

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

05/21/2009 01:44:14 PM

INSTRUMENT TYPE: PLAT FEE: \$66.00 7 Pages
NON-STANDARD FEE: EXEMPT



INSTRUMENT NUMBER/BOOK & PAGE:

2009E00494 10

Book: 127 Page: 45

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 257 7th 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 # 41-520-99-02 '08
BY S Dye DATE 5-14-09

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
2008	—0—	5-14-09	<i>[Signature]</i>

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 2008 and all prior years for the above described property.)

5-14-09 *[Signature]*
DATE SUPERVISOR



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

Parkway East 7th East

TAX CERTIFICATE FOR PLAT

INSTRUCTIONS TO TAXPAYER

1. Have Part I of this Tax Certificate completed by the Mapping Section of the Assessment Department.
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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 # 41-500-0203 '86
BY S Ryan DATE 5-14-09

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
06	0	—	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 2006 and all prior years for the above described property.)

5.14.09 Dana Adlak
DATE SUPERVISOR
Seal Clerk



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) 681-3188

TAX CERTIFICATE FOR PLAT

Parkway LSA 770 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 # 41-500-02-03-02 '07
BY S. Quen DATE 5-14-09

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
<u>07</u>	<u>0</u>	<u>—</u>	<u>dt</u>

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 2007 and all prior years for the above described property.)

5-14-09 Dana Tadlock
DATE SUPERVISOR
Seal Clerk



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) 881-3186

Paradise 7th Plat
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 # 41-500-02-02-03-1 '07
BY S Ryan DATE 5-14-09

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
07	0	---	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 _____ and all prior years for the above described property.)

5.14.09 Dana Gadlock
DATE SUPERVISOR
Head Clerk



**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

Parkway East 7th 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 # 41-520-06-01 '08
BY S. Dyer DATE 3-14-09

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
108	0	—	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 2008 and all prior years for the above described property.)

5/14/09 Dana Tadlock
DATE SUPERVISOR
Seal Clerk

2009E0049410

PARKWAY ESTATES PR-0 7TH PLAT FINAL PLAT PARKWAY ESTATES 7TH PLAT LOTS 234-240, 250-263 NW 1/4, SECTION 8-T48N-R30W BLUE SPRINGS, JACKSON COUNTY, MISSOURI

- 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, 2006 at 8:00 AM.
 - Record owner: Johnnie Adams Homes P. E. West, Inc., P.O. Box 1174, Lee's Summit, MO 64063.
 - 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)".
 - All sidewalks shall be 4 feet wide.
 - The minimum floor area classification for Lots 204 thru 378 is Class "F", 1,600 sq. ft.

DESCRIPTION: FINAL PLAT PARKWAY ESTATES 7TH PLAT LOTS 234-240, 250-263. Containing 4.86 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 Northwest corner of the Northwest Quarter of said Section 8 (found stone next to 3/8" iron bar); thence South 01°56'00" West, along the West line of said Northwest Quarter, a distance of 1284.74 feet to the Northwest corner of "PARKWAY ESTATES 5TH PLAT LOTS 241-249, 264-271, 286-287 & TRACT D", 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 South 88°05'25" East, along the North line of said "PARKWAY ESTATES 5TH PLAT LOTS 241-249, 264-271, 286-287 & TRACT D", a distance of 497.62 feet to the Northeast corner of said plat, said point being the **POINT OF BEGINNING**; thence continuing South 88°05'25" East, along the South line of "PARKWAY ESTATES 1ST PLAT LOTS 231-233, 347-352 & TRACTS B, F, G & O", a distance of 563.47 feet; thence South 10°10'43" East, a distance of 109.85 feet; thence along a tangent curve to the right with a radius of 160.00 feet and an arc length of 33.76 feet; thence South 01°54'35" West, a distance of 215.11 feet; thence along a tangent curve to the right with a radius of 15.00 feet and an arc length of 23.56 feet; thence North 88°05'25" West, along the North line of "PARKWAY ESTATES 6TH PLAT LOTS 218-230, 272-285 & TRACT O", a distance of 536.41 feet; thence along a tangent curve to the right with a radius of 15.00 feet and an arc length of 23.56 feet; thence North 01°54'35" East, along the East line of "PARKWAY ESTATES 5TH PLAT LOTS 241-249, 264-271, 286-287 & TRACT D", a distance of 249.00 feet; thence North 88°05'25" West, a distance of 36.36 feet; thence North 08°41'55" East, a distance of 107.79 feet to the **POINT OF BEGINNING**.

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 7TH PLAT LOTS 234-240, 250-263"** and **"PARKWAY ESTATES PR-0 7TH PLAT LOTS 234-240, 250-263"**.

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.

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 barriers 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.

IN TESTIMONY WHEREOF: JOHNIE ADAMS HOMES P. E. WEST, INC., a Missouri Corporation has caused these presents to be signed by its President, this 15th day of April, 2009.

JOHNIE ADAMS HOMES P. E. WEST, INC.

BY: Johnnie Adams
JOHNIE ADAMS (PRESIDENT)

NOTARY CERTIFICATION:

STATE OF MISSOURI)
COUNTY OF JACKSON) SS

On this 15th day of April, 2009, before me the undersigned Notary Public, personally appeared Johnnie Adams who being by me sworn did say that he is President of JOHNIE 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 said County & State

This is to certify that the within plat of "PARKWAY ESTATES 7TH PLAT LOTS 234-240, 250-263" was submitted to and duly approved by the Mayor and City Council of the City of Blue Springs, Missouri

this 4th day of May, 2009, by ordinance No. 4232

By: Carson Ross Mayor - Carson Ross
By: James Holley Asst. Director of Community Development - James Holley
By: Kathy Richardson City Clerk - Kathy Richardson
By: Cesar Yanes, P.E. City Engineer - Cesar Yanes, P.E.

APPROVED BY JACKSON COUNTY ASSESSOR:
By: Ken Billups, Jr.
Date: 5-14-09



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: 5-14-09
M. Lovelace, M.S. 152680

MISSOURI STATE PLANE COORDINATE TABLE
GEOIDIC DATA - NAD 1983 1 METER = 3.28083333 FEET
GRID FACTOR USED: 0.99991277 (COMBINED PROJECT GRID FACTOR)

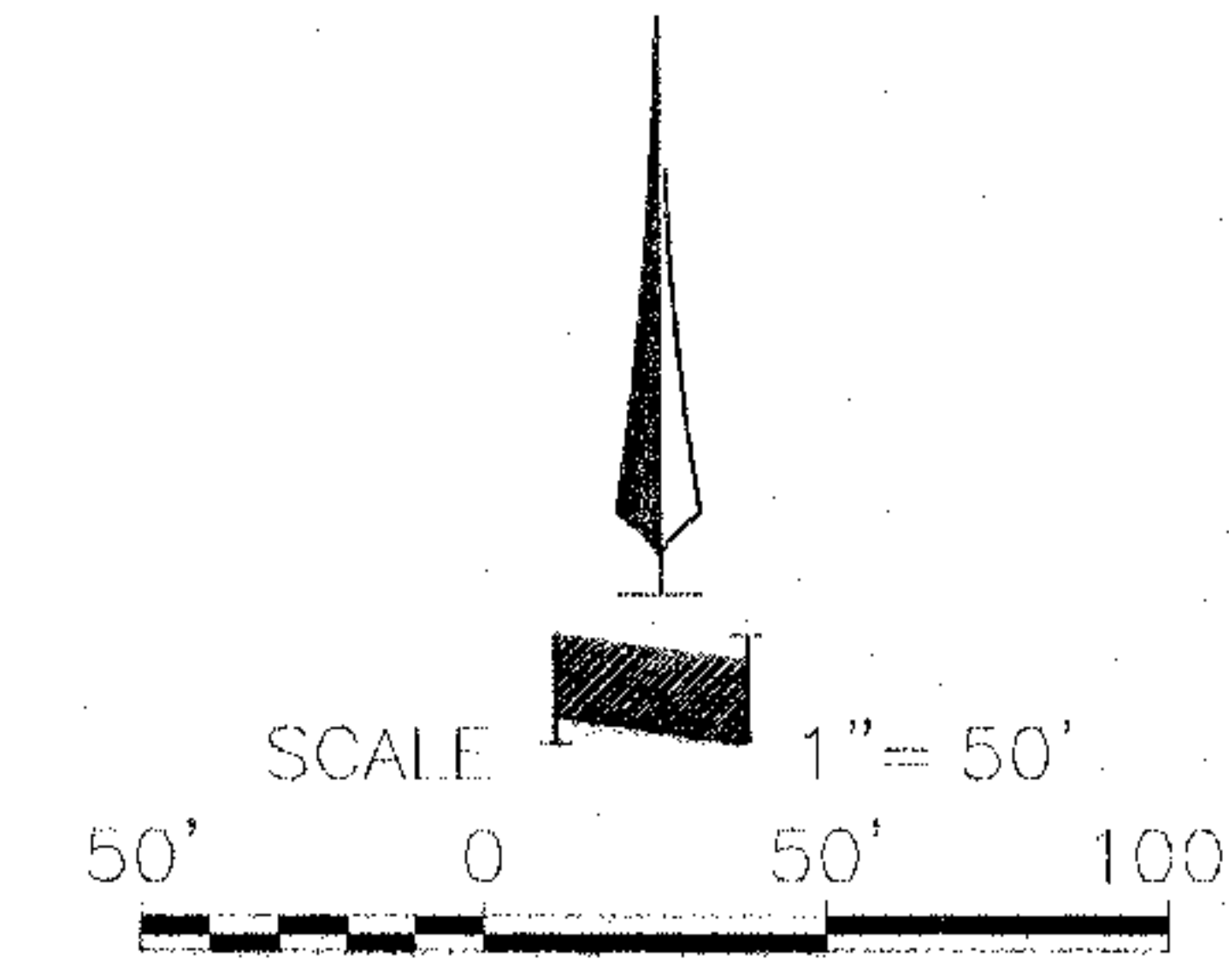
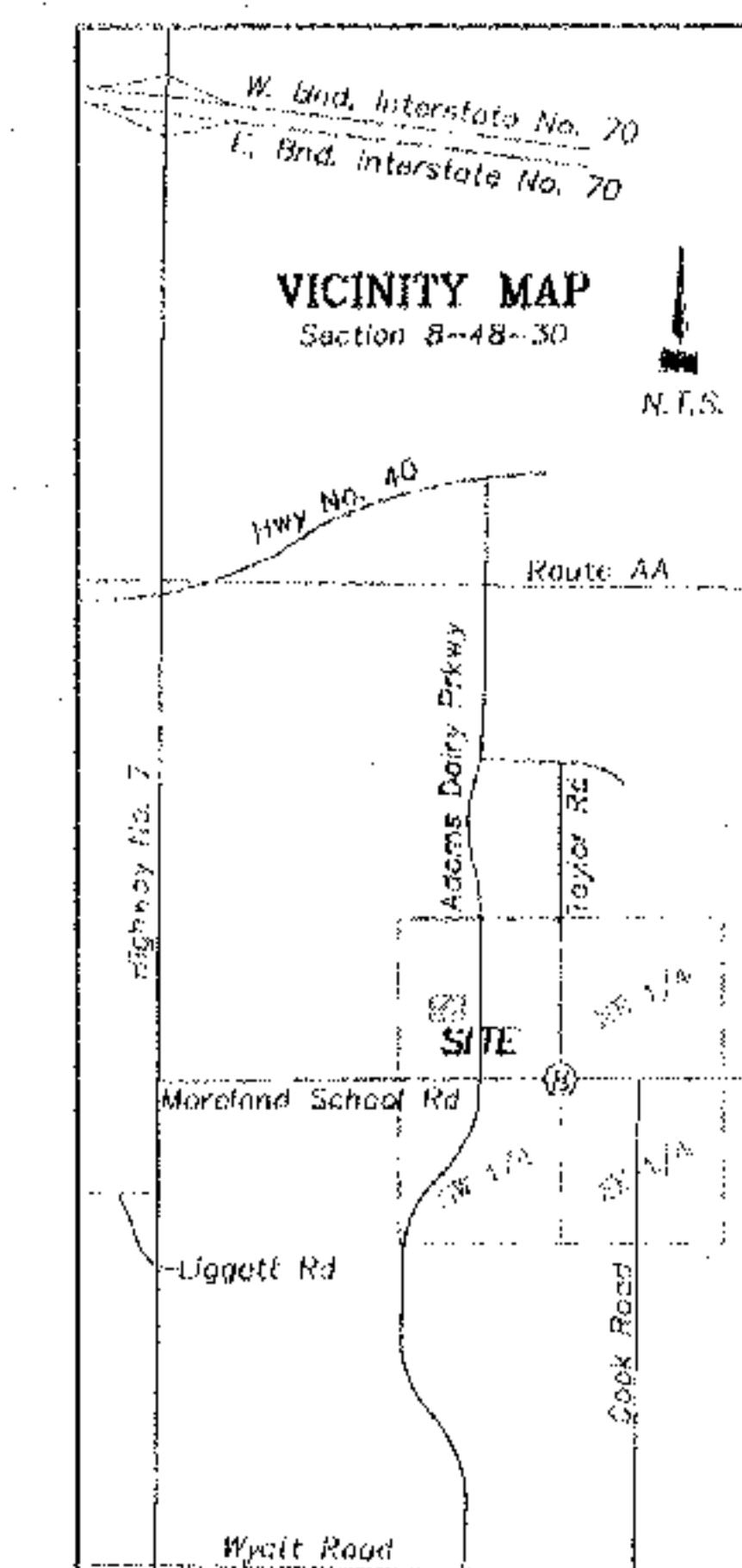
Coordinates were derived using GPS Static Survey methods and post processed data with Magellan/Ashtech receivers and Tocus System processor software. Jackson County Metro Central Monument JA-08 was used as base point for Static Survey Work.

DESC.	PT.#	NORTH (Y) COORDINATE	EAST (X) COORDINATE
MON. JA-08	JA08	313058.903 m.	870542.797 m.
PLAT CORNER 1	PC1	313448.707 m.	870994.988 m.
PLAT CORNER 2	PC2	313442.984 m.	871166.625 m.
PLAT CORNER 3	PC3	313410.031 m.	871172.542 m.
PLAT CORNER 4	PC4	313399.788 m.	871173.282 m.
PLAT CORNER 5	PC5	313334.264 m.	871171.097 m.
PLAT CORNER 6	PC6	313329.847 m.	871166.376 m.
PLAT CORNER 7	PC7	313335.285 m.	871002.983 m.
PLAT CORNER 8	PC8	313340.017 m.	870998.567 m.
PLAT CORNER 9	PC9	313415.863 m.	871001.096 m.
PLAT CORNER 10	PC10	313416.232 m.	870990.020 m.

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

MONUMENTATION

- FOUND SECTION CORNER, MONUMENTATION AS NOTED
- SET 5/8" IRON BAR W/ALUMINUM CAP, 1.5#2580 AT PLAT CORNERS
- NOTE: SET 1/2" IRON BAR W/PLASTIC CAP, 1.5#2580 AT ALL REAR LOT CORNERS AND CURB CUTS AT ALL FRONT LOT CORNERS



DATE	NUMBER	REVISION	BY:	APPROVED
2/14/2007	1	REVISED PER CLIENT COMMENTS	MFR	JBL
2/27/2007	2	REVISED PER CITY COMMENTS	MFR	JBL
7/27/2007	3	REVISED TO SHOW MINIMUM FLOOR ELEV. NOTES	MFR	JBL

FINAL PLAT
PARKWAY ESTATES 7TH PLAT
Blue Springs, Jackson County, Missouri

PREPARED FOR:
PARKWAY DEVELOPMENT COMPANY, INC.
3516 WINDING WOODS DR.
LEE'S SUMMIT, MISSOURI 64064 (816) 951-9501

Project No: 06024
Drawn By: M. Banker
Checked By: J. Lovelace
Date: 11/16/2007
Scale: 5/8
File Name: FINAL PLAT

LOVELACE & ASSOCIATES
Land Surveying - Civil Engineering
Land Planning
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 341-9997 Fax: (816) 341-9979

FINAL PLAT

SET 1 OF 1