

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
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INSTRUMENT TYPE: PLAT FEE: \$66.00 3 Pages
NON-STANDARD FEE: EXEMPT



INSTRUMENT NUMBER/BOOK & PAGE:
2007E0129739

Book: 112 Page: 41
ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

**Jackson County
Recorder of Deeds
Exempt Document**

This document has been recorded under exempt status
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This certificate has been added to your document
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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) 881-3232
BUSINESS TAXES (816) 881-3188

TAX CERTIFICATE FOR PLAT

INSTRUCTIONS TO TAXPAYER

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 # 41-506-02-03

BY [Signature] DATE 10/4/07

106 105 104

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
2004	N/A	12-29-04	[Signature]
2005	N/A	1-5-06	[Signature]
2006	N/A	12-19-06	[Signature]

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 _____ and all prior years for the above described property.)

10/4/07
DATE

[Signature]
SUPERVISOR

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

2007E0129739

FINAL PLAT PARKWAY ESTATES 2ND PLAT LOTS 303-346 & TRACT P NW 1/4, SECTION 8-T48N-R30W BLUE SPRINGS, JACKSON COUNTY, MISSOURI

MONUMENTATION

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

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#2560 AT ALL
 REAR LOT CORNERS AND CURB CUTS AT ALL FRONT LOT CORNERS

DEDICATION:
 The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner shown, which plat and subdivision shall hereafter be known as "PARKWAY ESTATES 2ND PLAT LOTS 303-346 & TRACT P".

BUILDING LINES:
 Building lines or set back lines are hereby established as shown and no building or portion thereof shall be constructed between the lines and the street right-of-way lines.

OPEN SPACES:
 Open space is marked as Tract P. A separate easement is hereby dedicated over this open space to the Parkway Estates Home Owners Association for the use and benefit of all members of the Association. The open space shall be owned and maintained by said Association.

EASEMENTS:
 An easement or license is hereby granted to the City of Blue Springs to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, gas, water, sewer lines, poles, wires, anchors and surface drainage and all or any of them over, under and along strips of land designated as "utility easement" or by the abbreviation "U/E".

DRAINAGE EASEMENT:
 Areas designated as "Drainage Easement" or by the abbreviation "D/E" are hereby reserved to the City for the purpose of a natural storm water drainage easement or for the purpose of constructing, maintaining, operating, removing and replacing storm water drainage facilities in accordance with plans and specifications approved by the City Engineer of the City of Blue Springs. No fence, wall, planting, building or other obstruction may be placed or maintained in said drainage easement without the prior written approval of said City Engineer of the City of Blue Springs. No obstructions may be placed in said drainage easement which would prevent ingress and egress to the same by maintenance vehicles or which would prevent said vehicles traveling on said drainage easement for maintenance purposes.

LANDSCAPE EASEMENT:
 Areas designated as "Landscape Easement" or "L/E" or "Landscape Buffer" are hereby dedicated to the public for the purpose of installation and maintenance of Landscape plantings, visual screening berms and the like. No fence, wall, planting, structure, or other obstruction may be placed or maintained in said landscape easement without the prior written approval of said City Engineer of the City of Blue Springs. The lawn portion of such L/E area shall be maintained continuously by the owner of any such lot across which a L/E is dedicated.

PRIVATE LANDSCAPE EASEMENT:
 Areas designated as "Private Landscape Easement" are hereby reserved and restricted in use for the purpose of installation and maintenance of Landscape plantings, visual screening berms and the like. No fence, wall, planting, building or other obstruction may be placed or maintained in said private landscape easement without the prior written approval of said City Engineer of the City of Blue Springs. The lawn portion of such private landscape easement shall be maintained continuously by the owner of any such lot across which a private landscape easement is dedicated.

STREETS:
 The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

WALKWAY EASEMENT:
 All areas designated "Walkway Easement" or abbreviated "Walk Esmt." are hereby subjected to an easement in favor of the Parkway Estates Homeowners Association for the purpose of pedestrian ingress & egress and construction and maintenance of a pedestrian walkway. No fence, wall, planting, structure or other obstruction may be placed or maintained in said easement without the prior written approval of the City Engineer of the City of Blue Springs. The easement and all improvements therein shall be maintained continuously by the Parkway Estates Homeowners Association.

IN TESTIMONY WHEREOF: JOHNNIE ADAMS HOMES P. E. WEST, INC., a Missouri Corporation has caused these presents to be signed by its President, this 23rd day of August, 2002.

JOHNNIE ADAMS HOMES P. E. WEST, INC.

BY: Johnnie Adams
 JOHNNIE ADAMS (PRESIDENT)

LOREN M. HAYES
 NOTARY PUBLIC - NOTARY SEAL
 STATE OF MISSOURI
 JACKSON COUNTY
 MY COMMISSION EXPIRES MAY 18, 2006

NOTARY CERTIFICATION:

STATE OF MISSOURI
 COUNTY OF JACKSON

On this 23rd day of August, 2002, before me the undersigned Notary Public, personally appeared Johnnie Adams who being by me sworn did say that he is President of JOHNNIE ADAMS HOMES P. E. WEST, INC., a Missouri Corporation and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors as the free act and deed of said Corporation and acknowledged that said Corporation has no corporate seal.

IN TESTIMONY THEREOF: I have hereunto set my hand and affixed my seal the day and year last written above.

My commission Expires _____ Notary Public in and for Jackson County & State

This is to certify that the within plat of "PARKWAY ESTATES 2ND PLAT LOTS 303-346 & TRACT P" was submitted to and duly approved by the Mayor and City Council of the City of Blue Springs, Missouri, on this 19th day of August, 2002, by ordinance No. 146.

By: Steve K. Steiner Mayor - Steve K. Steiner
James H. Wiley Asst. Director of Community Development - James Wiley

By: Kathy Richardson City Clerk - Kathy Richardson
Cefar Yanes, P.E. City Engineer - Cefar Yanes, P.E.

By: Ken Billups, Jr. Planning Commission Chairman - Ken Billups, Jr.
 APPROVED BY JACKSON COUNTY ASSESSOR:
 By: [Signature]
 Date: 8/23/02

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 "Locus 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	JA08	31,305,903.3 m.	87,052,797.7 m.
PLAT CORNER 1	PC1	31,305,903.3 m.	87,052,797.7 m.
PLAT CORNER 2	PC2	31,358,936.3 m.	87,104,288.1 m.
PLAT CORNER 3	PC3	31,352,545.5 m.	87,103,312.2 m.
PLAT CORNER 4	PC4	31,351,956.6 m.	87,105,451.7 m.
PLAT CORNER 5	PC5	31,351,418.8 m.	87,120,348.2 m.
PLAT CORNER 6	PC6	31,351,628.8 m.	87,120,776.6 m.
PLAT CORNER 7	PC7	31,351,690.0 m.	87,121,276.6 m.
PLAT CORNER 8	PC8	31,351,724.2 m.	87,122,631.3 m.
PLAT CORNER 9	PC9	31,351,705.6 m.	87,122,974.4 m.

DESCRIPTION: FINAL PLAT PARKWAY ESTATES 2ND PLAT LOTS 303-346 & TRACT P Containing 15.442 acres.
 All that part of the Northwest Quarter of Section 8, Township 48, Range 30, 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 the North line of said Northwest Quarter a distance of 1,374.98 feet to the POINT OF BEGINNING; thence continuing North 88°06'23" West, along said North line, a distance of 645.00 feet to a point which bears South 88°06'23" East, a distance of 611.48 feet from the Northwest corner of said Northwest Quarter (found stone next to 3/8" iron bar); thence South 01°44'56" West, departing said North line, a distance of 102.75 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 12.56 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 North 01°44'56" East, along said West right-of-way line, a distance of 1035.30 feet to the POINT OF BEGINNING.



- MFE = MINIMUM FLOOR ELEVATION
- SAN = SANITARY SEWER
- C/L = CENTERLINE
- B/L = BUILDING SETBACK LINE
- U/E = UTILITY EASEMENT
- ESMT. = EASEMENT
- L/E = LANDSCAPE EASEMENT
- PC# = PLAT CORNER NUMBER
- S/S = SIDEWALK
- Sq Ft = SQUARE FEET

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N82°39'31"E	34.74'
L2	S88°15'04"E	20.00'

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	160.00'	72.56'	25°59'05"	36.92'
C2	89.00'	14.12'	9°05'25"	7.08'
C3	111.00'	17.61'	9°05'25"	8.82'

CERTIFICATION:
 I HEREBY CERTIFY THAT A SUBDIVISION PLAT WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON. THIS PLAT WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR "URBAN CLASS" PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. 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.



DATE: _____

PARKWAY ESTATES 1ST PLAT
 LOTS 231-233, 347-352 &
 TRACTS B, F, G, & O-1



DATE	NUMBER	REVISION
2/14/2007	1	REVISED PER CLIENT COMMENTS
2/27/2007	2	REVISED PER CLIENT COMMENTS
7/27/2007	3	REVISED PER CLIENT COMMENTS
8/01/2007	4	REVISED TO SHOW MIN. FLOOR ELEV. NOTES

FINAL PLAT PARKWAY ESTATES 2ND PLAT LOTS 303-346 & TRACT P Blue Springs, Jackson County, Missouri

Project No: 06424
 Drawn By: M. Bunker
 Checked By: J. Lovelace
 Date: 11/11/2007
 Scale: 60
 File Name: FINAL PLAT

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