

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

03/27/2012 09:03:47 AM

INSTRUMENT TYPE: PLAT FEE: \$86.00 3 Pages  
NON-STANDARD FEE: EXEMPT



INSTRUMENT NUMBER/BOOK & PAGE:

2012E0032482

Book: 140 Page: 84

ROBERT T. KELLY, DIRECTOR, RECORDER OF DEED

**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. 12<sup>th</sup> Street, Room 104  
Kansas City, MO 64106

308 W. Kansas, Suite 104  
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



DIVISION OF FINANCE  
COLLECTION DEPARTMENT

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

TAXPAYER SERVICES (816) 801-3232  
BUSINESS TAXES (816) 881-3186

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 # 41-520-99-01  
BY [Signature] DATE 03/21/2012

'09-'11

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
09	⊖	11.04.10	dt / per Ed
10	⊖	12.27.10	dt / per Ed
11	⊖	12.16.10	dt / per Ed

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 2011 and all prior years for the above described property.)

03/26/12 Lana  
DATE SUPERVISOR



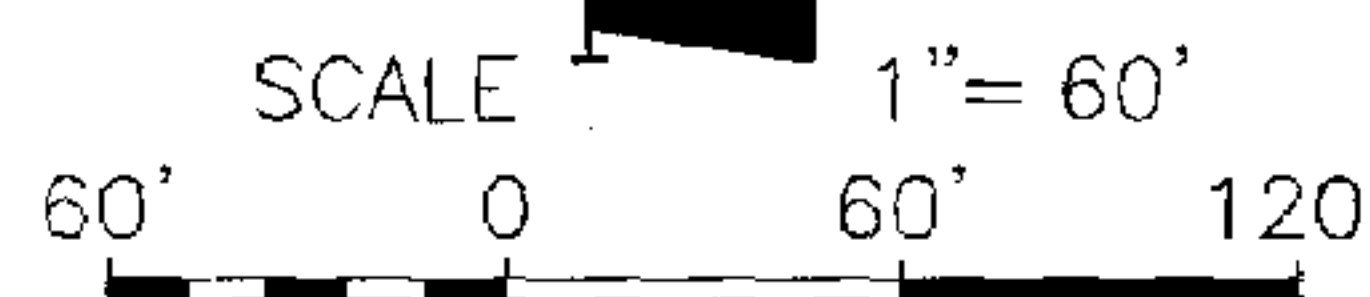
# FINAL PLAT PARKWAY ESTATES PR-0 3RD PLAT LOTS 353-378 & TRACTS D-1 & E NW 1/4, SECTION 8-T48N-R30W BLUE SPRINGS, JACKSON COUNTY, MISSOURI

## MONUMENTATION

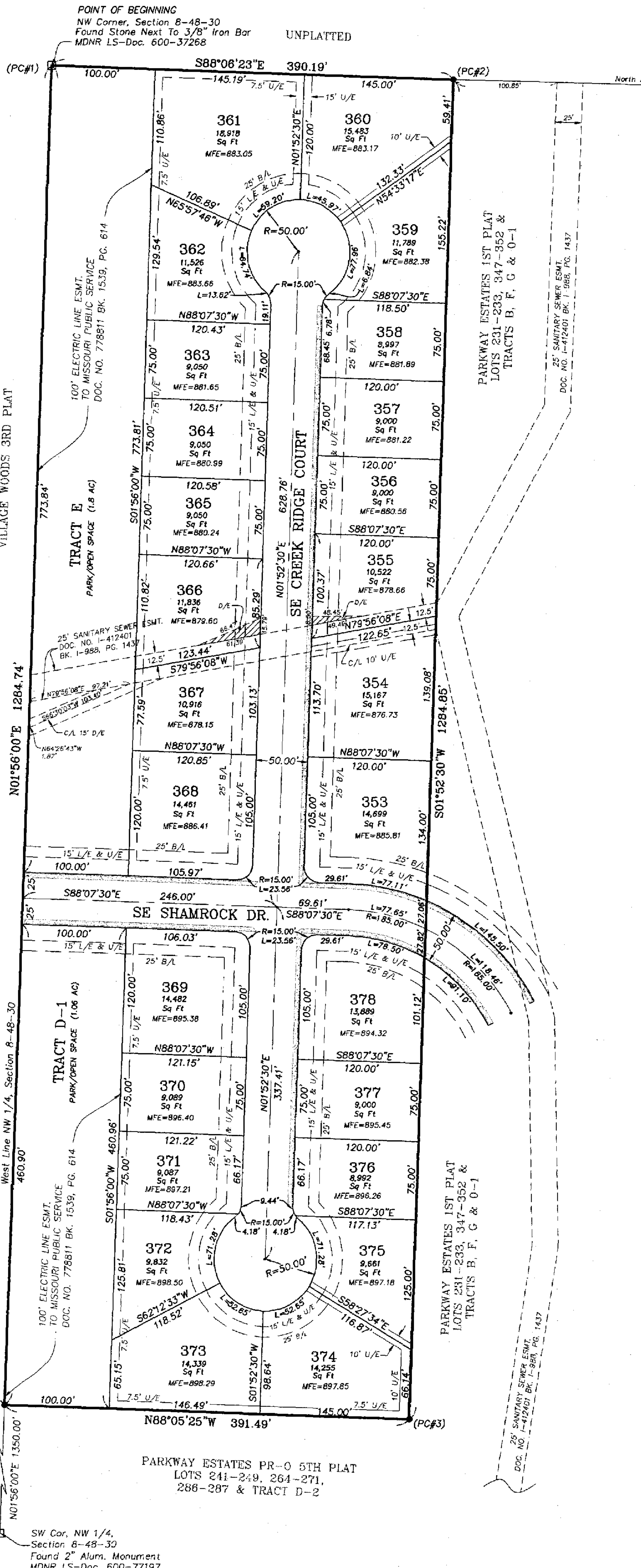
FOUND SECTION CORNER MONUMENTATION AS NOTED

SET 5/8" IRON BAR W/ALUMINUM CAP, L5#2580 AT PLAT CORNERS

NOTE: SET 1/2" IRON BAR W/PLASTIC CAP, L5#2580 AT ALL REAR LOT CORNERS AND CURB CUTS AT ALL FRONT LOT CORNERS



DEVELOPER:  
HCB Adams Missouri, LLC  
1100 NW South Outer Road,  
Blue Springs, MO 64015.



**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 PR-0 3RD PLAT LOTS 353-378 & TRACTS D-1 & E".

**BUILDING LINES:**  
Building lines 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 spaces are marked as Tracts D-1 & E. A separate easement is hereby dedicated over these open spaces to the Parkway Estates Homeowners Association for the use and benefit of all members of the Association. The open spaces 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 hereby dedicated and there shall be no alteration of the grades or contours 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.

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

**DEDICATION OF DETENTION AREA:**  
Areas designated on the accompanying plat as "DETENTION AREA" are hereby established by grant of the OWNERS as a perpetual restrictive easement for the purpose of permitting the flow, conveyance, storage, and discharge of stormwater runoff from the various lots within this subdivision and from properties outside this subdivision. Drainage facilities constructed in said detention area shall be in accordance with standards prescribed by the City of Blue Springs and plans and specifications approved by the City Engineer. Said detention area shall be maintained as permanent open space by the owners of the lot or lots. No fence, wall, planting building or other obstruction may be placed or maintained in said detention area without approval of the City Engineer of the City of Blue Springs, and there shall be no alteration of the grades or contours in said detention area without approval of the City Engineer. Said easement, or any part thereof, may be terminated, released and canceled upon resolution being adopted by the Blue Springs City Council providing such.

In WITNESS WHEREOF, HCB Adams Missouri, LLC, a Missouri limited liability company has caused these presents to be signed, this 12th day of March 2012.

HCB Adams Missouri, LLC,  
a Missouri limited liability company  
By: HCB Real Holdings, LLC,  
a Kansas limited liability company, its Manager  
By: Bank Midwest, N.A., its Manager

By: *Jon P. Forgy*  
Jon P. Forgy, Vice President

Acknowledgement

State of Missouri  
County of Jackson ss.

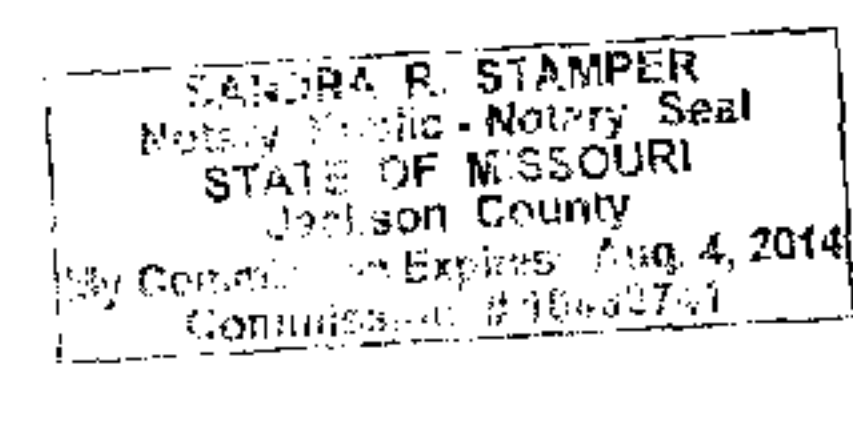
Filed for Record this day of March 2012  
At 9 O'clock 03 Minutes A.M.  
Recorded in Book 1140 At Page 84  
Instrument Number 12E0032482  
Director Recorder of Deeds  
By: *C. Waterfield*  
Deputy  
Recorder's Fee \$ 66.00

On this 12th day of March 2012, before me personally appeared Jon P. Forgy to me personally known, who, being by me duly sworn, did say that he is a Vice President of Bank Midwest, National Association, which is the Manager of HCB Real Holdings, LLC, a Kansas limited liability company, which is the Manager of HCB Adams Missouri, LLC, a Missouri limited liability company, and that this instrument was signed on behalf of the national association and limited liability companies. Jon P. Forgy acknowledged this instrument to be the free act and deed of the national association and limited liability companies.

In TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last written above.

My Commission expires: August 4, 2014

*Sandra R. Stamps*  
Notary Public



This is to certify that the within plat of "PARKWAY ESTATES PR-0 3RD PLAT LOTS 353-378 & TRACTS D-1 & E" was submitted to and duly approved by the Mayor and City Council of the City of Blue Springs, Missouri this 19th day of March 2012, by ordinance No. 457911

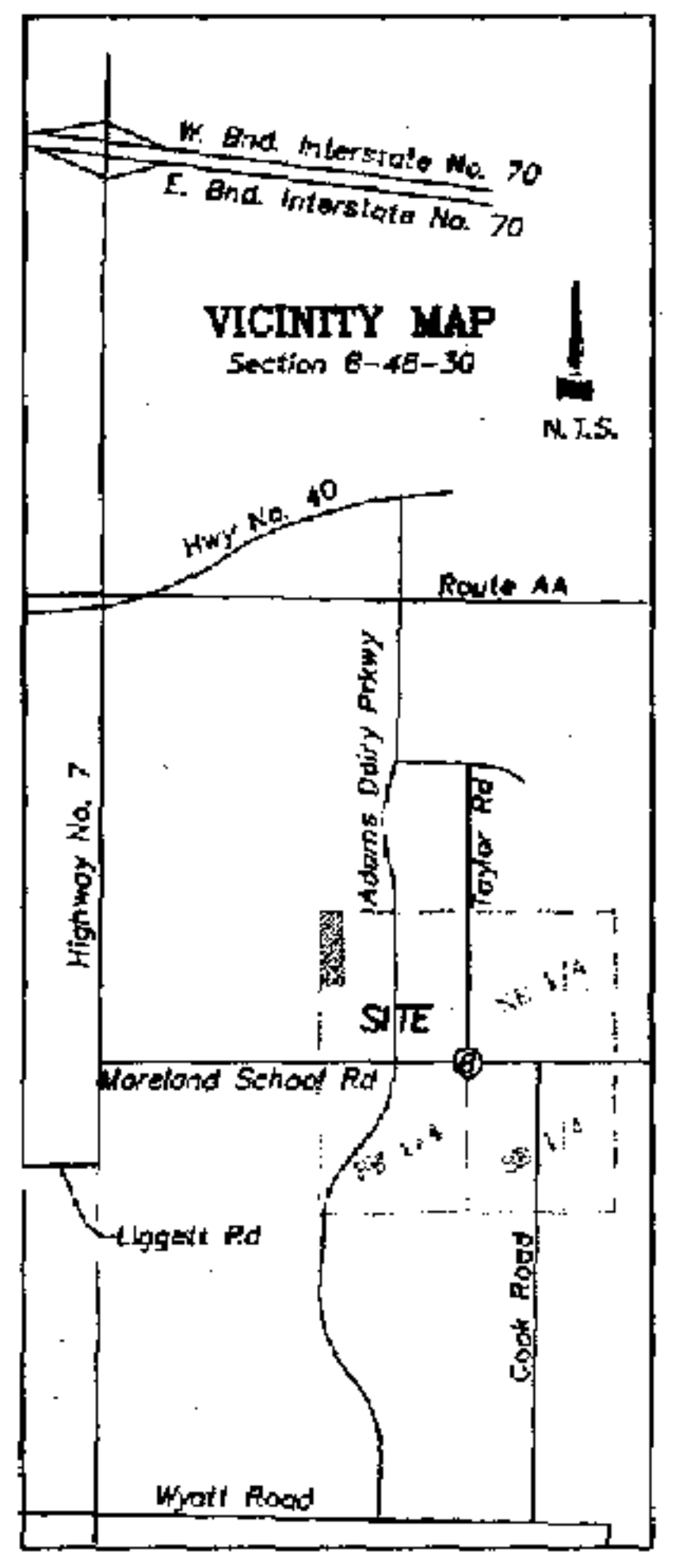
By: *Carson Ross*  
Mayor - Carson Ross

By: *James Holley*  
Asst. City Clerk - James Holley

By: *James Holley*  
City Engineer - James Holley, P.E.

By: *Paul R. Shelton*  
Planning Commission Chair - Paul R. Shelton

APPROVED BY JACKSON COUNTY GIS DEPARTMENT:  
By: *Paul R. Shelton*  
Date: 3/22/2012  
PAUL R. SHELTON



- GENERAL NOTES:**
- Bearings shown hereon are 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 Affinity Title Company, File No. 109970 with an effective date of January 4, 2012 at 8:00 AM.
  - Record Owner: HCB Adams Missouri, LLC, a Missouri Limited Liability Company 1100 NW South Outer Road, Blue Springs, Missouri 64015.
  - 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 "T", 1,600 sq. ft.

**DESCRIPTION:** FINAL PLAT PARKWAY ESTATES PR-0 3RD PLAT LOTS 353-378 & TRACTS D-1 & E. Containing 11.53 acres.

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

**BEGINNING** at the Northwest corner of the Northwest Quarter of said Section 8 (found stone next to 3/8" iron bar); thence South 88°06'23" East, along the North line of said Northwest Quarter, a distance of 390.19 feet to a point which bears North 88°06'23" West, a distance of 2241.27 feet from the Northeast corner of the Northwest Quarter of said Section 8 (found 3/8" iron bar); thence South 01°52'30" West, a distance of 1284.85 feet; thence North 88°05'25" West, a distance of 391.49 feet to the West line of said Northwest Quarter, said point bears North 01°56'00" East, a distance of 1350.00 feet from the Southwest corner of said Northwest Quarter (found 2" aluminum monument); thence North 01°56'00" East, along said West line, a distance of 1284.74 feet to the POINT OF BEGINNING.

**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.

*Jeffrey B. Lovelace*  
Jeffrey B. Lovelace  
L5#2580  
DATE: 3-9-2012

MISSOURI STATE PLANE COORDINATE TABLE

GEODETIC DATA - NAD 1983  
GRID FACTOR USED: 0.99990815 (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-09 was used as base point for Static Survey Work.

DESC.	PT. NO.	NORTH (Y) COORDINATE	EAST (X) COORDINATE
MON. JA-08	JA08	1027098.336 ft	2856092.622 ft
PLAT CORNER 1	PC1	1029668.689 ft	2857122.225 ft
PLAT CORNER 2	PC2	1029655.797 ft	2857512.163 ft
PLAT CORNER 3	PC3	1028371.751 ft	2857470.128 ft
PLAT CORNER 4	PC4	1028384.796 ft	2857078.887 ft

- 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
- SWALK = SIDEWALK
- Sq Ft = SQUARE FEET

Project No: 12028  
Drawn By: M. Barker  
Checked By: J. Lovelace  
Date: 01-25-2012  
Scale: 1" = 60'  
File Name: 12028 Plat Area 3

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

**FINAL PLAT**  
**PARKWAY ESTATES PR-0 3RD PLAT**  
LOTS 353-378 & TRACTS D-1 & E  
BLUS SPRINGS, JACKSON COUNTY, MISSOURI

PREPARED FOR: HCB Adams Missouri, LLC  
1100 NW South Outer Road  
Blue Springs, Missouri 64015

DATE	NUMBER	REVISION	BY: APPROV