

# FINAL PLAT

## AUTUMN RIDGE OFFICE PARK

PART OF THE E 1/2 OF SEC 13, TOWNSHIP 46N, RANGE 33W OF THE 5TH P.M.  
BELTON, CASS COUNTY, MISSOURI

FILE NUMBER: 413821  
 RECORDING FEE: \$6.00  
 RECORDED: 06/19/2008 11:50:41 AM  
 MISSOURI STATE DISBURSEMENT  
 SHERRI L. SMILEY, Notary Public, State of Missouri, Johnson County, Commission # 08549358, Expires February 21, 2009

**DEDICATION:**  
 THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "AUTUMN RIDGE OFFICE PARK". IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREIN TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON EACH LOT FOLLOWED BY THE WORDS "AUTUMN RIDGE OFFICE PARK".

**EASEMENT DEDICATION:**  
 AN EASEMENT IS HEREBY GRANTED TO BELTON, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E). WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES; WITH THE EXCEPTION OF DRAINAGE EASEMENTS (D/E) WHERE NO FENCES SHALL BE ERECTED) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF BELTON, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENTS. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OF THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO ALL EASEMENTS DEDICATED TO THE CITY.

**INGRESS-EGRESS EASEMENT DEDICATION:**  
 AN EASEMENT IS HEREBY GRANTED TO LOTS 1, 2 & 3, AUTUMN RIDGE OFFICE PARK FOR MUTUAL USE AND PURPOSE ACCESS OVER THE STRIPS OF LAND DESIGNATED INGRESS-EGRESS EASEMENTS (I/E/E).

**DRAINAGE EASEMENT MAINTENANCE:** AREAS DESIGNATED AS DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

**STREETS:** STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY, ARE HEREBY SO DEDICATED.

**BUILDING LINES:** BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

**IN TESTIMONY WHEREOF:** AUTUMN RIDGE HOMES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN COLSON, MEMBER OF AUTUMN RIDGE HOMES, LLC. THIS 8 DAY OF October, 2007.

*Brian Colson*  
 BRIAN COLSON - AUTUMN RIDGE HOMES, LLC, MEMBER  
 STATE OF MISSOURI )  
 COUNTY OF Johnson ) SS

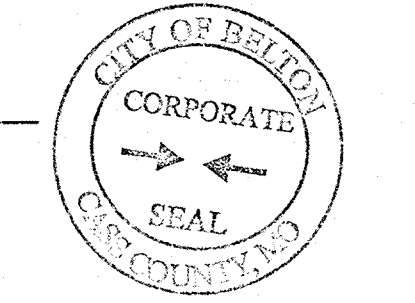
BE IT REMEMBERED THAT ON THIS 8 DAY OF October, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME BRIAN COLSON, A MEMBER OF AUTUMN RIDGE HOMES, LLC TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: 2/21/09  
*Sherril L. Smiley*  
 NOTARY PUBLIC



**CITY PLANNING COMMISSION:**  
 THIS PLAT OF "AUTUMN RIDGE OFFICE PARK" HAS BEEN SUBMITTED TO AND APPROVED BY THE BELTON PLANNING COMMISSION THIS 29th DAY OF August, 2007.  
*Paul Myers* CHAIRMAN: PAUL MYERS  
*Bud Foster* PLANNING DIRECTOR: BUD FOSTER

**BOARD OF ALDERMAN:**  
 THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF BELTON, MISSOURI, BY ORDINANCE NO. 2007-9 DULY AUTHENTICATED AS PASSED THIS 25 DAY OF September, 2007.  
*Jimmy Odom* MAYOR: JIMMY ODOM  
*Patricia Ledford* CITY CLERK: PATRICIA LEDFORD



**PHOENIX ENGINEERING & SURVEYING, LLC**

3855 S. NORTHERN BLVD., INDEPENDENCE, MO 64062  
 (816) 743-8000 FAX: (816) 743-8700

PROJECT NO.	04048b	LAST REVISION	B-8-07
PROJECT NAME	Autumn Ridge Office Park		
DIR. & DWG. NAME	H/projects/04048b.dwg/04048b-Final Plat.dwg		
<b>M4633-13</b>		<b>SHEET 1 of 1</b>	

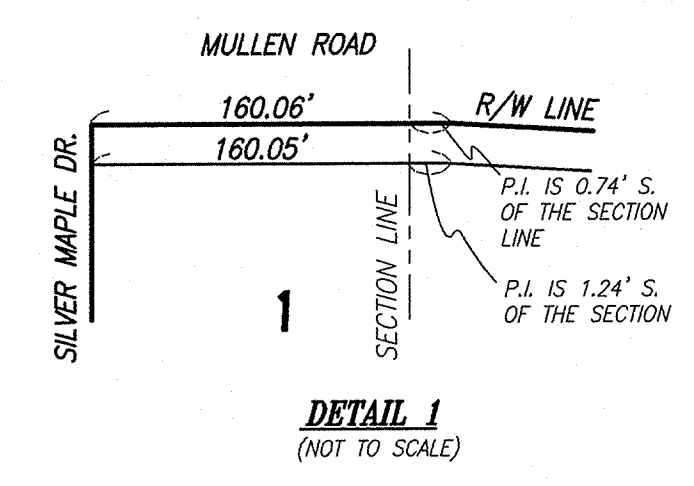
11/16/04  
 Date of Survey

**STATE OF MISSOURI**  
 WESLEY SCROGHAM  
 as agent of Phoenix Engineering & Surveying L.L.C. (MO 2000151303)

UNPLATTED  
 AUTUMN RIDGE HOMES, LLC.  
 FILE # 222964  
 BK. 2590, PG. 482

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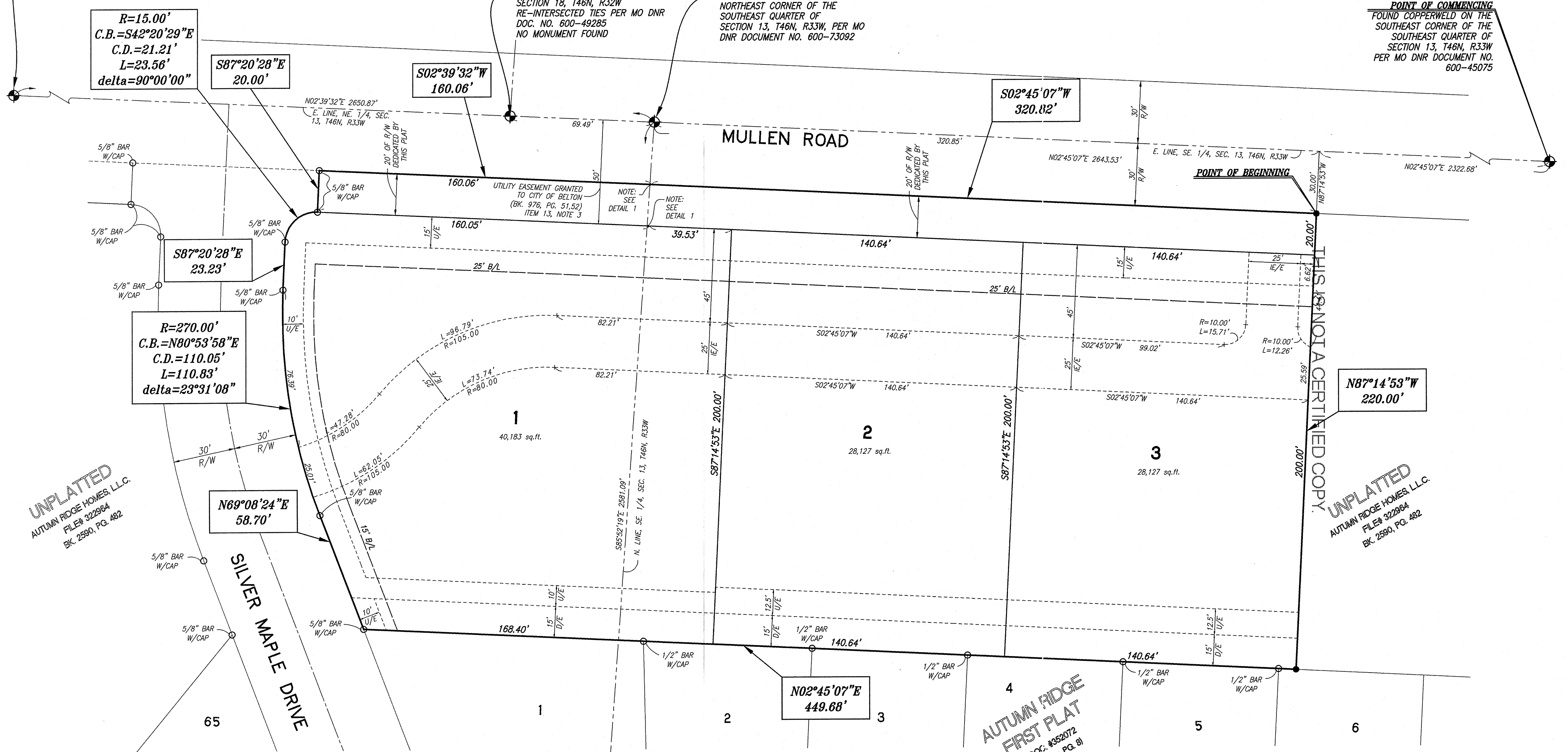
FOUND COPPERWELD ON THE NORTHEAST CORNER OF SECTION 13, T46N, R33W PER MO DNR DOCUMENT NO. 600-59176



SW CORNER OF THE NW 1/4 SECTION 18, T46N, R33W RE-INTERSECTED TIES PER MO DNR DOC. NO. 600-49285 NO MONUMENT FOUND

FOUND COPPERWELD ON THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, T46N, R33W, PER MO DNR DOCUMENT NO. 600-73092

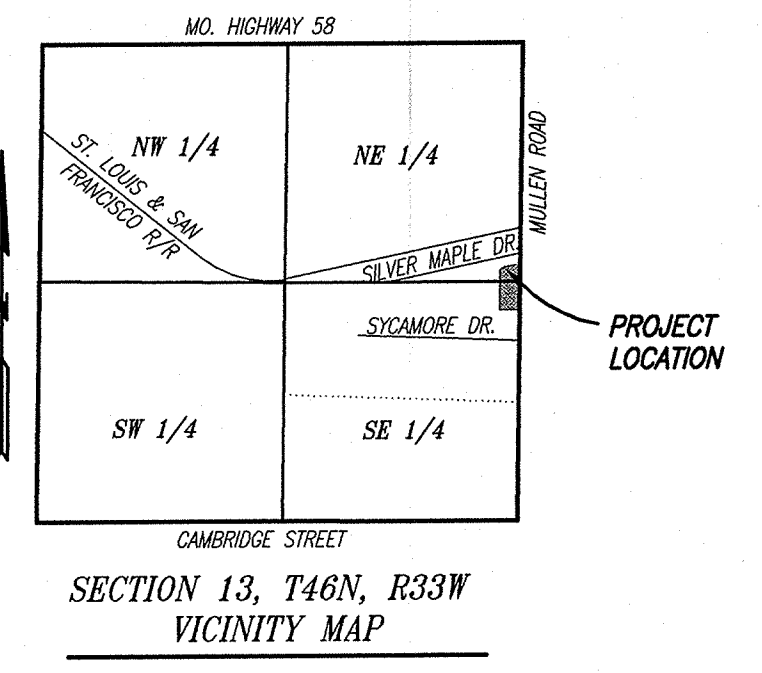
**POINT OF COMMENCING**  
 FOUND COPPERWELD ON THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, T46N, R33W PER MO DNR DOCUMENT NO. 600-45075



UNPLATTED  
 AUTUMN RIDGE HOMES, LLC.  
 FILE # 222964  
 BK. 2590, PG. 482

**BOUNDARY DESCRIPTION:**  
 THAT PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 46 NORTH OF THE BASELINE, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BELTON, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE N02°45'07"E ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 2,322.68 FEET; THENCE N87°14'53"W, 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF MULLEN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING N87°14'53"W, 220.00 FEET TO THE EAST LINE OF LOT 6, AUTUMN RIDGE FIRST PLAT, A CASS COUNTY SUBDIVISION OF RECORD; THENCE N02°45'07"E ON THE EAST LINE OF LOTS 1 THRU 6 OF SAID AUTUMN RIDGE FIRST PLAT, 449.68 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SILVER MAPLE DRIVE; THENCE N69°08'24"E, ON SAID SOUTH RIGHT-OF-WAY LINE, 58.70 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ON A CURVE TO THE RIGHT ON SAID SOUTH RIGHT-OF-WAY LINE (SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CHORD BEARING OF N80°53'58"E, A CHORD DISTANCE OF 110.83 FEET) TO A POINT OF TANGENCY; THENCE S87°20'28"E ON SAID SOUTH RIGHT-OF-WAY LINE, 23.23 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT ON SAID SOUTH RIGHT-OF-WAY LINE (SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S42°20'29"E, A CHORD DISTANCE OF 21.21 FEET) AN ARC LENGTH OF 23.56 FEET; THENCE S87°20'28"E ON SAID SOUTH RIGHT-OF-WAY LINE, 20.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF MULLEN ROAD; THENCE S02°39'32"W, ON SAID WEST RIGHT-OF-WAY LINE BEING 30.00 FEET WEST FROM, AND PARALLEL WITH, THE EAST LINE OF SAID NORTHEAST QUARTER, 160.06 FEET; THENCE S2°45'07"W ON SAID WEST RIGHT-OF-WAY LINE BEING 30.00 FEET WEST FROM, AND PARALLEL WITH, THE EAST LINE OF SAID SOUTHEAST QUARTER, 320.82 FEET TO THE POINT OF BEGINNING. CONTAINING 2.435 ACRES, MORE OR LESS.

- LEGEND:**
- = FOUND SECTION CORNER/1/4 SECTION CORNER AS NOTED
  - = FOUND SURVEY MONUMENT AS NOTED
  - = SET 5/8" BAR & ALUMINUM CAP
  - R = RADIUS
  - L = ARC LENGTH
  - ITB = INITIAL TANGENT BEARING
  - R/W = RIGHT-OF-WAY
  - PI = POINT OF INTERSECTION
  - PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - C/L = CENTERLINE
  - U/E = UTILITY EASEMENT
  - D/E = DRAINAGE EASEMENT
  - C.D. = CHORD DISTANCE
  - C.B. = CHORD BEARING
  - B/L = BUILDING LINE
  - I/E/E = INGRESS-EGRESS EASEMENT



PREPARED FOR:  
 KANSAS CITY HOMES, L.L.C.  
 1330 W. JEFFERSON  
 GRAIN VALLEY, MO 64029  
 (816) 224-5259

- NOTES:**
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY AND THE LAND REFERRED TO IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. H28383, EFFECTIVE JUNE 10, 2004 AT 8:00 AM, ISSUED BY CLINTON COUNTY LAND TITLE COMPANY.
  - BEARINGS ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE BY USE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES' METRO CONTROL MONUMENTS CA-01, CA-02 AND ONSITE CA-25, CA-25A.
  - ITEM NO. 13 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO RIGHT-OF-WAY EASEMENTS FOR UTILITIES GRANTED TO THE CITY OF BELTON, RECORDED IN BOOK 976, PAGES 51 AND 52. SAID EASEMENT CROSSES THE SUBJECT TRACT AND IS SHOWN HEREON.
  - THE SUBJECT TRACT CONTAINS 2.435 ACRES.