

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

10/04/2007 09:49:29 AM

INSTRUMENT TYPE: PLAT FEE: \$66.00 4 Pages
NON-STANDARD FEE: \$0.00



INSTRUMENT NUMBER/BOOK & PAGE:
2007E0129494

Book: 112 Page: 37
ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

**Jackson County
Recorder of Deeds
Exempt Document**

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document
in compliance with the laws of the
State of Missouri.



Robert T. Kelly, Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

308 W. Kansas, Suite 104
Independence, MO 64050

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DIVISION OF FINANCE
COLLECTION DEPARTMENT

JACKSON COUNTY COURTHOUSE
415 EAST 12TH STREET (FIRST FLOOR)
KANSAS CITY, MISSOURI 64108

TAXPAYER SERVICES (816) 601-3232
BUSINESS TAXES (816) 881-3188

TAX CERTIFICATE FOR PLAT

Parkway Est / Plat Lot 231233 + 347-952 +

INSTRUCTIONS TO TAXPAYER

TRG-D, F, G + D-1

1. Have Part I of this Tax Certificate completed by the Mapping Section of the Assessment Department.
2. Take to Taxpayer Services at either the Kansas City or Independence Courthouse. They will complete Parts II and III.
3. You cannot record your plat until these steps are completed.

PART I: TO BE COMPLETED BY ASSESSMENT DEPARTMENT
(Use one form for each parcel number)

Legal Description: (RTS OR SUB) _____

Current County Parcel/ID # 41-500-02-02-03 '06 '05 '04
BY S. Oyer DATE 10-3-07

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT

(Return to Mapping Section, Assessment Department if unable to follow payment history back three years. Attach documentation if paid. Attach bill if taxes due).

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
04	X	12-29-04	<i>[Signature]</i>
05	X	1-5-06	
06	X	12-19-06	

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify, that according to the records of the Collection Department, the State, County and School Taxes for Real Property have been paid in full for 04-05-06 and all prior years for the above described property.)

10-4-07 [Signature]
DATE SUPERVISOR



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COLLECTION DEPARTMENT

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TAX CERTIFICATE FOR PLAT

*Parkway East 1st Plat Lots 231-233, 347-352 +
TRs B, F, G + D-1)*

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10-4-07 [Signature]
DATE SUPERVISOR

FINAL PLAT PARKWAY ESTATES 1ST PLAT

LOTS 231-233, 347-352 & TRACTS B, F, G & O-1

NW 1/4, SECTION 8-T48N-R30W

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DEVELOPER:
Parkway Development Company, Inc.,
3516 Winding Woods Drive,
Lee's Summit, MO 64064.

MONUMENTATION

FOUND SECTION CORNER, MONUMENTATION AS NOTED

SET 5/8" IRON BAR W/ALUMINUM CAP, LS#2580
AT PLAT CORNERS

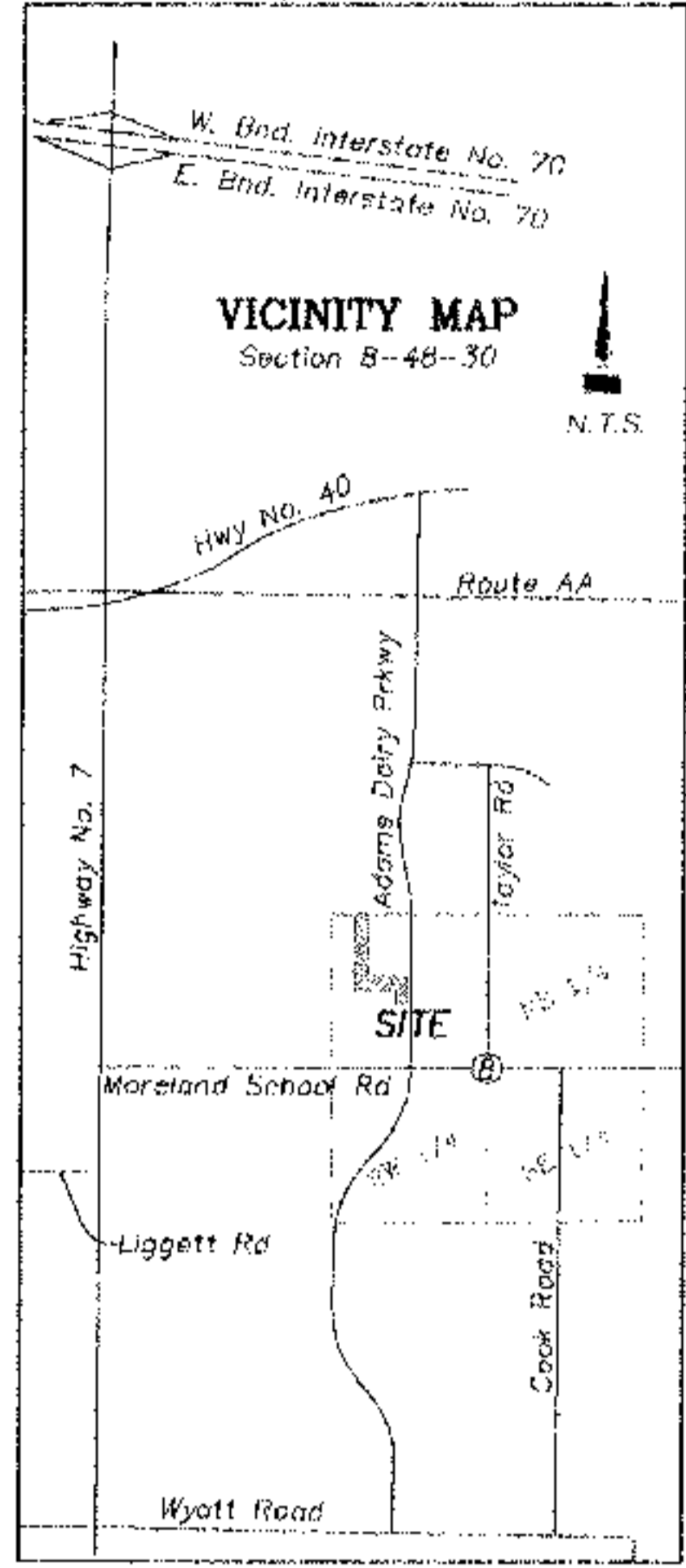
NOTE: SET 1/2" IRON BAR W/PLASTIC CAP, LS#2580 AT ALL
REAR LOT CORNERS AND CURB CUTS AT ALL FRONT LOT CORNERS

NW Corner, Section 8-48-30
Found Stone Next to 3/8" Iron Bar
MDNR LS-Doc. 600-37268

POINT OF COMMENCING
NE Cor, NW 1/4,
Section 8-48-30
Found 3/8" Iron Bar
MDNR LS-Doc. 600-42728

SCALE 1" = 60'

October 11, 2007
Clerk of Circuit Court
Recorder of Deeds
Recorder of Mortgages
Recorder of Landmarks



- GENERAL NOTES:**
- Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD-83) west zone.
 - Property information shown hereon (record description, easements, etc.) was provided by Kansas City Title as agent for Old Republic National Title Insurance Company—MO, File No. IN-48761 with an effective date of April 24th, 2008 at 8:00 AM.
 - Record Owner: Parkway Development Company, Inc., 3516 Winding Woods Drive, Lee's Summit, MO 64064.
 - Existing drainage easement per Document Number 2000-1 0038946 to be vacated.
 - The deed restrictions for Parkway Estates will prohibit any building, fence or other improvements from extending into the rear 25 feet of all lots abutting Adams Dairy Parkway which areas are designated hereon as Private Landscape Easements.
 - According to my interpretations of Community Panel No. 290492 0140 B of the Flood Insurance Rate Map for Jackson County, Missouri, dated 09-01-1983, the subject property is in Zone "C", i.e., "areas of minimal flooding (No Shading)".
 - Sidewalks on Shamrock Drive shall be 5 feet wide. Sidewalks on all other streets shall be 4 feet wide.
 - The minimum floor area classification for Lots 204 thru 378 is Class "C", i.e., 1,600 sq. ft.

DESCRIPTION: FINAL PLAT PARKWAY ESTATES 1st PLAT LOTS 231-233, 347-352 & TRACTS B, F, G & O-1. Containing 11.168 acres.

All that part of the Northwest Quarter of Section 8, Township 48S, Range 30W, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 8 (found 3/8" iron bar); thence North 88°06'23" West, along said North line, a distance of 2019.98 feet to the POINT OF BEGINNING; thence South 01°44'56" West, departing said North line, a distance of 1028.75 feet to the North right-of-way line of SE Shamrock Drive; thence along said North right-of-way line on a curve to the left having an initial tangent bearing of South 62°15'59" East with a radius of 160.00 feet and an arc length of 72.56 feet; thence South 88°15'40" East, a distance of 489.00 feet; thence along a tangent curve to the left with a radius of 89.00 feet and an arc length of 14.12 feet; thence North 82°39'31" East, a distance of 34.74 feet; thence along a tangent curve to the right with a radius of 111.00 feet and an arc length of 17.61 feet; thence South 88°15'04" East, a distance of 20.00 feet to the West right-of-way line of SE Adams Dairy Parkway; thence South 01°44'56" West, along said West right-of-way line, a distance of 485.05 feet; thence North 88°05'25" West, departing said right-of-way line, a distance of 173.66 feet to the West right-of-way line of SE 8th Terrace; thence North 01°54'35" East, along said West right-of-way line, a distance of 104.32 feet; thence along a tangent curve to the left with a radius of 160.00 feet and an arc length of 33.76 feet; thence North 10°10'43" West, a distance of 109.85 feet; thence departing said West right-of-way line to the right with a radius of 111.00 feet and an arc length of 669.60 feet; thence North 01°52'30" East, a distance of 1284.85 feet to the North line of the Northwest Quarter of said Section 8, said point bears South 88°06'23" East a distance of 390.19 feet from the Northwest corner of said Northwest Quarter (found stone next to 3/8" iron bar); thence South 88°06'23" East, along said North line, a distance of 221.29 feet to the POINT OF BEGINNING.

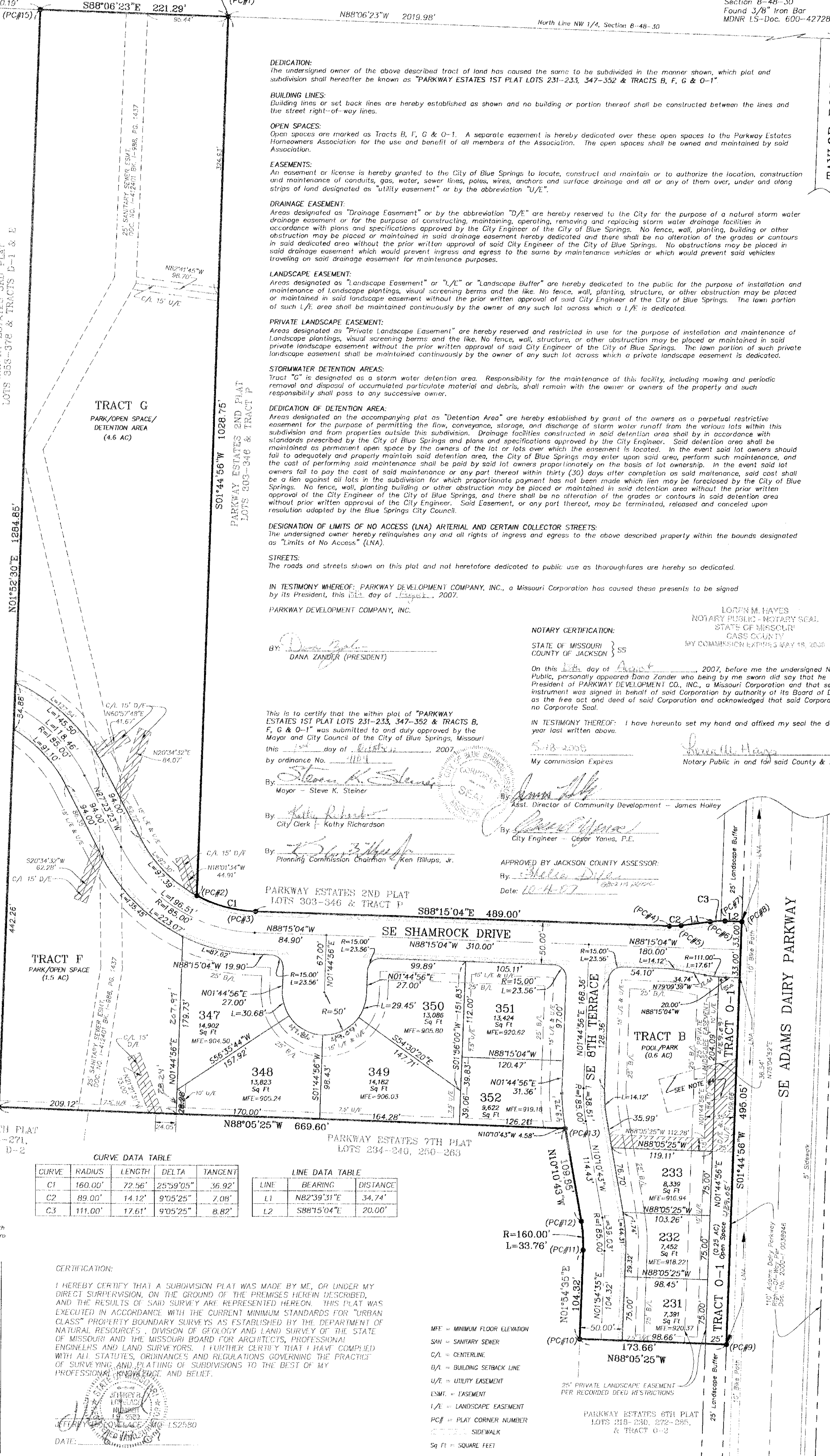
MISSOURI STATE PLANE COORDINATE TABLE

GEODETIC DATA - NAD 1983
1 METER = 3.28083333 FEET
GRID FACTOR USED: 0.99991277 (COMBINED PROJECT GRID FACTOR)

Coordinates were derived using GPS Static Survey methods and post processed data with Magellan/Ashtech receivers and "Lucas System" processor software. Jackson County Metro Control Monument JA-08 was used as base point for Static Survey Work.

DESC.	PT. NO.	NORTH (Y) COORDINATE	EAST (X) COORDINATE
MON. JA-08	JAD8	313058.903 m.	870542.297 m.
PLAT CORNER 1	PC1	313838.936 m.	871042.801 m.
PLAT CORNER 2	PC2	313525.545 m.	871033.312 m.
PLAT CORNER 3	PC3	313319.966 m.	871054.517 m.
PLAT CORNER 4	PC4	313515.418 m.	871203.482 m.
PLAT CORNER 5	PC5	313515.628 m.	871207.776 m.
PLAT CORNER 6	PC6	313516.980 m.	871218.276 m.
PLAT CORNER 7	PC7	313517.242 m.	871223.631 m.
PLAT CORNER 8	PC8	313517.056 m.	871229.724 m.
PLAT CORNER 9	PC9	313366.248 m.	871225.119 m.
PLAT CORNER 10	PC10	313368.012 m.	871172.223 m.
PLAT CORNER 11	PC11	313399.788 m.	871173.282 m.
PLAT CORNER 12	PC12	313410.030 m.	871172.542 m.
PLAT CORNER 13	PC13	313442.984 m.	871166.625 m.
PLAT CORNER 14	PC14	313449.789 m.	870962.662 m.
PLAT CORNER 15	PC15	313841.165 m.	870975.474 m.

LOVELACE & ASSOCIATES
Land Surveying - Civil Engineering
Land Planning
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979



FINAL PLAT PARKWAY ESTATES 1ST PLAT
Blue Springs, Jackson County, Missouri

PREPARED FOR:
PARKWAY DEVELOPMENT COMPANY, INC.
3516 WINDING WOODS DR.
LEE'S SUMMIT, MISSOURI 64064 (816) 591-9701

DATE	NUMBER	REVISION	BY:	APPROVED:
2/14/2007	1	REVISED PER CLIENT COMMENTS	MPB	JBL
2/27/2007	2	REVISED PER CLIENT COMMENTS	MPB	JBL
7/27/2007	3	REVISED PER CLIENT COMMENTS	MPB	JBL
8/02/2007	4	REVISED TO SHOW MINIMUM FLOOR ELEV., NOTES	MPB	JBL
10/3/07	5	County Comments	JBL	JBL