

FINAL PLAT

WOODEND ROAD INDUSTRIAL PARK, 2ND PLAT

A REPLAT OF TRACTS I & II, WOODEND ROAD INDUSTRIAL PARK,
IN THE CITY OF EDWARDSVILLE, WYANDOTTE COUNTY, KANSAS



Prepared For:
Owner, Lot 1:
JDC Edwarsville I, LLC
4520 Madison, Suite 100
Kansas City, MO 64111

Owner, Lot 2:
Woodend Industrial I, LLC
4900 Main Street, Suite 300
Kansas City, MO 64112

Date of Preparation:
May 2, 2013

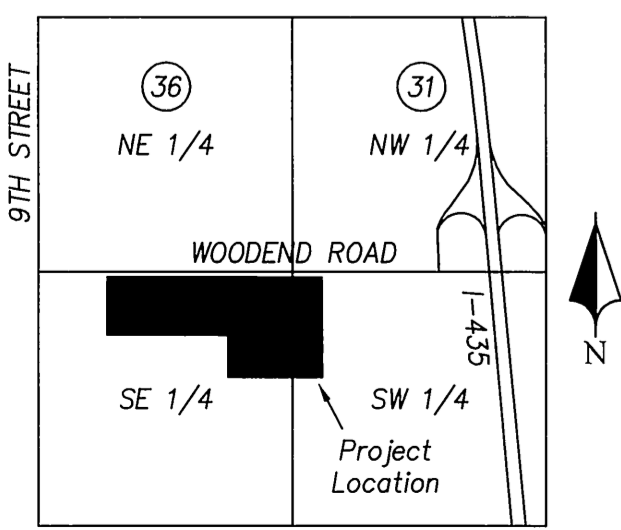


- LEGEND**
- FOUND 1/2" REBAR WITH KSCLS 175 CAP
 - ⊗ FOUND 1/2" REBAR WITH DM2 KSCLS 224 CAP
 - SET 1/2" REBAR WITH DM2 KSCLS 224 CAP
 - A/E ACCESS EASEMENT
 - OL/E GAS LINE EASEMENT
 - D/E DRAINAGE EASEMENT
 - SS/E SANITARY SEWER EASEMENT
 - U/E UTILITY EASEMENT

NOTES:
Basis of Bearings: North 87°42'52" East, along the North line of the Southeast Quarter of Sec. 36, T11S, R23E, per the WOODEND ROAD INDUSTRIAL PARK final plat.
CLOSURE CALCULATIONS:
Perimeter: 6535.85
Error Closure: 0.0066
Error North: 0.00645
Error East: -0.00139
Precision 1: 990,280

FLOOD PLAIN NOTE
According to "FIRM" Map Number 20209C0145D, effective September 2, 2011, and revised by LOMAR (Letter Of Map Revision), Date February 26, 2013, Case No.: 13-07-0896A, this tract is located in the following areas:

- OTHER FLOOD AREAS:
Zone X: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:
Zone AE: Base Flood Elevations determined.



LOCATION MAP
SECTION 36-11-23
SECTION 31-11-24
Scale 1" = 2000'

This is to certify on this 27th day of August, 2013 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys pursuant to K.S.A. 74-7037.



Michael Schmidtberger, Kansas L.S. 954
2224 Condonata Terr. Leawood, KS 66209
(913) 334-8819

DESCRIPTION
All of Tracts I & II, WOODEND ROAD INDUSTRIAL PARK, a subdivision in the City of Edwarsville, Wyandotte County, Kansas, containing 1,756,477 square feet, or 40.323 acres, more or less.

DEDICATION
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "WOODEND ROAD INDUSTRIAL PARK, 2ND PLAT."

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Edwarsville, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SS/E" on this plat is hereby dedicated to the owner of Lot 2 and their assigns.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Edwarsville, Kansas. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

Subject to the Amended And Restated Access Easement And Utility Easement, recorded by the Wyandotte County, Kansas Register of Deeds on June 3, 2013, as Document No. 2013R-07840.

EXECUTION
IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this 21 day of August, 2013.
Owner, Lot 1: JDC Edwarsville I, LLC
Kevin R. Jones, Member

STATE OF MISSOURI)
COUNTY OF JACKSON)
BE IT REMEMBERED, that on this 18 day of August, 2013, before me a Notary Public in and for said County and State, came Kevin R. Jones, Member of JDC Edwarsville I, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said limited liability company, and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.
Notary Public My Appointment Expires: 11/11/17

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this 21 day of August, 2013.
Owner, Lot 2: WOODEND INDUSTRIAL I LLC
David M. Harrison, Manager

STATE OF MISSOURI)
COUNTY OF JACKSON)
BE IT REMEMBERED, that on this 21 day of August, 2013, before me a Notary Public in and for said County and State, came David M. Harrison, Manager of Woodend Industrial I LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said limited liability company, and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.
Notary Public My Appointment Expires: 11/26/2015

APPROVALS
This plat of the "WOODEND ROAD INDUSTRIAL PARK, 2ND PLAT" has been submitted to and approved by the Edwarsville Planning Commission, Edwarsville, Kansas, and is hereby transmitted to the City Council of the City of Edwarsville, Kansas with the recommendation that such plat be approved as proposed.
Dated this 28th day of August, 2013.
Jeff Martinek / Chairman
Erin Harves, Secretary

APPROVED by the City Council of the City of Edwarsville, Wyandotte County, Kansas, on this 28th day of August, 2013.
John McTaggart, Mayor
Tamara Harris, City Clerk

Reviewed by the Unified Government Surveyor this 3 day of August, 2013.
This survey has been review for filing, pursuant to K.S.A. 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

Brent Thompson, PLS 1277
9/3/13
STATE OF KANSAS)
COUNTY OF WYANDOTTE)
Entered on the transfer record this 3 day of September, 2013

This is to certify that this instrument was filed for record in the Register of Deeds Office on this 3 day of September, 2013 at 2:35 PM and is duly recorded.
Nancy W. Burns, Register of Deeds
Susie Nelson, Chief Deputy

WOODEND ROAD INDUSTRIAL PARK, 2ND PLAT

Renaissance Infrastructure Consulting (R·I·C)
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