

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

03/27/2012 09:03:47 AM

INSTRUMENT TYPE: PLAT FEE: \$66.00 3 Pages
NON-STANDARD FEE: EXEMPT



INSTRUMENT NUMBER/BOOK & PAGE:

2012E0032486

Book: 140 Page: 90

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. 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) 801-3232
BUSINESS TAXES (816) 881-3186

TAX CERTIFICATE FOR PLAT

Parway Estates PR-06th PLAT LOTS 218-230, 272-285 + TRACT 0-2
(LOTS 218-230, 272-285 + TR 0-2)

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 S. Pugh DATE 3-21-12

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	0	12.13.10	dt/per Ed
10	0	12.27.10	dt/per Ed
11	0	12.16.11	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

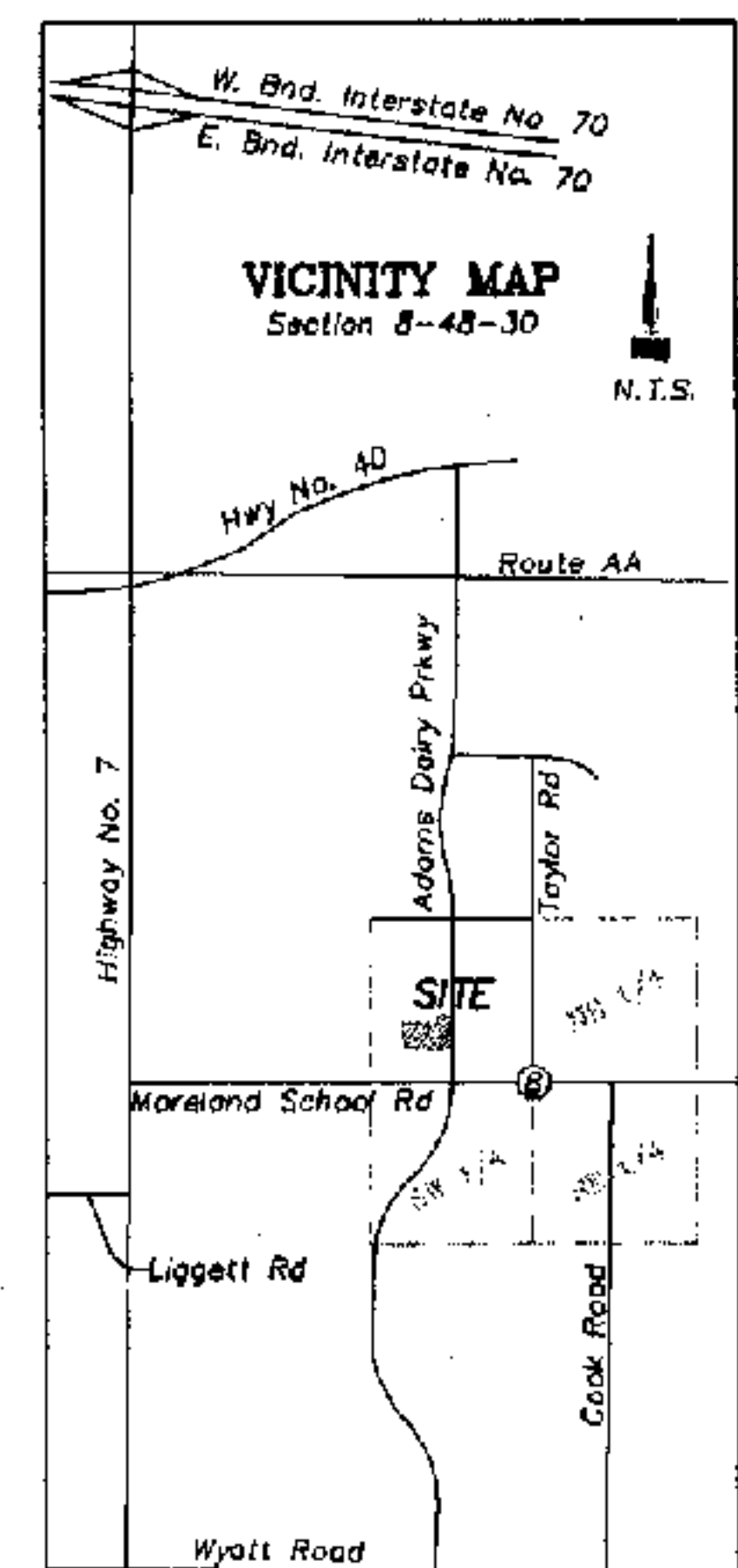
2012 E0032486

FINAL PLAT
PARKWAY ESTATES PR-0 6TH PLAT
LOTS 218-230, 272-285 & TRACT 0-2
NW 1/4, SECTION 8-T48N-R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

MISSOURI STATE PLANE COORDINATE TABLE
GEODETTIC 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: DESC., PT.#, NORTH (Y) COORDINATE, EAST (X) COORDINATE. Lists plat corners 1 through 13 with their respective coordinates.

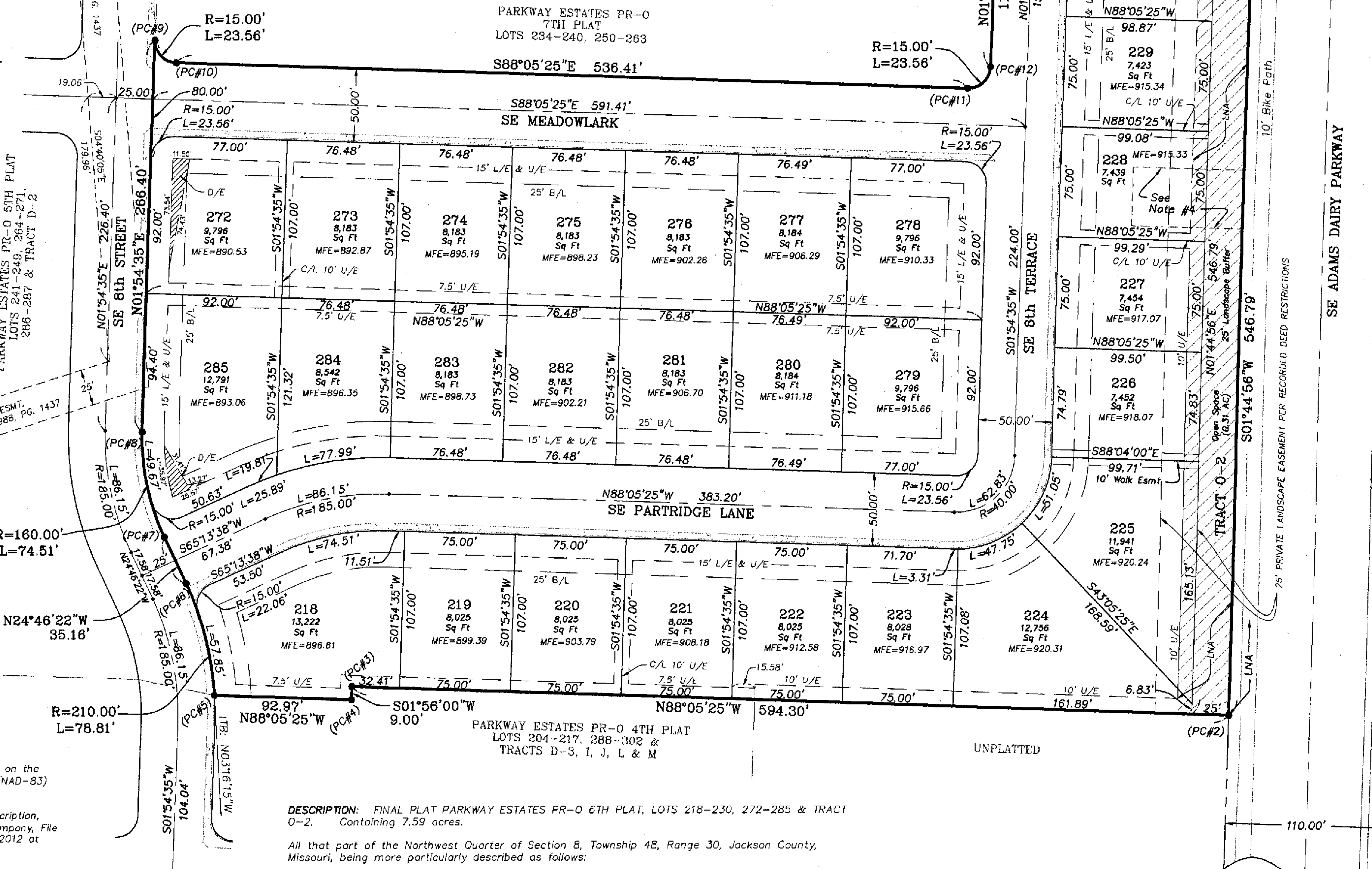


MONUMENTATION

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
S/W = SIDEWALK
Sq Ft = SQUARE FEET
LNA = LIMITS OF NO ACCESS

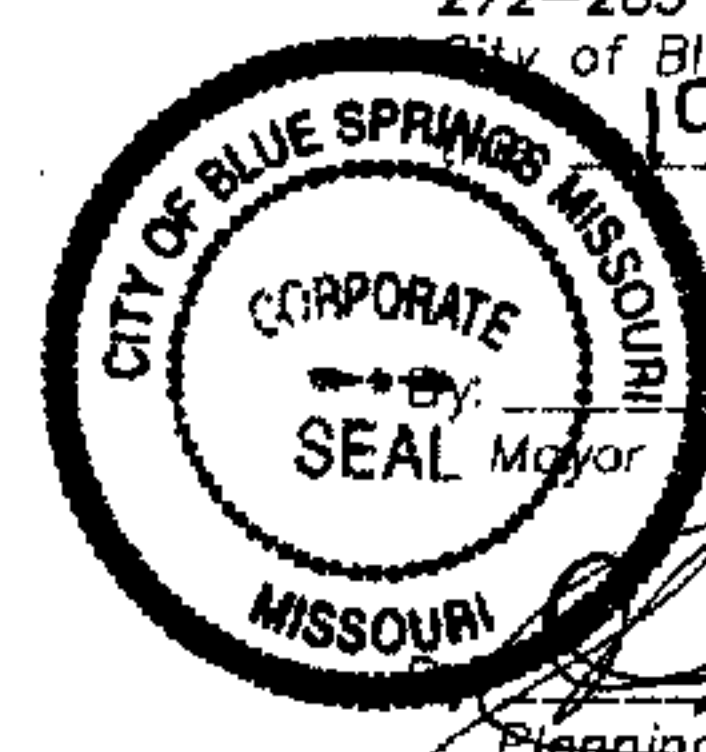
- GENERAL NOTES:
1. Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD-83) west zone.
2. Property information shown hereon (record description, easements etc.) was provided by Affinity Title Company, File No. 109970 with an effective date of January 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 2000-10038946 to be vacated.
5. 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.
6. 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)".
7. All sidewalks shall be 4 feet wide.
8. The minimum floor area classification for Lots 204 thru 378 is Class "F", 1,600 sq. ft.



DESCRIPTION: FINAL PLAT PARKWAY ESTATES PR-0 6TH PLAT, LOTS 218-230, 272-285 & TRACT 0-2. Containing 7.59 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 1374.98 feet to a point on the West right of way line of Adams Dairy Parkway, said point bears South 88°06'23" East, a distance of 1256.48 feet from the Northwest corner of said Northwest Quarter (found stone next to 3/8" iron bar); thence South 01°44'56" West, along said West right of way line, a distance of 1530.35 feet to the Southeast corner of "PARKWAY ESTATES 1ST PLAT LOTS 231-233, 347-352 & TRACTS B, F, G, & O", said point being the POINT OF BEGINNING; thence continuing South 01°44'56" West, along said West right of way line, a distance of 546.79 feet; thence departing said right of way line, North 88°05'25" West, a distance of 594.30 feet; thence South 01°56'00" West, a distance of 9.00 feet; thence North 88°05'25" West, a distance of 92.97 feet to the Southeast corner of "PARKWAY ESTATES 5TH PLAT LOTS 241-249, 264-271, 286-287 & TRACT D"; thence along a curve to the left having an initial tangent bearing North 03°16'15" West with a radius of 210.00 feet and an arc length of 78.81 feet; thence North 24°46'22" West, a distance of 35.16 feet; thence along a tangent curve to the right with a radius of 160.00 feet and an arc length of 74.51 feet; thence North 01°54'35" East, a distance of 266.40 feet; thence along a curve to the left having an initial tangent bearing of South 01°54'35" West with a radius of 15.00 feet and an arc length of 23.56 feet; thence South 88°05'25" East, a distance of 936.41 feet; thence along a tangent curve to the left with a radius of 110.79 feet and an arc length of 23.56 feet; thence North 01°54'35" East, a distance of 110.79 feet; thence South 88°05'25" East, a distance of 173.66 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 OF 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 IN THE STATE OF MISSOURI TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JEFFREY B. LOVELACE
REGISTERED LAND SURVEYOR
No. 12028
MISSOURI
DATE: 3-21-12



This is to certify that the within plat of "PARKWAY ESTATES PR-0 6TH PLAT, LOTS 218-230, 272-285 & TRACT 0-2" was submitted to and duly approved by the Mayor and City Council of the City of Blue Springs, Missouri, on the 19th day of March, 2012, by ordinance No. 4381.
By: [Signatures]
City Engineer - Cesar Yones, P.E.
Date: 3-21-12

POINT OF COMMENCING
NE Cor, NW 1/4, Section 8-48-30
Found 3/8" Iron Bar
MDNR LS-Doc. 600-42728
DEVELOPER:
HCB Adams Missouri, LLC
1100 NW South Outer Road
Blue Springs, Missouri 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 6TH PLAT, LOTS 218-230, 272-285 & TRACT 0-2".

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 0-2. A separate easement is hereby dedicated over this open space to the Parkway Estates Homeowners 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 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 said 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, structure, 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.

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 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

Filed for Record this day of March 27, 2012
At 9 O'clock 03 Minutes AM
Recorded in Book 1140 at Page 90
Instrument Number E0032486
Director Recorder of Deeds
By: [Signature] Deputy
Recorder's Fee \$ 66.00

On this 12 day of March, 2012, before me personally appeared Jon 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. Jon 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
Notary Public

This is to certify that the within plat of "PARKWAY ESTATES PR-0 6TH PLAT, LOTS 218-230, 272-285 & TRACT 0-2" was submitted to and duly approved by the Mayor and City Council of the City of Blue Springs, Missouri, on the 19th day of March, 2012, by ordinance No. 4381.

By: [Signatures]
City Clerk - [Signature]
Planning Commission Chairman - Susan Culpepper
Asst. Director of Community Development - James Holley

APPROVED BY JACKSON COUNTY GIS DEPARTMENT:
By: [Signature]
Date: 3-21-12

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

FINAL PLAT
PARKWAY ESTATES PR-0 6TH PLAT
LOTS 218-230, 272-285 & TRACT 0-2
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
PREPARED FOR: HCB Adams Missouri, LLC
1100 NW South Outer Road
Blue Springs, Missouri 64015

Project No: 12028
Drawn By: M. Banker
Checked By: J. Lovelace
Date: 02-01-2012
Scale: 1" = 50'
File Name: 12028 Plat Area 6

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