169 853716.169 853673.353 853603.892	SURVEYORS NOTES: 1. 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DE 36+54.64 37+00.00 38+38.35 39+38.35 818.43 90-37+35.00 39+45.01 39+45.01 39+45.01 39+38.35 818.43 90-37+35.00 39+38.35 39+38.35 39+38.35 39+38.35 39+38.35 39+38.35 40+38.35 40+38.35 40+38.35 40+38.35 40+38.35 40+38.35 40+38.35 40+38.35 40+38.35 40+38.35 40+00.00 41-48-64.3 43-90.00 41-48-64.3 43-90.00 41-48-64.3 43-90.00 41-48-64.3 43-90.00 41-48-64.3 43-90.00 41-48-64.3 41-45-60.00 41-48-64.3 41-45-60.00 41-48-64.3 41-45-60.00 41-48-64.3 41-45-60.00 41-48-64.3 41-45-60.00 41-48-64.3 41-45-60.00 41-48-64.3 41-49-64.3 41	16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'0'W L=1,179.45 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TILLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT 10 ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSITER 3" WITH A GRID FACTOR OF ARE IN METERS. 10 HUNT MIDWEST BUSINESS 13, 2016 AS INSTRUMENT NUMBER PER 61T PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH 11 CORDED HUNT MIDWEST BUSINESS 12 CONCREDED HUNT MIDWEST BUSINESS 13 CONCREDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH 14 CORDED HUNT MIDWEST BUSINESS 15 CORDED HUNT MIDWEST BUSINESS 16 CORDED HUNT MIDWEST BUSINESS 17 STREET: 18 C. V.C.T. 18 C. 200.00' 10 TAPER 11 C. 200.00' 11 TAPER 12 C. 200.00' 12 TAPER & CONSTRUTION 13 CONTRIBUTION OF JASON S ROUDEBUSH, INTO THE NORTH AND SINCE OF SECTION 1, TO SEND HONTH ORTH BOTH SECTION 1, TO SEND HONTH ORTH BOTH SECTION 1, TO THE NORTH LINE OF SAID TRACT I OF SAID HUNT MUSINESS PARK-FIFTH PLAT, ALSO BEING A POINT ON THE NORTH BOTH SECTION 1, TO THE NORTH LINE OF SAID TRACT I OF SAID HUNT MUSINESS PARK-FIFTH PLAT, ALSO BEING A POINT ON THE NORTH LINE OF SAID TRACT I OF SAID HUNT MUSINESS PARK-FIFTH PLAT, ALSO BEING A POINT ON THE NORTH LIN	ASION OF LAND RECORDED APRIL 28, 2 ESS PARK-SIXTH PLAT A SUBDIVISION LOATED IN KANSAS PLAT TO THE ASIO SOUNSHIP 50 NORTH, RANGE 32 WEST OP 1-15' R=1,960.00' D=92'46'22" L=97.15' ASION OF LAND RECORDED APRIL 28, 2 ESS PARK-SIXTH PLAT A SUBDIVISION SAID SUBDIVISIONS LOCATED IN KANSAS PLAT TO THE ASIO BEING THE SAID SOWNSHIP 50 NORTH, RANGE 32 WEST OP 1-15' SAID SUBDIVISIONS LOCATED IN KANSAS PLAT TO THE ASIO SAID SECTION 2, AS FOLLOW BEING THE SAID SOWNSHIP 50 NORTH, RANGE 32 WEST OP 1-15' SAID SUBDIVISIONS LOCATED IN KANSAS PLAN THE SAID SECTION 2, AS FOLLOW BEING THE SAID SECTION 2, AS FOLLOW BEING THE SAID SECTION 2, AS FOLLOW BEING THE SOUTH LIP OF SAID SECTION 2, AS FOLLOW BEING THE SOUTH LIP OF SAID SECTION 2, AS FOLLOW BEING THE SOUTH LIP OF SAID SAID SECTION 2, AS FOLLOW BEING THE SOUTH LIP OF SAID LOT AND AN ARCH THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING A POINT THE NORTHEAST CORNER OF SAID LOT OF SAID LOT AND AND SAID SOUTH AS THE NORTHEAST CORNER OF SAID LOT OF SAID LOT AND AND SAID SAID SECTION THE NORTHEAST CORNER OF SAID LOT OF SAID LOT AND AND SAID SAID SECTION THE NORTHEAST CORNER OF SAID LOT OF SAID LOT AND AND SAID SAID SECTION THE NORTHEAST CORNER OF SAID LOT OF SAID LOT AND AND SAID SAID SECTION THE NORTHEAST CORNER OF SAID LOT OF SAID LOT AND AND SAID SOUTH AS THE NORTHEAST CORNER OF SAID LOT OF SAID LOT AND AND SAID SOUTH AS THE NORTHEAST CORNER OF SAID LOT OF SAID LOT AND AND SAID SOUTH AS THE NORTHEAST CORNER OF SAID LOT OF SAID LOT OF SAID LOT OF SAID LOT AND AND SAID SOUTH AS THE NORTHEAST CORNER OF SAID LOT	Tract) 0'27'53"E 27 N89'03'07"W * 456.63" N89'03'07"W * 456.63" PER 6TH PLAT 5 788.24' S88'53'17"E TRACT A 468,528 S0. 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LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number	0 ACRES± 315.28 ACRES± COUNT 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053 334921.028 334888.357 334899.129 334817.728 334691.213 334665.472 334525.035 334525.035 334464.149 334219.860 334215.197 333678.787 333678.798	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 85265.287 852621.130 852693.064 852774.567 852784.706 853133.464 853135.154 853340.819 853380.671 853391.450 853497.716 853591.450 85349.704 85349.704 853672.369 853722.877 853722.401 853583.233 853756.196 853745.784 853716.169 853673.892 853603.892 853542.607 853119.243	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCI INSURANCE COMPANY, FILE NO. KCC23. AT 8: 00 A.M. AND FILE NO. KCC23. AT 8: 00 A.M. AND FILE NO. KCC23. S: 00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "0.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK-FIFTH PLAT RECORDED APRIL 28 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK-SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINANIFEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON RECPARK-SIXTH PLAT ARE AS FOLLOWS: N. ARLINGTON AVENUE / NE. 48' GRADE POINT ELEV. DE 36+54.64 812.22 ST/35+67.14 812.20 ST/37+35.00 814.99 PV 38+38.35 818.43 PV 84+90.00 830.63 PV 84+96.43 830.98 CR 822.76 PV 84+90.00 813.75 815.14 BECORDED IN THE OFFICE OF RECCORDED IN THE OFFICE OF RECCORDE	16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'0'W L=1,179.45 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TILLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT 10 ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSITER 3" WITH A GRID FACTOR OF ARE IN METERS. 11 HUNT MIDWEST BUSINESS 13, 2016 AS INSTRUMENT NUMBER PER 61T PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH 12 CONCREDE HUNT MIDWEST BUSINESS 13 CONTROL OF A SHORT OF A	ASSON OF LAND RECORDED APRIL 28, 2 STH LINE, SE 1/4, 39 EXCEPTED PRIVATE CEMETERY 12,400 FT. / 0.28 ACRES TRACT J PER 6TH PLAT 38 WEST 1/2, NE 1/4, SEC. 2, T50N, R32W WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TRACT J PER 6TH PLAT 37 LOT 33 PER 6TH PLAT 37 LOT 33 PER 436 STH S8718'06"W 1, S871	Tract) 0'27'53"E 27 N89'03'07'W **Cepted metery act) 1 LOT 37 PER 6TH PLAT 28 S88'53'17"E TRACT A 488,528 SQ. FT. 10.76 ACRES TO 33 PER 5TH PLAT EAST 1/2, NE 1/4, SEC. 2, 150N, R32W TRACT A 10.76 ACRES TO 33 PER 5TH PLAT 10.76 ACRES TO 35 THE 1/4, SEC. 2, TO 33 PER 5TH PLAT TO 36 TO 35 TO 36 TO 35 TO 36 TO 36 TO 36 TO 36 TO 37 TO 36 TO 37 TO 38 TO 30 TO 31 TO 35 TO 36 TO 35 TO 36 TO 37 TO 36 TO 36 TO 36 TO 37 TO 36 TO 36 TO 37 TO 37 TO 37 TO 36 TO 37 TO 36 TO 37 TO 40 TO 37	TRACT SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W NW. COR., NW 1/4 SEC 1, T50N, R32W 1
LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number 1	O ACRES± 315.28 ACRES± COUNT 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053 334921.028 334888.357 334899.129 334817.728 334691.213 334684.936 334665.472 334525.035 334464.149 334219.860 334464.149 334219.860 334215.197 333678.787 333678.787 333678.787 333664.076 333618.796 333618.796 333618.796	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 85265.287 852693.064 852774.567 852784.706 853133.464 853135.154 853340.819 853340.819 853380.671 853391.450 853447.716 853504.903 85349.704 85349.704 85349.704 853672.369 853722.401 853583.233 853715.998 853756.196 853745.784 853716.169 853673.892 853603.892 853106.260	SURVEYORS NOTES: 1. 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STREET GRADES AS DISPLAYED ON RECORDED IN THE AREA STOLLOWS: N. ARLINGTON AVENUE / NE. 48 GRADE POINT ELEV. DE 36+54.64 37+00.00 38+38.35 38+38.35 38+38.35 38+38.35 38+38.35 38+38.35 38+38.35 38+38.35 38+38.35 38+38.35 38+38.35 38+38.35 38+38.35 38+38.35 38+38.35 38+38.35 38+38.37 39+45.01 38+38.35 38	16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W L=1,179.45 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE COZ37, EFFECTIVE NOVEMBER 1, 2023 R, EFFECTIVE NOVEMBER 2, 2023 AT 10 ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSIER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS 3, 2016 AS INSTRUMENT NUMBER PER 61H PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH CE NUMBER 160107 BEING PASSED ON CORDED HUNT MIDWEST BUSINESS TH STREET: SC. V.C.T. ART SIN TAPER C 200.00' TAPER & CONSTRUTION MIDWEST BUSINESS PARK-FIFTH PLAT, A SUBDIV SINE SINE SINE SINE SINE SINE SINE SINE	ATH LINE, SE 1/4, 35, T51N, R32W RTH LINE, NE 1/4, C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. 0.28 ACRES TRACT J PER 6TH PLAT 38 WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TRACT J PER 6TH PLAT 37 LOT 33 PER 6TH PLAT 37 LOT 33 PER 6TH PLAT 37 LOT 33 PER 76 SAID SUBDIVISION PLOTATE DUSINES SAID SUBST, THE NORTHWEST, NORTHEA DESAID SECTION 2, ALSO BEING THE SAID LOT SAID NORTHWEST QUARTER OF SAID SE SAID SOUTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING THE SOUTH LIE THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING A POINT THERLY LINE, ALSO BEING A POINT THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING A POINT THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING A POINT THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING THE SOUTH LIE THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING THE SOUTH LIE THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING THE SOUTH LIE THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING THE SOUTH LIE THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING THE SOUTH LIE THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING THE SOUTH LIE THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING THE SOUTH LIE THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING THE SOUTH LIE THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING THE SOUTH LIE THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING THE SAID LOT OF SAID LOT 36, ALSO BEING THE SAID LOT OF SAID LOT 36, ALSO BEING A POINT THE NORTHEAST CORNER OF SAID LOT OF SAID LOT 36, ALSO BEING THE SAID LO	Tract) 0'27'53"E 27 N89'03'07'W xcepted metery 1ct) 1CT 37 PER 6TH PLAT 28 S88'53'17"E TRACT A 488.528 SQ. FT. 10.76 ACRES STH PLAT PER 5TH PLAT SEC. 2, 150N, R32W 110.81' R=635.00' D=18'37'54" L=206.49' S68'40'12"W 110.81' R=7 D=2 L=2' 2016 AS INSTRUMENT NUMBER 201601327 OF LAND RECORDED SEPTEMBER 22, 2016 SCITY, CLAY COUNTY, MISSOURI IN THE IN INTERES STEAM SOUTHEAST QUARTER OF SECTION	TRACT SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC. 1, T50N, R32W NW. COR., NW 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC. 1, T50N, R32W NW. COR., NW 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC. 1, T50N, R32W NW. COR., NW 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC.
LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number	O ACRES± 315.28 ACRES± COUNT 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053 334921.028 334888.357 334899.129 334817.728 334691.213 334684.936 334665.472 334695.35 334665.472 334665.472 334665.472 334665.472 334665.472 334665.472 334665.472 334665.472 334684.936 334665.472 334684.936 334665.472 334685.936 334665.472 3346865.472	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852365.287 852621.130 852693.064 852774.567 852784.706 853133.464 853135.154 853340.819 853380.671 853391.450 853447.716 853504.903 853447.716 853504.903 853491.016 853499.704 853672.369 853722.877 853722.401 853583.233 853515.998 853756.196 853745.784 853716.169 853635.353 853603.892 853106.260 853087.514	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCE INSURANCE COMPANY, FILE NO. KCC23 AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT 7:0.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK—FIFTH PLAT RECORDED APRIL 22:2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK—SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINANFEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES AS DISPLAYED ON RECORDED IN THE AREA STOLLOWS: N. ARLINGTON AVENUE / NE. 48 GRADE POINT ELEV. DE 36+54.64 812.20 SA 37+35.00 814.99 PV 38+38.35 818.43 PV 49.45.01 821.76 PV 39+45.01	16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W L=1,179.45 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 8, EFFECTIVE NOVEMBER 2, 2023 AT 10 ON THE MISSOURI STATE PLANE 20NE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS 3, 2016 AS INSTRUMENT NUMBER PER 61H PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH CE NUMBER 160107 BEING PASSED ON CORDED HUNT MIDWEST BUSINESS TH STREET: SC. V.C.T. ART 30 IN TAPER C 200.00' TAPER C 37, TRACT I AND TRACT J, HUNT MIDWEST BUSINI RIDER STREET BUSINESS PARK-FIFTH PLAT, A SUBDIVI STREET BUSINESS PARK SUBJECT ON SAID IN THE NORTH LING OF SAID NORTH-MEST CORNER OF 10 TAYER C 10 TA	ASSON OF LAND RECORDED APRIL 28, 2 EXCEPTED PRIVATE CEMETERY 12,400 FT. 0.28 ACRES TRACT J PER 6TH PLAT 38 WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TRACT J PER 6TH PLAT 37 LOT 33 PER 6TH PLAT 37 LOT 33 PER 6TH PLAT 37 LOT 33 PER 6TH PLAT 38 ASSON OF LAND RECORDED APRIL 28, 2 ESS PARK-SIXTH PLAT A SUBDIVISION LOT 35 PER 1,960.00' D=01'14'46" L=42.63' R=60.00' D=92'46'22" L=97.15' ASION OF LAND RECORDED APRIL 28, 2 ESS PARK-SIXTH PLAT A SUBDIVISION NAME AND	Tract) 0'27'53"E 27 N89'03'07'W xcepted metery 1ct) 1CT 37 PER 6TH PLAT 28 S88'53'17"E 388'53'17"E 395' N0991 10.76 ACRES SQ. FT. 10.76 ACRES SQ. FT. 10.76 ACRES SQ. FT. 10.76 ACRES SG. FT. 10.76 ACRES ACRES SG. FT. 10.76 ACRES AC	TRACT SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2. T50N, R32W NE. COR., NE 1/4 SEC. 2. T50N, R32W NW. COR., NW 1/4 SEC. 1, T50N, R32W NW. COR., NW 1/4 SEC. 2, T50N R32W NW. COR., NW 1/4 SEC. 2, T50N R32W NW. COR., NW 1/4 SEC. 2, T50N R32W NW. COR., NW 1/4 SEC. 1, T50N, R32W NW. COR., NW 1/4 SEC. 2,
LAND AREA FOR PROPOSED OR EXISTING RIGHT—OF—WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number 1	O ACRES± 315.28 ACRES± COUNT 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053 334921.028 334888.357 334899.129 334817.728 334691.213 334684.936 334665.472 334525.035 334464.149 334219.860 334464.149 334219.860 334215.197 333678.787 333678.787 333678.787 333664.076 333618.796 333618.796 333618.796	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 85265.287 852693.064 852774.567 852784.706 853133.464 853135.154 853340.819 853340.819 853380.671 853391.450 853447.716 853504.903 85349.704 85349.704 85349.704 853672.369 853722.401 853583.233 853715.998 853756.196 853745.784 853716.169 853673.892 853603.892 853106.260	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR TITLE INSURANCI INSURANCE COMPANY, FILE NO. KCC23 AT 8:00 A.M. AND FILE NO. KCC23233 8:00 A.M. 2. BEARINGS USED HEREON ARE BASEI COORDINATE SYSTEM, NAD 1983, WEST OF NATURAL RESOURCES MONUMENT "0.9999005. ALL COORDINATES SHOWN 3. PER 5TH PLAT IS IN REFERENCE TO PARK—FIFTH PLAT RECORDED APRIL 26 2016013273 IN BOOK H AT PAGE 156. HUNT MIDWEST BUSINESS PARK—SIXTH 2020 AS INSTRUMENT NUMBER 202004 RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINANI FEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON RECORDED AND STREET GRADES AS DISPLAYED ON SAND EXSTING RIGHT OF SAND LOT AS AND STAND CONTRACT OF S	16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'0'W L=1,179.45 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TILLE 2337, EFFECTIVE NOVEMBER 1, 2023 R, EFFECTIVE NOVEMBER 1, 2023 R, EFFECTIVE NOVEMBER 2, 2023 AT ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS R, 2016 AS INSTRUMENT NUMBER PER 6TH PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH CENUMBER 160107 BEING PASSED ON CORDED HUNT MIDWEST BUSINESS TH STREET: SC. V.C.T. ART G G IN TAPER C C 200.00' TAPER C 30 TO TAPER C 31 THE NORTH UNE OF SAD NORTH-BAST QUARTER OF SECTION 14, TRANG WEST AND NORTH-WEST QUARTER OF SECTION 15, TO SAD HITE NORTH LING OF SAD TRANG THE NORTH LING OF SAD NORTH-BAST QUARTER OF SECTION 15, TO SAD HITE NORTH LING OF SAD NORTH-BAST QUARTER OF SECTION 13, THE NORTH LING OF SAD NORTH-BAST QUARTER OF SECTION 13, THE NORTH LING OF SAD NORTH-BAST QUARTER OF SECTION 13, THE NORTH LING OF SAD NORTH-BAST QUARTER OF SECTION 14, THE NORTH LING OF SAD NORTH-BAST QUARTER OF SECTION 15, THE NORTH LING OF SAD NORTH-BAST QUARTER OF SECTION 15, THE NORTH LING OF SAD NORTH-BAST QUARTER OF SECTION 15, THE NORTH LING OF SAD NORTH-BAST QUARTER OF SAD TRACT I OF SAD HIT NORTH LING OF SAD NORTH-BAST QUARTER OF SAD TRACT I OF SAD HIT NORTH LING OF SAD TRACT I OF SAD DITH LING OF SAD TRACT I OF SAD THE STORT OF SECTION 15, THE NORTH LING OF SAD TRACT I OF SAD SAD SOUTH LING OF SAD TRACT I OF SAD SAD SAD SOUTH LING OF SAD TRACT I OF SAD THE STORT OF SECTION 15, THE NORTH LING OF SAD TRACT I OF SAD	JTH LINE, SE 1/4, 35, T51N, R32W C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. 0.28 ACRES TRACT J PER 6TH PLAT 39 TRACT J PER 6TH PLAT 38 WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TRACT J PER 6TH PLAT 37 LOT 33 PER 6TH PLAT 37 LOT 33 PER 6TH PLAT 37 LOT 33 PER 6TH PLAT 38 WEST 1/2, NE 1/4, SEC. 2, T50N, R32W TSON, R32W TSON, R32W TSON, R32W TRACT J PER 6TH PLAT 37 LOT 33 PER 6TH PLAT 37 LOT 33 PER 6TH PLAT S87'18'06"W 1, R=1,960.00' D=01'14'46" L=42.63' R=60.00' D=92'46'22" L=97.15' REGOUNT ENTRY OF SAID SEGUENT OF	Tract) 0'27'53"E 27 N89'03'07'W **cepted	TRACT SE. COR., SE 1/4 SEC. 35, T51N, R32W NE. COR., NE 1/4 SEC. 2, T50N, R32W NW. COR., NW 1/4 SEC. 1, T50N, R32W NW. COR., NW 1/4 SEC. 1, T50N, R32W NW. COR., NW 1/4 SEC. 1, T50N, R32W NW. COR., NW 1/4 SEC. 1, T50N, R32W P7.17' SE COR. NE 1/4 SEC. 2, T50N - R32W FND. 1/2" REBAR W/ LS366 CAP MO DNR DOC #600 - 54625 15.00' 1'44'16" 71.27' DATE OF SURVEY 10-30-2023 - FOR CLIENT REVIE SAID NORTH PROF SAID PARK-FIFTH WEST OF SAID PARK-FIFTH WEST OF SAID PARK-FIFTH WEST OF SAID NE OF SAI
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY NET LAND AREA PLAT DATA NUMBER OF LOTS NUMBER OF TRACTS STATE Point Number 1	O ACRES± 315.28 ACRES± COUNT 1 1 1 1 TE PLANE COORDINATE TA Grid Northing 333967.928 334441.384 334477.863 334480.830 334486.840 334511.819 334582.735 334678.570 334830.439 335088.795 335382.739 335326.961 335272.659 335287.878 335055.517 335058.053 334921.028 334888.357 334899.129 334817.728 334691.213 334684.936 334665.472 334695.35 334665.472 334665.472 334665.472 334665.472 334665.472 334665.472 334665.472 334665.472 334684.936 334665.472 334684.936 334665.472 334685.936 334665.472 3346865.472	BUSTER 3 N: 333967.928 E: 850686.951 850686.951 852646.250 852566.032 852566.727 852517.434 852471.331 852470.145 852365.287 852365.287 852621.130 852693.064 852774.567 852784.706 853133.464 853135.154 853340.819 853380.671 853391.450 853447.716 853504.903 853447.716 853504.903 853491.016 853499.704 853672.369 853722.877 853722.401 853583.233 853515.998 853756.196 853745.784 853716.169 853635.353 853603.892 853106.260 853087.514	SURVEYORS NOTES: 1. PROPERTY INFORMATION REFERENCIN THE COMMITMENT FOR ITTLE INSURANCE INSURANCE COMPANY, FILE NO. KCC23 AT 8:00 A.M. AND FILE NO. KCC23 AT 8:00 A.M. AT PAGE 156. HUNT MIDWEST BUSINESS PARK-SIXTH PLAT RECORDED APRIL 28 CORDED IN CLAY COUNTY, MISSOURI. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINANI FEBRUARY 16, 2016. STREET GRADES FOR A PORTION OF N. PREVIOUSLY ESTABLISHED BY ORDINANI FEBRUARY 16, 2016. STREET GRADES AS DISPLAYED ON RECORDED IN CLAY COUNTY, MISSOURI. STREET GRADES AS DISPLAYED ON RECORDED AND STREET GRADES AND STREET GRADES AND STREET GRADES BEGIN AND STREET GRADES AND STREE	16'52"W 136.49' R=660.00' D=35'43'08" L=411.45' N90'00'00'W L=1,179.45 250.56' IG THIS SURVEY WAS TAKEN FROM E REPORT, ISSUED BY CHICAGO TITLE 2337, EFFECTIVE NOVEMBER 1, 2023 R, EFFECTIVE NOVEMBER 1, 2023 R, EFFECTIVE NOVEMBER 2, 2023 AT O ON THE MISSOURI STATE PLANE ZONE USING MISSOURI DEPARTMENT BUSTER 3" WITH A GRID FACTOR OF ARE IN METERS. HUNT MIDWEST BUSINESS J, 2016 AS INSTRUMENT NUMBER PER 6TH PLAT IS IN REFERENCE TO PLAT RECORDED SEPTEMBER 22, 8377 IN BOOK I AT PAGE 112.1 EACH ARLINGTON AVENUE HAVE BEEN CE NUMBER 160107 BEING PASSED ON CORDED HUNT MIDWEST BUSINESS TH STREET: SC. V.C.T. ART GIN TAPER CO. 10 TAPER CO. 200.00' TAPER CO. 11 TAPER CO. 200.00' TAPER CO. 12 TAPER CO. 200.00' TAPER CO. 200.00' TAPER CO. 200.00' TAPER CO. 200.00' TAPER CO. 37, TRACT I AND TRACT J, HUNT MIDWEST BUSINESS TH STREET: CO. 200.00' TAPER CO. 37, TRACT I AND TRACT J, HUNT MIDWEST BUSINESS TH STREET: CO. 200.00' TAPER CO. 37, TRACT I AND TRACT J, HUNT MIDWEST BUSINESS THEN TAPER CO. 38 JALSO BEING A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER CO. 39 TEST ON THE NORTH-WEST CORNER OF SAID THE NORTH LINE OF SAID NORTH-BAST QUARTER CO. 30 TAPER CO. 31 FEET TO THE NORTH-WEST CORNER OF SAID THE NORTH LINE OF SAID SAID SOUTH AND SAID SOUTH S	JTH LINE, SE 1/4, 35, T51N, R32W C. 2, T50N, R32W EXCEPTED PRIVATE CEMETERY 12,400 FT. 0.28 ACRES TRACT J BER GTH PLAT TRACT J FER GTH PLAT TRACT J	Tract) 0'27'53"E 27 N89'03'07'W xcepted metery 1ct) 1CT 1CT 1CT 1CT 1CT 1CT 1CT 1C	TRACT PER SEC. 24, 55 1/4 SEC. 25, 151N, R32W NE. COR., NE 1/4 SEC. 2, 150N, R32W NW. COR., NW 1/4 SEC. 1, 150N, R32W NW. COR., NW 1/4 SEC. 1, 150N, R32W SEC. 2, 150N, R32W NW. COR., NW 1/4 SEC. 1, 150N, R32W NW. COR., NW 1/4 SEC. 2 SEC. 2, 150N SEC. 2, 164 SEC. 2, 16N SEC. 2, 16

THIS PLAT AND SURVEY OF PARVIN & ARLINGTON WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

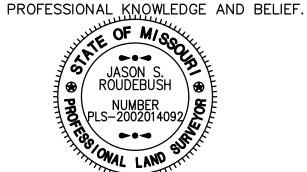
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I HEREBY CERTIFY: THAT THE PLAT OF PARVIN & ARLINGTON SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED 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



OLSSON, MO CLS 366 JASON S. ROUDEBUSH, MO PLS 2002014092 JANUARY 10, 2024 JROUDEBUSH@OLSSON.COM

WARRANTY DEEDS AND SAID AFFIDAVIT, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 37, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 911914" AND AN ARC DISTANCE OF 1,179.45 FEET; THENCE SOUTH 90'00'00" WEST, ON SAID EXISTING NORTHERLY RIGHT—OF—WAY LINE AND SAID SOUTHERLY LINE, 250.56 FEET; THENCE WESTERLY, ON SAID EXISTING NORTHERLY RIGHT—OF—WAY LINE AND SAID SOUTHERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 35'43'08" AND AN ARC DISTANCE OF 411.45 FEET; THENCE NORTH 54"16'52" WEST, ON SAID EXISTING NORTHERLY RIGHT—OF—WAY LINE, ALSO BEING THE SOUTHERLY LINE, 136.49 FEET; THENCE NORTHWESTERLY, ON SAID EXISTING NORTHERLY RIGHT—OF—WAY LINE, ALSO BEING THE SOUTHERLY LINE OF SAID TRACT I OF SAID HUNT MIDWEST BUSINESS PARK—SIXTH PLAT, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 22'31'53" AND AN ARC DISTANCE OF 291.00 FEET TO A POINT EXISTING NORTHERLY RIGHT—OF—WAY LINE OF SAID NE 48TH STREET ESTABLISHED BY GENERAL WARRANTY DEED RECORDED OCTOBER 14, 2022 AS INSTRUMENT NUMBER 2022033538 IN BOOK 9464 AT PAGE 105 IN SAID OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE ALONG A LINE NON—TANGENT TO SAID CURVE, NORTH 13"11'15" EAST, ON SAID EXISTING NORTHERLY RIGHT—OF—WAY LINE OF SAID HUNT MIDWEST BUSINESS PARK—FIFTH PLAT, A DISTANCE OF 10.00 FEET; THENCE WESTERLY, ON SAID EXISTING NORTHERLY LINE OF SAID TRACT I, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 76'48'45" WEST WITH A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 12'28'18" AND AN ARC DISTANCE OF 163.25 FEET TO THE SOUTHWEST CORNER OF SAID TRACT I; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT—OF—WAY LINE, ON A LINE NON—TANGENT TO SAID CURVE, NORTH 00'00'00" EAST, ON THE WESTERLY LINE OF SAID TRACT I; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT—OF—WAY LINE, ON A LINE NON—TANGENT TO SAID CURVE, NORTH 00'00'00" EAST, ON THE WEST WEST WITH A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 12"28"18" AND AN ARC DISTANCE OF 163.25 FEET TO THE SOUTHWEST CORNER OF SAID TRACT I; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT—OF—WAY LINE, ON A LINE NON—TANGENT TO SAID CURVE, NORTH 00"00"00" EAST, ON THE WESTERLY LINE OF SAID TRACT I, A DISTANCE OF 81.95 FEET; THENCE NORTH 33"01"40" WEST, ON SAID WESTERLY LINE, 605.52 FEET; THENCE NORTH 00"00"00" EAST, ON SAID WESTERLY LINE, 847.67 FEET; THENCE NORTH 41"02"08" EAST, ON THE NORTHWESTERLY LINE OF SAID TRACT I ALSO BEING THE NORTHWESTERLY LINE OF SAID LOT 37, A DISTANCE OF 1,278.59 FEET TO THE NORTHERLY MOST POINT OF SAID LOT 37; THENCE SOUTHEASTERLY, ON THE EASTERLY LINE OF SAID LOT 37, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 48"05"34" EAST WITH A RADIUS OF 2,080.08 FEET, A CENTRAL ANGLE OF 08"14"01" AND AN ARC DISTANCE OF 298.91 FEET; THENCE SOUTH 56"19"35" EAST, ON SAID EASTERLY LINE, 321.33 FEET; THENCE NORTH 33"40"25" EAST, ON SAID EASTERLY LINE, 60.00 FEET; THENCE SOUTH 56"19"35" EAST, ON SAID EASTERLY LINE, 10.00 FEET; THENCE SOUTH 56"19"35" EAST, ON SAID EASTERLY LINE, 10.00 FEET; THENCE SOUTH 56"19"35" EAST, ON SAID EASTERLY LINE, 0 A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 855.37 FEET, A CENTRAL ANGLE OF 11"20"39" AND AN ARC DISTANCE OF 169 36 FFFT. THENCE ALONG A LINE NON—TANGENT TO SAID CURVE NORTH 45"01"04" FAST ON SAID FASTERLY LINE, 50 00 FFFT. THENCE AN ARC DISTANCE OF 169.36 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 45'01'04" EAST, ON SAID EASTERLY LINE, 50.00 FEET; THENCE SOUTHEASTERLY, ON SAID EXISTING EASTERLY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 44'58'56" EAST WITH A RADIUS OF 905.37 FEET, A CENTRAL ANGLE OF 20'39'31" AND AN ARC DISTANCE OF 326.44 FEET; THENCE SOUTH 24"19'25" EAST, ON SAID EASTERLY LINE, 455.53 FEET; THENCE SOUTH 65'40'35" WEST, ON SAID EASTERLY LINE, 50.00 FEET; THENCE SOUTH 24"19'25" EAST, ON SAID EASTERLY LINE, 70.18 FEET; THENCE SOUTHEASTERLY, ON SAID EASTERLY LINE, 70.18 FEET; THENCE SOUTH LEFT BEING TANGENT TO THE LEFT BEING T

EXCEPT A PRIVATE CEMETERY WHICH IN THE NORTHEAST QUARTER OF SAID SECTION 2 AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89°32'07" WEST ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 1,528.26 FEET; THENCE SOUTH 00°27'53" EAST, 507.63 FEET TO THE POINT OF BEGINNING OF SAID PRIVATE CEMETERY; THENCE SOUTH 50°00'00" BEST, 114.37 FEET; THENCE NORTH 00'00'00" EAST, 108.42 FEET; THENCE NORTH 90'00'00" EAST, 114.37 FEET TO THE POINT OF BEGINNING. CONTAINING 12,400 SQUARE FEET OR 0.28 ACRES, MORE OR LESS. CONTAINING A TOTAL OF 13,773,385 SQUARE FEET OR 315.28 ACRES, MORE OR LESS.

OF 756.64 FEET; THENCE SOUTH 77*24'04" EAST, ON SAID EASTERLY LINE, 169.81 FEET TO A POINT ON THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 00*32'14" WEST, ON SAID EASTERLY LINE AND SAID EAST LINE, 166.44 FEET TO THE POINT OF BEGINNING. CONTAINING 13,745,785 SQUARE FEET OR 315.56 ACRES, MORE OR LESS. ALL LYING ABOVE THE WINTERSET LEDGE OF LIMESTONE ROCK IS ABSENT, LYING ABOVE THE BETHANY FALLS LEDGE. ALL OTHER AREAS WHERE NO LEDGE IS PRESENT LYING ABOVE THE ELEVATION 720 (NAVD88).

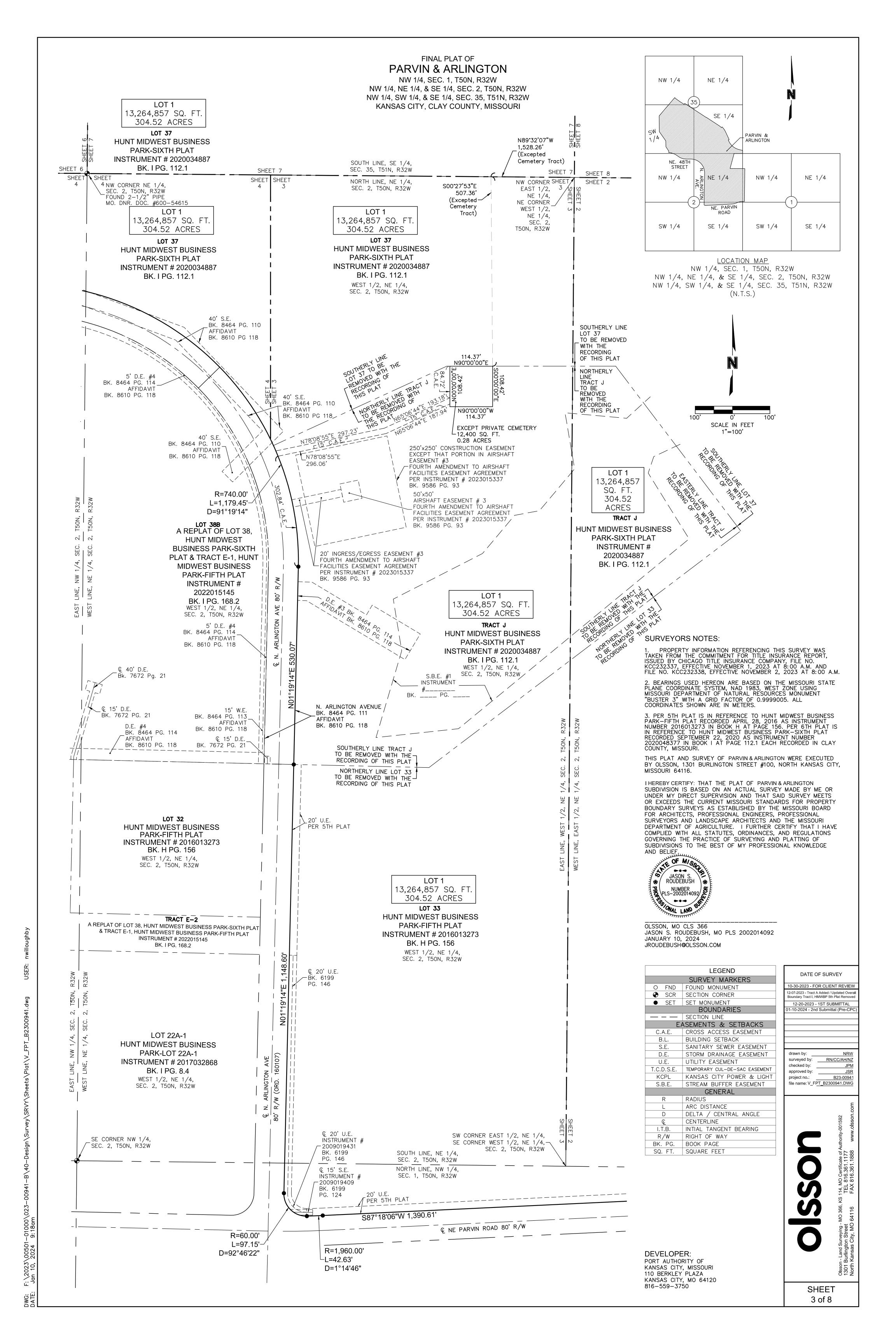
OR CLIENT REVIEW A Added / Updated Overall HMWBP 5th Plat Removed 1ST SUBMITTAL d Submittal (Pre-CPC

RN/CC/AH/NZ B23-00941 PT_B2300941.DWG

SHEET

1 of 8

2 of 8



LEGEND				
SURVEY MARKERS				
O FND	FOUND MONUMENT			
◆ SCR	SECTION CORNER			
● SET	SET MONUMENT			
	BOUNDARIES			
<u> </u>	SECTION LINE			
EASEMENTS & SETBACKS				
C.A.E.	CROSS ACCESS EASEMENT			
B.L.	BUILDING SETBACK			
S.E.	SANITARY SEWER EASEMENT			
D.E.	STORM DRAINAGE EASEMENT			
U.E.	UTILITY EASEMENT			
T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT			
KCPL	KANSAS CITY POWER & LIGHT			
S.B.E.	STREAM BUFFER EASEMENT			
GENERAL				
R	RADIUS			
L	ARC DISTANCE			
D	DELTA / CENTRAL ANGLE			
<u>Ç</u>	CENTERLINE			
I.T.B.	INTIAL TANGENT BEARING			
R/W	RIGHT OF WAY			
BK. PG.	BOOK PAGE			
SQ. FT.	SQUARE FEET			

SURVEYORS NOTES:

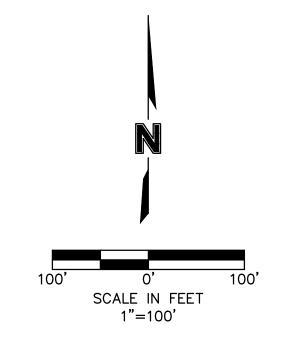
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KCC232337, EFFECTIVE NOVEMBER 1, 2023 AT 8:00 A.M. AND FILE NO. KCC232338, EFFECTIVE NOVEMBER 2, 2023 AT 8:00 A.M.

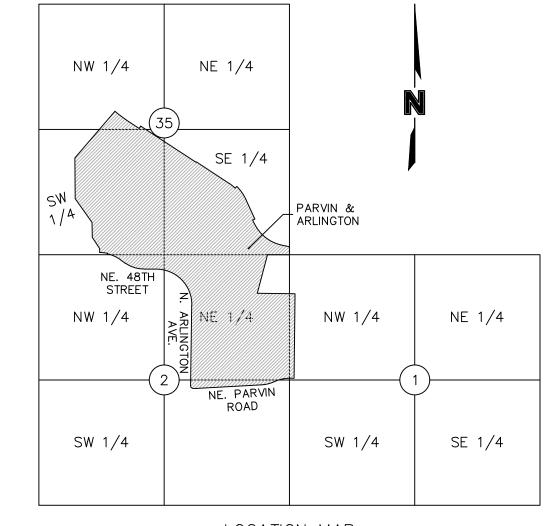
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "BUSTER 3" WITH A GRID FACTOR OF 0.9999005. ALL COORDINATES SHOWN ARE IN METERS.

3. PER 5TH PLAT IS IN REFERENCE TO HUNT MIDWEST BUSINESS PARK—FIFTH PLAT RECORDED APRIL 28, 2016 AS INSTRUMENT NUMBER 2016013273 IN BOOK H AT PAGE 156. PER 6TH PLAT IS IN REFERENCE TO HUNT MIDWEST BUSINESS PARK—SIXTH PLAT RECORDED SEPTEMBER 22, 2020 AS INSTRUMENT NUMBER 2020048377 IN BOOK I AT PAGE 112.1 EACH RECORDED IN CLAY COUNTY, MISSOURI.

FINAL PLAT OF PARVIN & ARLINGTON

NW 1/4, SEC. 1, T50N, R32W NW 1/4, NE 1/4, & SE 1/4, SEC. 2, T50N, R32W NW 1/4, SW 1/4, & SE 1/4, SEC. 35, T51N, R32W KANSAS CITY, CLAY COUNTY, MISSOURI





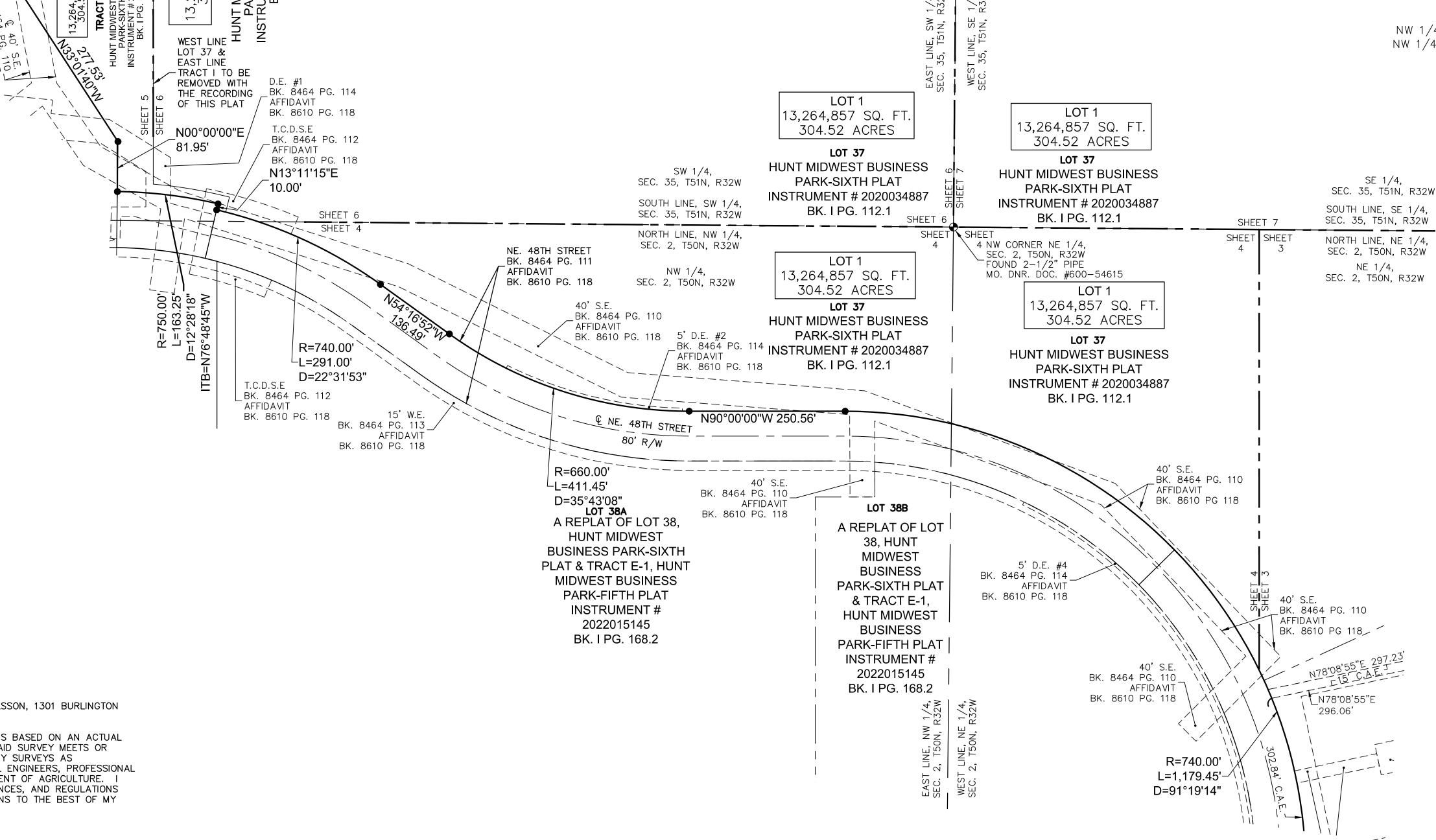
LOCATION MAP

NW 1/4, SEC. 1, T50N, R32W

NW 1/4, NE 1/4, & SE 1/4, SEC. 2, T50N, R32W

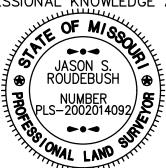
NW 1/4, SW 1/4, & SE 1/4, SEC. 35, T51N, R32W

(N.T.S.)



THIS PLAT AND SURVEY OF PARVIN & ARLINGTON WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF PARVIN & ARLINGTON 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 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.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
JANUARY 10, 2023
JROUDEBUSH@OLSSON.COM

DEVELOPER:
PORT AUTHORITY OF
KANSAS CITY, MISSOURI
110 BERKLEY PLAZA
KANSAS CITY, MO 64120
816-559-3750

Olsson

DATE OF SURVEY

10-30-2023 - FOR CLIENT REVIEW

12-07-2023 - Tract A Added / Updated Over

Boundary Tract I. HMWBP 5th Plat Remo

12-20-2023 - 1ST SUBMITTAL

01-10-2024 - 2nd Submittal (Pre-CPC

file name: V_FPT_B2300941.DWG

RN/CC/AH/NZ

B23-00941

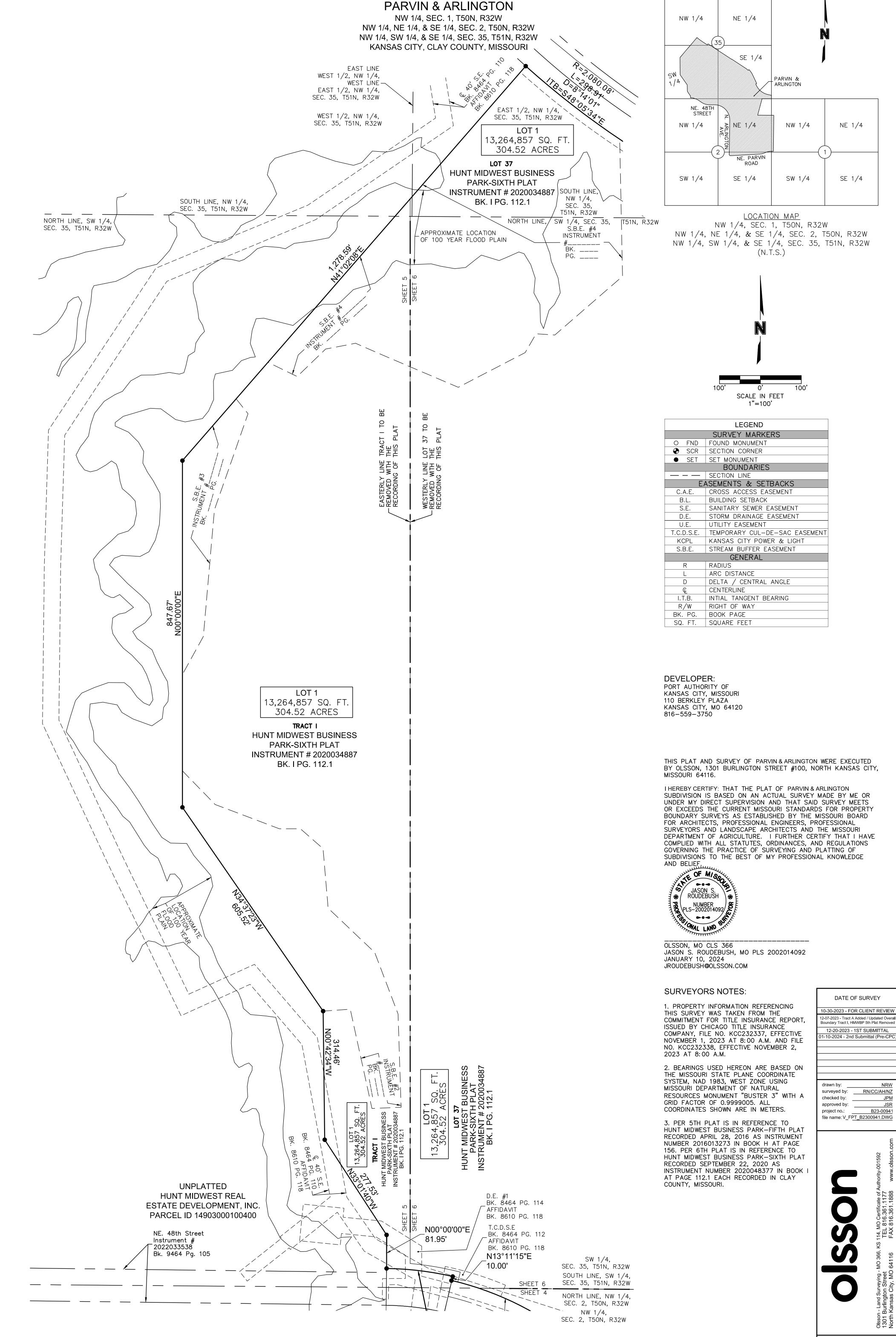
surveyed by:

checked by:

approved by:

project no :

SHEET 4 of 8

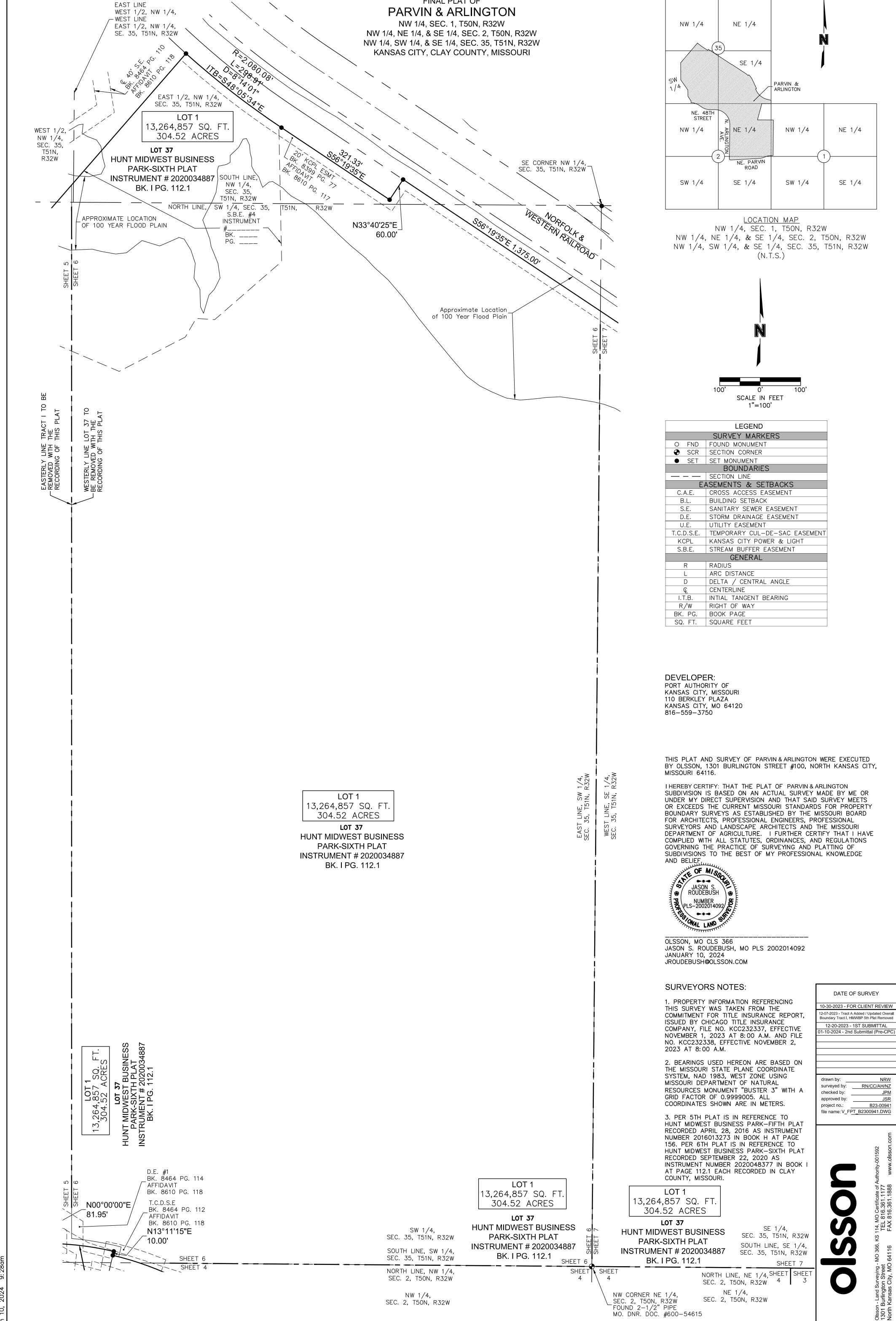


FINAL PLAT OF

SRVY\Sheets\Plat\V_FPT_B2300941.dwg USER: nwilloughl

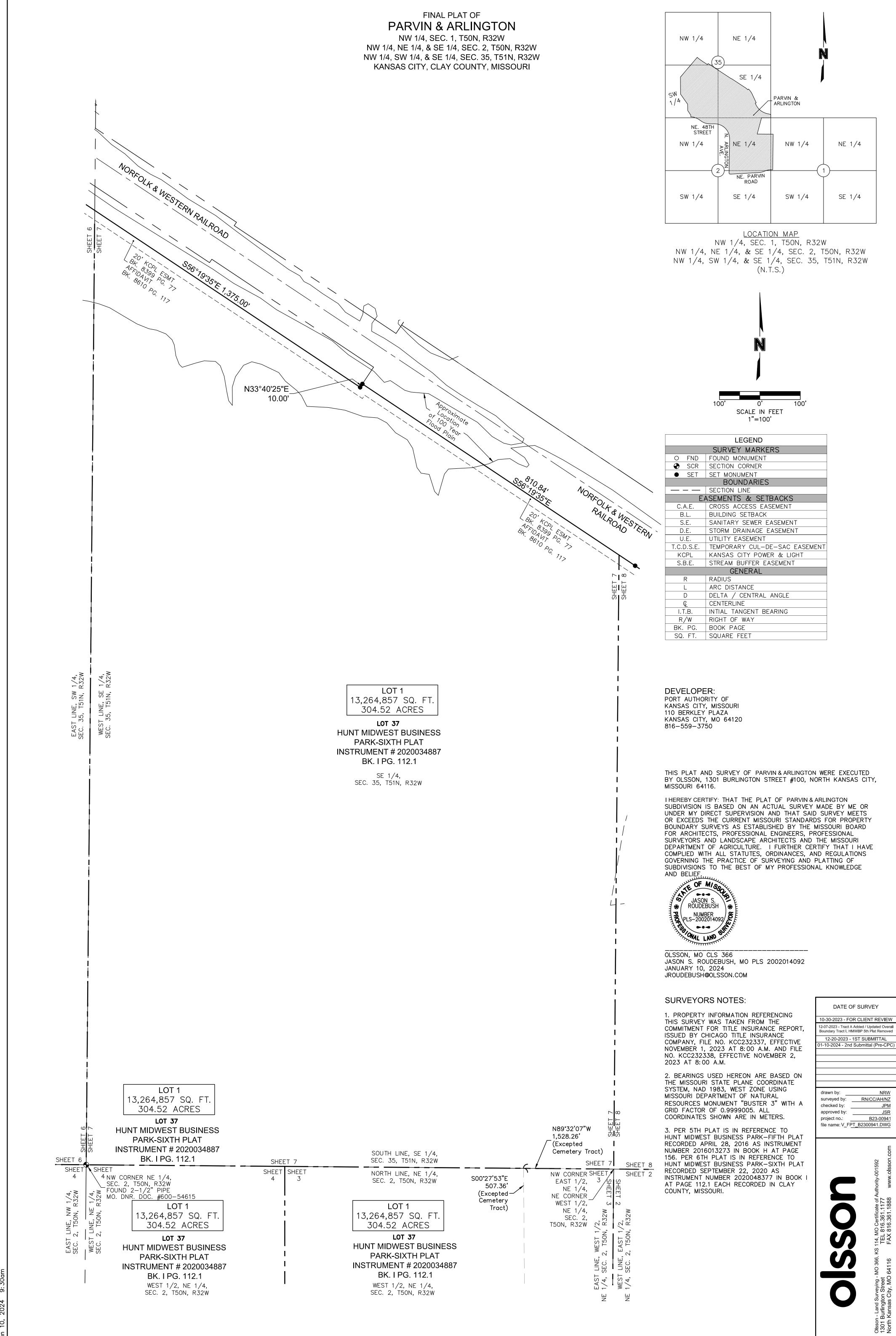
2023\00501—01000\023—00941—B\40—Design\Survey\SRVY\Sheets\Plat\V_FPT_E

SHEET 5 of 8



FINAL PLAT OF

SHEET 6 of 8



-B\40-D

SHEET

7 of 8

SURVEYORS NOTES:

THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "BUSTER 3" WITH A GRID FACTOR OF 0.9999005. ALL COORDINATES SHOWN ARE IN METERS.

2. BEARINGS USED HEREON ARE BASED ON

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE

3. PER 5TH PLAT IS IN REFERENCE TO HUNT MIDWEST BUSINESS PARK-FIFTH PLAT RECORDED APRIL 28, 2016 AS INSTRUMENT NUMBER 2016013273 IN BOOK H AT PAGE 156. PER 6TH PLAT IS IN REFERENCE TO HUNT MIDWEST BUSINESS PARK-SIXTH PLAT RECORDED SEPTEMBER 22, 2020 AS INSTRUMENT NUMBER 2020048377 IN BOOK I AT PAGE 112.1 EACH RECORDED IN CLAY COUNTY, MISSOURI.

	LEGEND				
	SURVEY MARKERS				
O FND	FOUND MONUMENT				
◆ SCR	SECTION CORNER				
• SET	SET MONUMENT				
	BOUNDARIES				
	SECTION LINE				
E,	EASEMENTS & SETBACKS				
C.A.E.	CROSS ACCESS EASEMENT				
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<u> </u>	CENTERLINE				
	I.T.B. INTIAL TANGENT BEARING				
R/W	RIGHT OF WAY				
BK. PG.	BOOK PAGE				
SQ. FT.	SQUARE FEET				

DEVELOPER: PORT AUTHORITY OF KANSAS CITY, MISSOURI 110 BERKLEY PLAZA KANSAS CITY, MO 64120 816-559-3750

THIS PLAT AND SURVEY OF PARVIN & ARLINGTON WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF PARVIN & ARLINGTON 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 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.

JROUDEBUSH@OLSSON.COM

OLSSON, MO CLS 366 JASON S. ROUDEBUSH, MO PLS 2002014092 JANUARY 10, 2024

SOUTH LINE, SE 1/4, SEC. 35, T51N, R32W SHEET 7 NORTH LINE, NE 1/4, SEC. 2, T50N, R32W LOT 1 13,264,857 SQ. FT. 304.52 ACRES

HUNT MIDWEST BUSINESS PARK-SIXTH PLAT INSTRUMENT # 2020034887 BK. I PG. 112.1

WEST 1/2, NE 1/4,

SEC. 2, T50N, R32W

S00°27'53"E

507.36

Tract)

(Excepted-

Cemetery

SEC. 2, T50N, R32W

LOT 1 13,264,857 SQ. FT. 304.52 ACRES LOT 37

NW CORNER EAST 1/2, NE 1/4,

NE CORNER WEST 1/2, NE 1/4,

HUNT MIDWEST BUSINESS PARK-SIXTH PLAT INSTRUMENT # 2020034887 BK. I PG. 112.1

EAST 1/2, NE 1/4,

SEC. 2, T50N, R32W

NORTH LINE, NE 1/4,

SEC. 2, T50N, R32W

TRACT I **HUNT MIDWEST BUSINESS** PARK -FIFTH PLAT INSTRUMENT # 2016013273 BK. H PG. 156 EAST 1/2, NE 1/4,

SEC. 2, T50N, R32W

N89°32'07"W

POINT OF BEGINNING

SEC. 35, T51N, R32W

SEC. 2, T50N, R32W

NW. COR., NW 1/4

SEC 1, T50N, R32W

SE. COR., SE 1/4

NE. COR., NE 1/4 ——

456.63'

SHEET 2

SHEET

NE 1/4

SE 1/4

DATE OF SURVEY

10-30-2023 - FOR CL**I**ENT REVIE\

12-07-2023 - Tract A Added / Updated Over

12-20-2023 - 1ST SUBMITTAL

file name: V_FPT_B2300941.DWG

surveyed by:

checked by:

project no :

)1-10-2024 - 2nd Submittal (Pre-CPC

RN/CC/AH/NZ

B23-00941

NW 1/4

SW 1/4

