

VERTICAL VENTURES III FIRST PLAT, FINAL PLAT A Subdivision in Parkville, Platte County, Missouri

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Instr Number: 201009315
Book: 20 Page: 375
Type: DE PLAT
Pages: 1
Fee: \$89.00 S
Grantor: BLUE VALLEY INVESTMENT CORP
Grantee: VERTICAL VENTURES III FIRST PLAT
Gloria Boyer,
Recorder of Deeds

DESCRIPTION:

All that part of the Northwest Quarter of Section 19, Township 51, Range 34, in the City of Parkville, Platte County, Missouri being described as follows; Commencing at the Northwest corner of the Northwest Quarter of said Section 19, thence South 00 degrees 34 minutes 00 seconds West, along the West line of said Northwest Quarter, a distance of 670.00 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 50 minutes 06 seconds East, parallel to the North line of said Northwest Quarter, a distance of 550.00 feet; thence North 00 degrees 34 minutes 00 seconds East, parallel to the West line of said Northwest Quarter, a distance of 476.72 feet to a point on the Southerly Right-of-Way line of Missouri State Route 45; thence Easterly along said Southerly Right-of-Way line, along a curve to the left, having an initial tangent bearing of South 71 degrees 40 minutes 13 seconds East, a radius of 1487.32 feet, an arc distance of 511.77 feet; thence continuing along said Southerly Right-of-Way line, North 88 degrees 36 minutes 54 seconds East, a distance of 202.14 feet; thence continuing along said Right-of-Way line, South 84 degrees 02 minutes 28 seconds East, a distance of 118.43 feet to the Westery Right-of-Way line of Interstate 435; thence South 01 degrees 23 minutes 06 seconds East, along said Westery Right-of-Way line, a distance of 79.86 feet; thence continuing along said Westery Right-of-Way line, South 84 degrees 15 minutes 36 seconds East, a distance of 201.56 feet; thence continuing along said Right-of-Way line, North 88 degrees 37 minutes 05 seconds East, a distance of 54.59 feet; thence South 00 degrees 21 minutes 36 seconds West, a distance of 177.75 feet; thence South 89 degrees 36 minutes 26 seconds East, a distance of 100.87 feet to a point on said Westery Right-of-Way line; thence South 01 degrees 23 minutes 40 seconds East, along said Westery Right-of-Way line, a distance of 128.26 feet; thence continuing along said Westery Right-of-Way line, South 75 degrees 08 minutes 27 seconds East, a distance of 104.10 feet; thence continuing along said Westery Right-of-Way line, South 01 degrees 23 minutes 00 seconds East, a distance of 276.09 feet; thence North 89 degrees 45 minutes 03 seconds West, a distance of 463.12 feet; thence South 66 degrees 05 minutes 47 seconds West, a distance of 418.61 feet; thence North 89 degrees 55 minutes 07 seconds West, a distance of 360.47 feet; thence North 86 degrees 27 minutes 39 seconds West, a distance of 60.00 feet; thence Northerly along a curve to the right, having an initial tangent bearing of North 03 degrees 32 minutes 21 seconds East, a radius of 530.00 feet, an arc distance of 99.78 feet; thence North 54 degrees 39 minutes 14 seconds West, a distance of 175.28 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 454.54 feet to a point on the West line of said Northwest Quarter, a distance of 275.78 feet to the Point of Beginning. Said tract contains 25.12 acres, more or less.

DEDICATIONS:

PLAT DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "VERTICAL VENTURES III, FIRST PLAT."

STREETS: Streets and Right of Ways shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

TRACTS: Tracts A, B and C are reserved as open space. These tracts, shown hereon, are reserved and shall be maintained by the business association for use and enjoyment in accordance with approved development plans and covenants recorded for this plat. Subject to a development agreement with the City of Parkville, Tract D is to be dedicated by separate instrument as public right-of-way.

BUILDING LINES: Building lines or setback lines are hereby so established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

EASEMENTS DEDICATION: An easement is hereby granted to Parkville, Missouri, and to the utility companies franchised to operate in Parkville, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated "Utility Easement" or "U/E". Where other easements are designed for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Parkville, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to utility easements.

DRAINAGE EASEMENTS: An easement is hereby granted to Parkville, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for stormwater drainage including, but not limited to, underground pipes and conduits, any or all of them upon, over, under and along the strips of land designated "Drainage Easement" or "D/E".

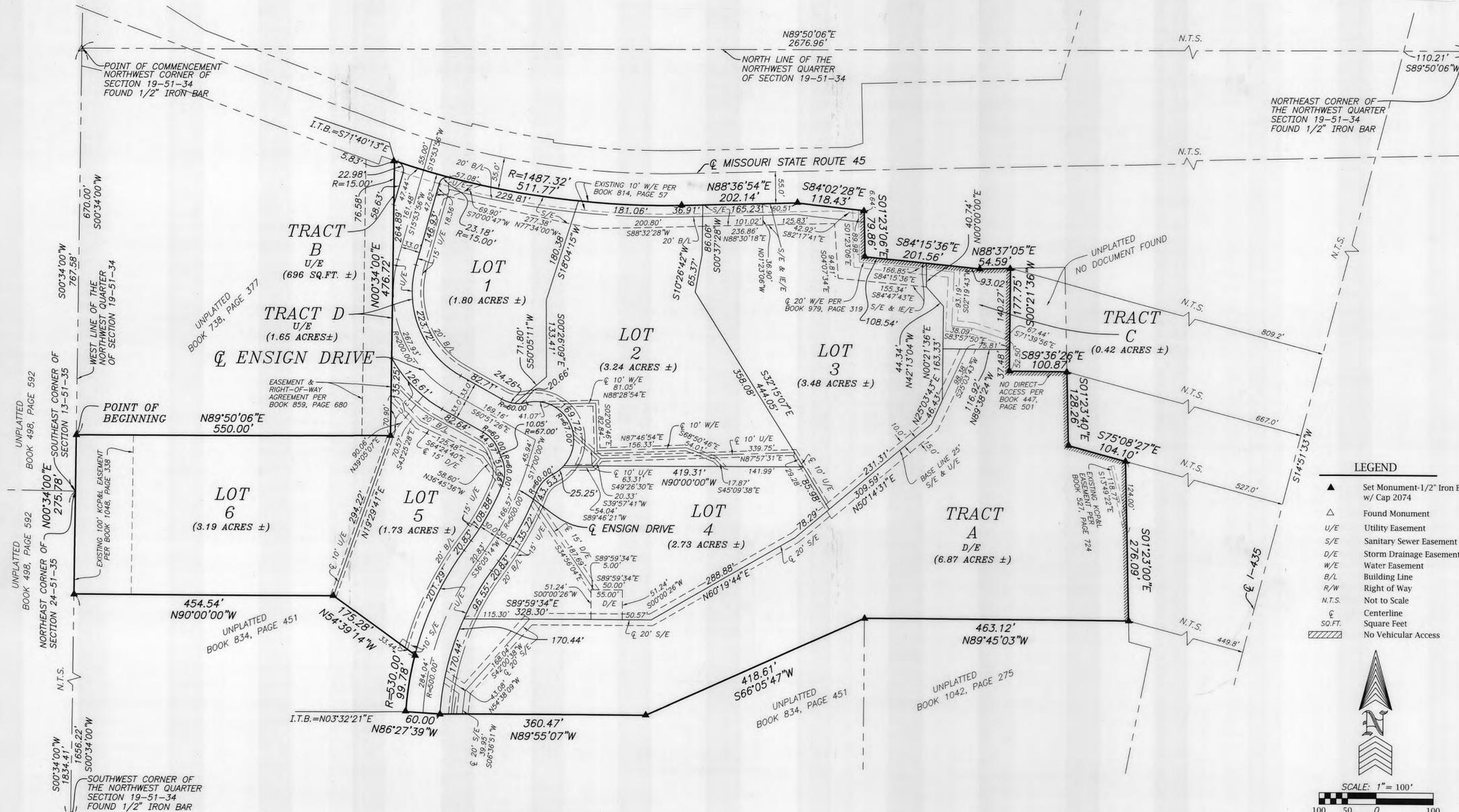
SEWER EASEMENTS: An easement or license is hereby granted to the City of Parkville and the Platte County Regional Sewer District to locate, construct and maintain or authorize the location, construction and maintenance and use of sanitary sewer mains under and along the strips designated "Sewer Easement" or "S/E".

RESTRICTIONS: Declaration of Easements and Protective Covenants for property known as Vertical Ventures III.

CROSS ACCESS: The right of ingress/egress is granted upon and across all Lots and Tracts shown on this plat for use of all Lots or Tracts owners of existing and future phases of the Vertical Ventures III development. As set forth in the "Declaration of Easements and Protective Covenants for property known as Vertical Ventures III."

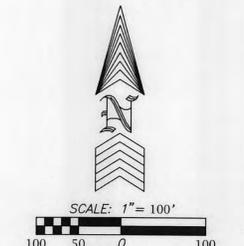
GENERAL NOTES:

- Bearing System is based on the Missouri State Plane, West Zone (2011).
- This plat meets the accuracy requirements for an Urban class of property.
- This tract of land does not lie or fall within 150 feet of a regulatory floodplain, per FIRM Map No. 290475 0155 A, dated December 18, 1979, as amended.
- The parent tract for this property is recorded at the Platte County Recorder of Deeds office in Book 1159, Page 70; Book 1155, page 71; and Book 1159, Page 934.



LEGEND

- ▲ Set Monument-1/2" Iron Bar w/ Cap 2074
- △ Found Monument
- U/E Utility Easement
- S/E Sanitary Sewer Easement
- D/E Storm Drainage Easement
- W/E Water Easement
- B/L Building Line
- R/W Right of Way
- N.T.S. Not to Scale
- SO.FT. Square Feet
- ▨ No Vehicular Access



ACKNOWLEDGMENTS:

IN TESTIMONY WHEREOF: BLUE VALLEY INVESTMENT CORPORATION, a Kansas Corporation, has by the authority of its Members caused this instrument to be executed this 22 day of July, 2010.

BLUE VALLEY INVESTMENT CORPORATION
a Kansas Corporation

Robert D. Regnier
Robert D. Regnier, President

STATE OF Kansas
COUNTY OF Platte } s.s.

Be it remembered that on this 22 day of July, 2010, before me the undersigned Notary Public in and for the County and State above mentioned, came Robert D. Regnier, President of Blue Valley Investment Corporation, a Kansas Corporation, who is personally known to me and duly sworn did say that he executed this instrument as the free act and deed of said Blue Valley Investment Corporation and was signed by its authority, in testimony whereof.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Platte County, KS, on the day and year last written.

My Commission Expires: 11.20.10

SUSAN J. GANDY
My Appt. Exp. 11/20/10

Susan J. Gandy
NOTARY PUBLIC

BOARD OF ALDERMEN

This is to certify that the within plat was duly submitted to and approved by the Board of Aldermen of Parkville, Missouri, by Ordinance No. 2526 duly authenticated as passed this 19 day of January, 2010.

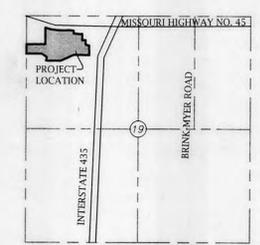
Gerald L. Richardson
MAYOR: Gerald L. Richardson

Claudia Willhite
CITY CLERK: Claudia Willhite

CERTIFICATION:

I hereby state that the Plat of VERTICAL VENTURES III FIRST PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: July 22, 2010
Sam A. Aylett
SAM A. AYLETT, LS-2074



Location Map
SEC. 19-51-34
(Not To Scale)



VERTICAL VENTURES III, FIRST PLAT
PLATTE COUNTY, MISSOURI
FINAL PLAT
Client:
BANK OF BLUE VALLEY,
A KANSAS STATE CHARTERED BANK
SAM'S SURVEY COMPANY
LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING
201 NW. 72ND ST. ~ GLADSTONE, MO 64118
PH. (816) 436-0732 ~ FAX (816) 436-0767
JOB #: 47439 DATE: July 20, 2010



VERTICAL VENTURES III, LLC

U.S. MAIL: P.O. BOX 75, WALDRON, MO 64092 816-891-8800
SHIPPING: 16203 N.W.45 HWY, KANSAS CITY, MO 64152 FAX 816-891-8899

November 5, 2009

City of Parkville
Community Development
City Hall
8880 Clark Ave.
Parkville, MO 64152

VERTICAL VENTURES III – 1ST PLAT, FINAL PLAT APPLICATION

Dear Sirs:

Please find enclosed our application for the First Plat Final Plat for our Vertical Ventures III Planned Business Park Development located on the southwest quadrant of I-435 and Missouri Highway 45 in Parkville, Missouri.

The First Plat consists of only Lots 1 through 4, 12, and 13 as well as Tracts A and B. With the exception of Lot 12, the First Plat is the only portion of the Development that is presently "on grade", and ready to be put into a salable lot configuration. All other portions of the Development require extensive earthwork, road and utility construction before they could be made ready for platting and sale. Lot 12 was included simply for continuity of the First Plat and would require earthwork and grading prior to sale, as detailed on our previously approved Preliminary Site Plan, however no further construction is planned for Lot 12 at this time.

Tract A is Development common ground and contains the portion of the existing natural streambed that has been deemed jurisdictional waters of the United States by the Department of Natural Resources as well as the steep and heavily wooded banks on either side of the streambed. It is our intention to leave the land in Tract A in an undisturbed, natural state save for some future walking trails as shown on our Preliminary Plan, which would not be constructed until the remainder of the Development was graded and platted.

Tract B is Development common ground and is simply a left-over sliver of ground in the northwest corner of the Development between the new local road and the VVIII/KCPL property line.

Lot 3 is currently being filled and graded in accordance with our Preliminary Site Plan under Parkville City Grading Permit No. GR-09-09-01.

We are assuming that the Municipal Interceptor Sewer project will continue to proceed across Highway 45 from the north to provide sanitary sewer service to our Development property in accordance with the original NID petition. To that end, we have planned for and dedicated appropriate easements for ingress, egress, construction and operation of a sewer pump and lift station in the northeast portion of our Development that will be necessary as part of the overall plan to provide sewer service to properties south of Highway 45 and west of I-435.

The supporting drawings included with our Application all depict ground contours in the fully developed and final configuration. We did this to show that we still intend to conform to the overall grading plan shown on our currently approved Preliminary Plan and that the First Plat fits with and conforms to that same plan. Other than the grading currently underway on Lot 3 and the stipulation for Lot 12 above, no other grading is required for any of the other lots in the First Plat.

Regarding the supporting drawings showing how utilities will be extended to the rest of the Development, we have taken these to the schematic level to show that the utility extensions are entirely feasible and constructible, but have not included such things as material specifications and final construction details. We are assuming that this finer level of detail would be included in the respective Final Plan applications that would be filed in the future after we have a committed buyer of one or more of the lots and we know exactly what kind of facilities and building(s) are going to be desired as well as their locations.

Similarly we have not included an erosion and sediment control plan as per NPDES II since there are no plans to disturb any of the ground contained within the First Plat lots prior to sale. With no disturbance, there is no reason for an erosion and sediment control plan. (The disturbance that is presently underway on Lot 3 is covered by an active erosion and sediment control plan that is a part of the previously mentioned Parkville City Grading Permit No. GR-09-09-01.)

Although in the recent past we have had many seriously interested buyers, some even engaged in active contract negotiations, at the present time we have only one interested buyer for one lot. Part of the problem of course is that there presently are no lots available for sale since nothing is platted yet. We have found in the past that if a prospective buyer is truly interested, they typically want to move right away or at least have a firm date in hand as to when clear title to the lot will be available. In the past, on-going zoning, plan approval and mostly, sewer issues prevented us from giving a certain date of availability. Those issues have now all been resolved but if the lots themselves are not surveyed, staked out and sitting there readily available, the buyers tend to move on and look somewhere else.

City of Parkville
November 5, 2009

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Our purpose in making application for this First Plat is so that we can finally have actual physical lots with clear title offered for sale. Assuming that the remaining Interceptor Sewer issues will be timely resolved, we feel that if we can generate some buyer interest in the prime highway frontage lots that are already on grade with available utilities, then once building construction actually begins, that will go a long way in promoting and generating further interest in the remaining middle and rear lots of the Development.

It is our sincere hope that you find acceptable and approve our First Plat Final Plat Application.

Sincerely yours,



Jon W. Scheidker P.E.
Vertical Ventures III, LLC

SUPPORTING PLANS FOR VERTICAL VENTURES III FIRST PLAT FINAL PLAT PARKVILLE, MISSOURI SEC. 19-51-34

ENGINEER: _____

DATE _____

DEVELOPER:

VERTICAL VENTURES III, LLC
P.O. BOX 75
WALDRON, MO 64092
816-891-8800

ACCEPTED BY: _____

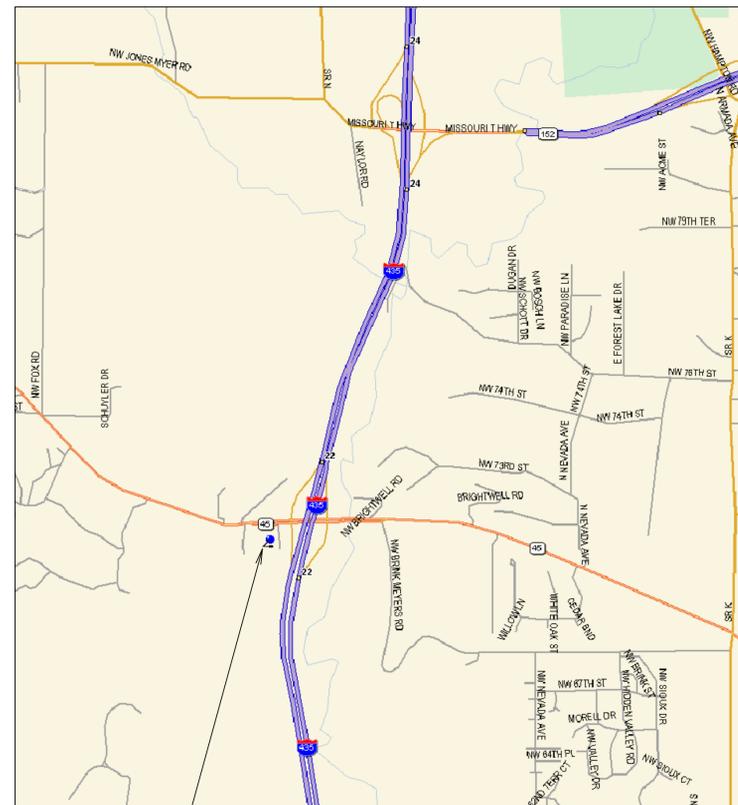
DATE _____

REVIEWED BY: _____

DATE _____

INDEX OF SHEETS

PROJECT NO.	SHEET NO.	REV. NO.	TITLE	DESCRIPTION
09-002	PO	0	TITLE SHEET	THIS DRAWING
95-008	R1	3	EXIST. LOCAL ROAD	PLAN & PROFILE
95-008	R1A-1	3	EXIST. LOCAL ROAD	CROSS-SECTIONS 0+00 - 2+50
95-008	R1A-2	3	EXIST. LOCAL ROAD	CROSS-SECTIONS 3+00 - 4+88.25
95-008	R1A-3	3	EXIST. LOCAL ROAD	CROSS-SECTIONS 5+00 - 6+50
95-008	R1B	1	EXIST. LOCAL ROAD	STORM DRAIN DETAILS @ 2+18
95-008	R1C	1	EXIST. LOCAL ROAD	STORM DRAIN DETAILS @ 5+90
95-008	R1D	0	EXIST. LOCAL ROAD	MISC. DETAILS
09-002	STO	0	EXIST. STORM SEWER SYSTEM	WATERSHED DETAILS
09-002	ST1	0	EXIST. STORM SEWER SYSTEM	NORTH SYSTEM PLAN VIEW
09-002	ST1-1	0	EXIST. STORM SEWER SYSTEM	NORTH SYSTEM PROFILE VIEWS
09-002	ST1-2	0	EXIST. STORM SEWER SYSTEM	DESIGN PARAMETERS
09-002	SAO	0	PROPOSED SANITARY SEWERS	OVERALL PLAN
09-002	SA1-1	0	PROPOSED SANITARY SEWERS	PLAN & PROFILE - PIPES 1-1 TO 1-6
09-002	SA1-2	0	PROPOSED SANITARY SEWERS	PLAN & PROFILE - PIPES 1-7 TO 1-10
09-002	SA1-3	0	PROPOSED SANITARY SEWERS	PLAN & PROFILE - PIPE 2-1
09-002	WO	0	PROPOSED WATER SERVICE	OVERALL PLAN
09-002	EO	0	PROPOSED ELECTRICAL SERVICE	OVERALL PLAN
09-002	TO	0	PROPOSED TELE. & DATA SERVICE	OVERALL PLAN
96-008	U2	2	WATER SERVICE PLAN	(EXIST.) DETAILS
97-009	U3	3	NEW TERRADYNE BUILDING	(EXIST.) LOT 2 SITE UTILITY PLAN



PROJECT LOCATION

LOCATION MAP
NOT TO SCALE

PROJECT BENCHMARK ELEV = 928.01

SURVEY POINT #5304 - "+" MARK ON WEST THROAT OF WEST INLET AT STA. 2+18 OF NEW LOCAL ROAD INTO VERTICAL VENTURES III, LLC PROPERTY.

VERTICAL VENTURES III
DEVELOPMENT
Title Sheet

PARKVILLE, MISSOURI

TITLE SHEET
WITH
LIST OF DRAWINGS

PROFESSIONAL ENGINEER

DATE:

TERRADYNE, LTD.
18009 NW 42nd Highway
P.O. Box 190, Waldron, MO 64092
FOR US MAIL ONLY: P.O. BOX 190, WALDRON, MO 64092

ENGINEERING + PROPERTY DEVELOPMENT + GENERAL CONSTRUCTION
MISSOURI PROFESSIONAL ENGINEERING CORPORATION LICENSE NO. E-1472-D

REV.	DATE	DESCRIPTION
11/4/09	JWS	ORIGINAL ISSUE

PROJECT NO.
09-002

SHEET NO.
PO