

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
04/10/2012 08:13:16 AM
INSTRUMENT TYPE: PLAT FEE: \$66.00 3 Pages
NON-STANDARD FEE: EXEMPT



INSTRUMENT NUMBER/BOOK & PAGE:

2012E0038178

Book: 141 Page: 12
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) 881-3232
BUSINESS TAXES (816) 881-3188

TAX CERTIFICATE FOR PLAT

Parlway Estates PR-0 4th PLAT LOTS 204-217, 288-302
& TRACTS D-3 I, J, L & M

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 # 41-520-06-01-01-1 '11 '10 '09
BY _____ DATE _____

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	⊖	12.13.10	dt
10	⊖	12.27.10	dt
11	⊖	12.16.11	dt

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.)

04/10/12 Dana
DATE SUPERVISOR

2012E0038178

FINAL PLAT
PARKWAY ESTATES PR-0 4TH PLAT
LOTS 204-217, 288-302 & TRACTS D-3, I, J, L & M
NW 1/4, SECTION 8-T48N-R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DESCRIPTION: FINAL PLAT PARKWAY ESTATES PR-0 4TH PLAT
LOTS 204-217, 288-302 & TRACTS D-3, I, J, L & M.
Containing 11.89 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 Southwest corner of the Northwest Quarter
of said Section 8 (found 2" aluminum monument); thence
North 01°56'00" East, along the West line of said Northwest
Quarter, a distance of 30.00 feet to a point on the North
right of way line of Moreland School Road, said point being the
POINT OF BEGINNING; thence continuing North 01°56'00" East,
along said West line, a distance of 539.50 feet to a point
which bears South 01°56'00" West, a distance of 2065.24 feet
from the Northwest Corner of the Northwest Quarter of said
Section 8 (found stone next to 3/8" iron bar); thence
departing said West line, North 72°07'55" East, a distance of
358.89 feet; thence South 28°17'08" West, a distance of 48.22
feet; thence South 05°25'49" West, a distance of 89.95 feet;
thence South 88°05'25" East, a distance of 213.52 feet;
thence South 78°11'50" East, a distance of 52.38 feet; thence
South 88°05'25" East, a distance of 92.97 feet; thence North
01°56'00" East, a distance of 9.00 feet; thence South
88°05'25" East, a distance of 272.98 feet; thence South
01°56'00" West, a distance of 527.96 feet to the North right
of way line of Moreland School Road; thence North 88°05'25"
West, along said North right of way line, a distance of 941.85
feet to the POINT OF BEGINNING.

GENERAL NOTES:

- 1. Bearings shown hereon are grid bearings based on the Missouri State Plane
Coordinate System of 1983 (NAD-83) west zone.
2. 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.
3. Record Owner: HCB Adams Missouri, LLC
1100 NW South Outer Road, Blue Springs, Missouri 64015
4. Existing drainage easement per Document Number 2000-1-0038946 to be
vacated.
5. 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)".
6. Sidewalks on Moreland School Road shall be 5 feet wide; Sidewalks on
all other streets shall be 4 feet wide.
7. The minimum floor area classification for Lots 204 thru 378 is Class "F",
1,600 sq. ft.

MONUMENTATION

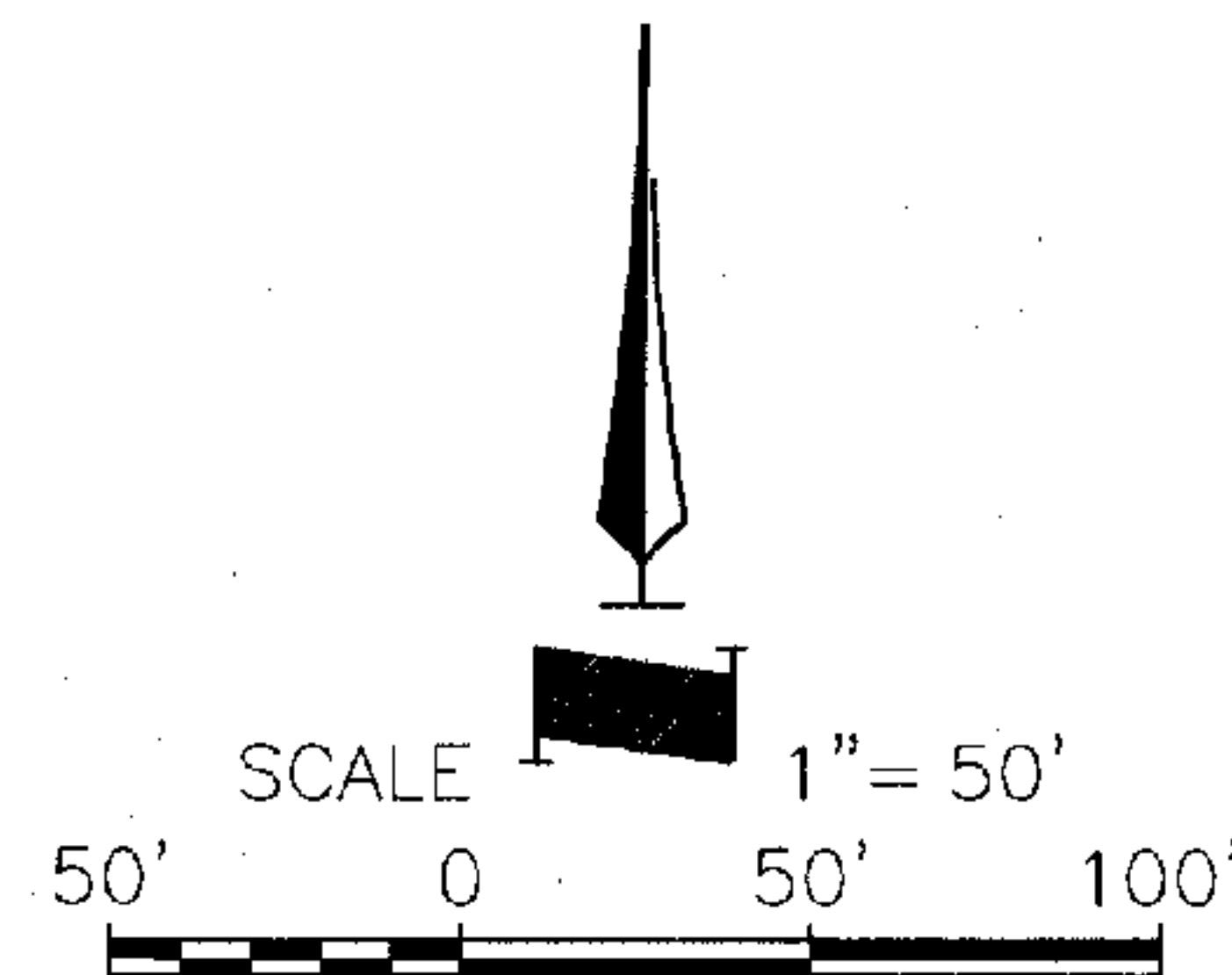
FOUND SECTION CORNER, MONUMENTATION AS NOTED
SET 5/8" IRON BAR W/ALUMINUM CAP, LS#2580 AT PLAT CORNERS
NOTE: SET 1/2" IRON BAR W/PLASTIC CAP, LS#2580 AT ALL REAR LOT CORNERS AND CURB
CUTS AT ALL FRONT LOT CORNERS

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
Sq Ft = SQUARE FEET
LNA = LIMITS OF NO ACCESS

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-08
was used as base point for Static Survey Work.

Table with columns: MON. JA-08, DESC., PT.#, NORTH (Y) COORDINATE, EAST (X) COORDINATE. Lists plat corners 1 through 11 with their respective coordinates.



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 4TH PLAT LOTS 204-217,
288-302 & TRACTS D-3, I, J, L & M".

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 spaces are marked as Tracts D-3, I, J, L & M. 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 dedicated area 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.

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 lot. 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.

DESIGNATION OF LIMITS OF NO ACCESS (LNA):

The undersigned OWNER hereby relinquishes any and all rights of ingress and egress to the above described property
within the bounds designated as "Limits of No Access" (LNA). This provision can be released, changed or altered
by the City Council upon recommendation by the City Engineer.

IN WITNESS WHEREOF: HCB Adams Missouri, LLC, a Missouri Limited Liability Company has caused these presents to
be signed, this 2nd day of April, 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: Jan P. Forgey, Vice President

Acknowledgement
State of Missouri, ss.
County of Jackson

On this 12th day of March, 2012, before me personally appeared Jan P. Forgey 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. Jan P. Forgey 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

This is to certify that the within plat of "PARKWAY ESTATES PR-0 4TH PLAT LOTS 204-217, 288-302 & TRACTS D-3, I, J,
L & M" was submitted to and duly approved by the Mayor and City Council of the City of Blue Springs, Missouri!

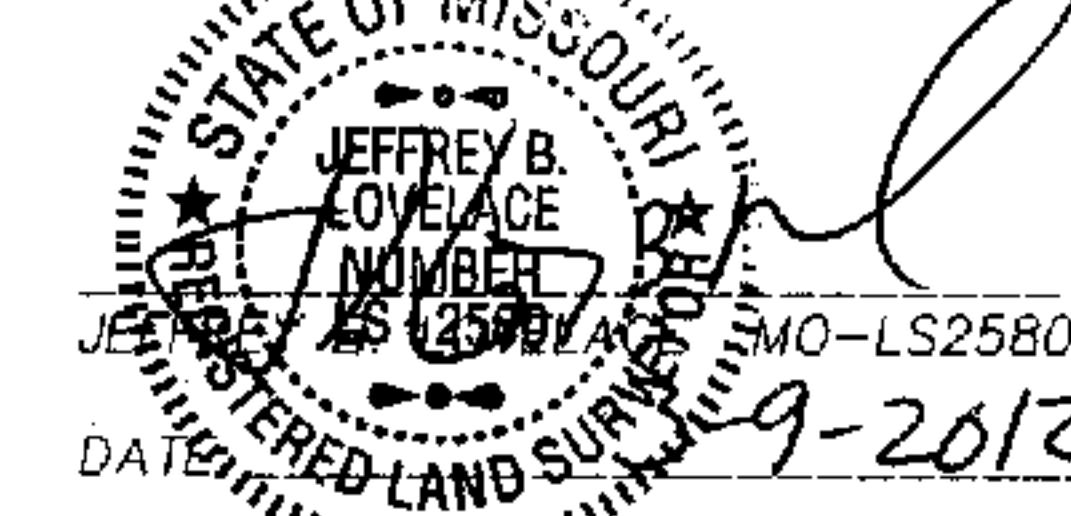
this 2nd day of April, 2012, by ordinance No. 4384



Notary Public: Sara R. Stump
City Engineer: Cesar James, P.E.
APPROVED BY JACKSON COUNTY GIS DEPARTMENT:
Date: 4-6-12

CERTIFICATION:

I HEREBY CERTIFY THAT A SUBDIVISION 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.



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

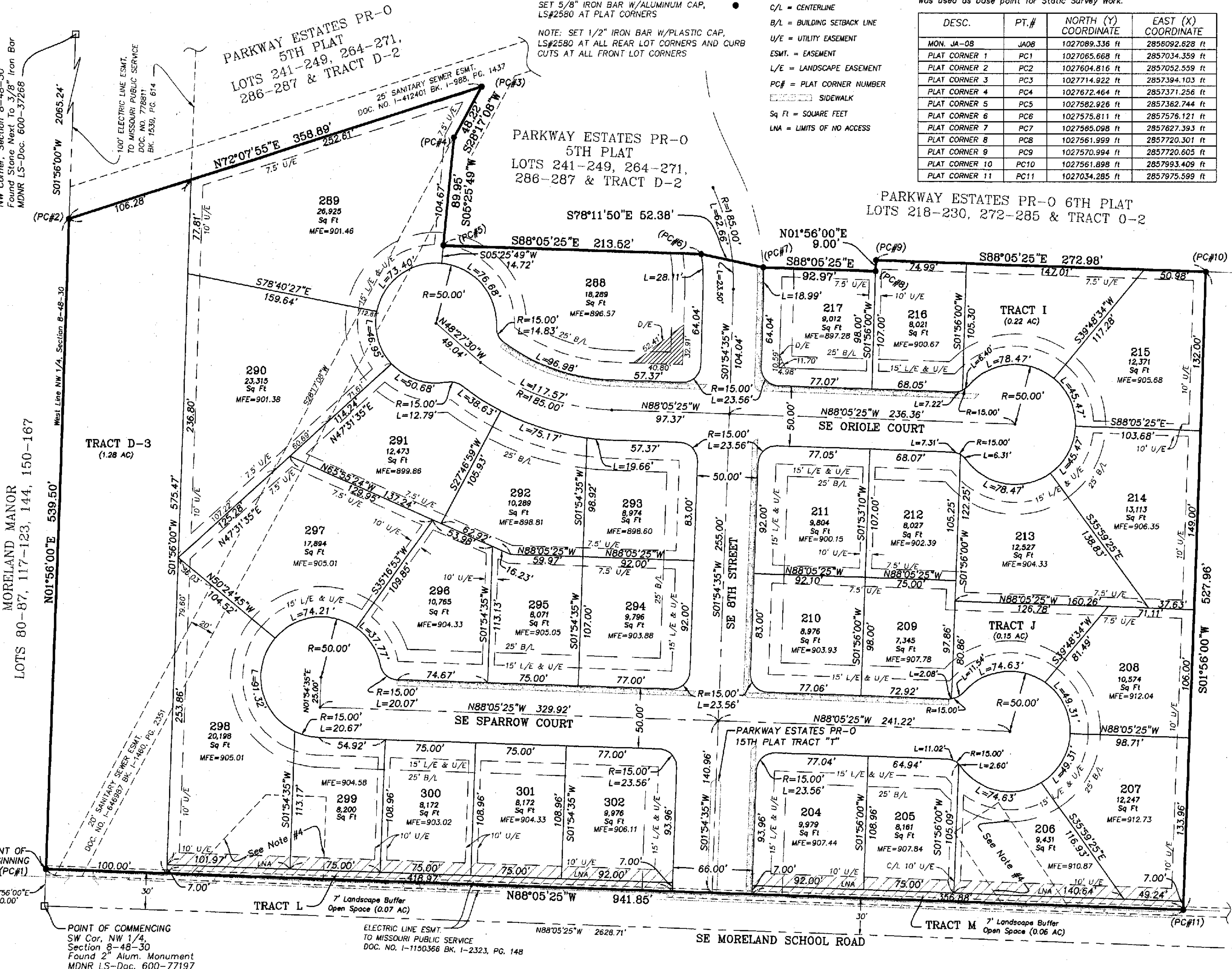
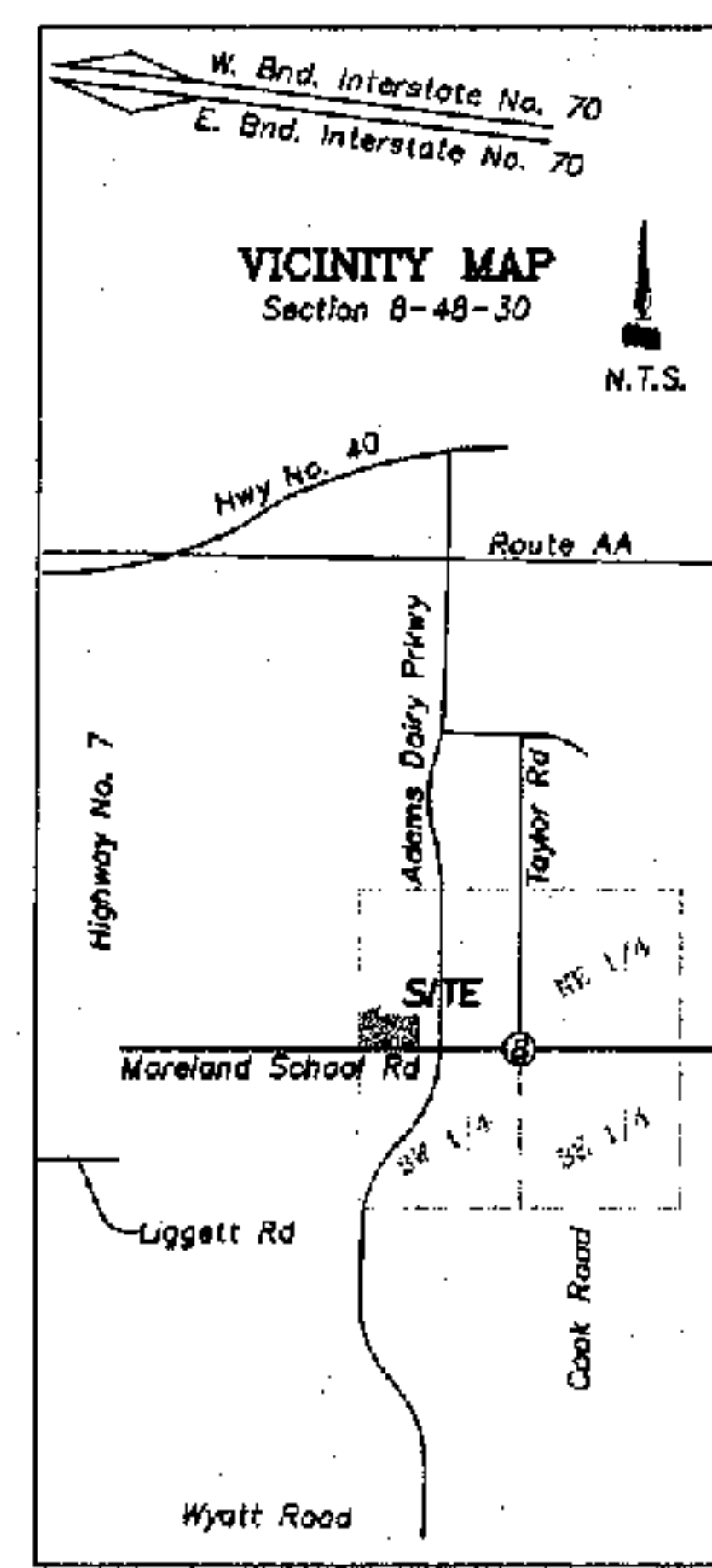


Table with columns: BY, APPROVED, REVISION, NUMBER, DATE.

FINAL PLAT
PARKWAY ESTATES PR-0 4TH PLAT
LOTS 204-217, 288-302 & TRACTS D-3, I, J, L & M
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
PREPARED FOR: HCB Adams Missouri, LLC

Project No: 12028
Drawn By: J. Smith
Checked By: J. Lovelace
Date: 01-27-2012
Scale: 1" = 50'
File Name: 12028 Plat Area 4

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street, Lee's Summit, Missouri 64063
Phone: (816) 347-9977 Fax: (816) 347-9979
FINAL PLAT
SHT 1 OF 1