



SHAFER, KLINE & WARREN, INC.

CIVIL ENGINEERS ~ LAND SURVEYORS
TRAFFIC & TRANSPORTATION ENGINEERING
LAND PLANNING ~ LANDSCAPE ARCHITECTURE
11250 CORPORATE AVENUE LENEXA, KANSAS 66219
OFFICE: 913-888-7800 FAX: 913-888-7888
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Developer:
VanTrust Real Estate, LLC
Leah C. FitzGerard, Assoc., AIA, LEED AP D+C
4900 Main Street, Suite 400
Kansas City, MO 64112

June 2, 2015

FINAL PLAT
COSENTINO'S SAINT JOSEPH PRICE CHOPPER/
ANDERSON FORD MARKETPLACE

A MAJOR SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 57 NORTH, RANGE 35 WEST AND
INCLUDING ALL OF TRACT 5 AND PORTIONS OF TRACTS 6, 7, 8, 9 AND 10, W.C. HARRIS ACRES AND
TRACT III, WOODLAWN VILLAGE OFFICE CONDOMINIUMS, ALL BEING IN ST. JOSEPH, BUCHANAN COUNTY MISSOURI

PLAT DESCRIPTION:

A tract of land being a portion of the Northwest Quarter of Section 2, Township 57 North, Range 35 West in St. Joseph, Buchanan County, Missouri and including portions of Tracts 5, 6, 7, 8, 9 and 10, W.C. Harris Acres and Tract III, Woodlawn village office condominiums, each being a subdivision in said City, County and State according to the recorded plats thereof, said tract of land includes those certain tracts of land as set forth and described in the instruments recorded in the Office of the Recorder of Deeds for said County and State as follows: the Corrected Quit Claim Deed filed in Book 2282 at Page 830, the Missouri Warranty Deed filed in Book 2068 at Page 164, the Limited Partnership Warranty Deed filed in Book 2302 at Page 598 and Tracts A, B and C as set forth and described in the Warranty Deed recorded in Book 2101 at Page 700. All now being more particularly described as follows:

Beginning at the Southeast corner of Tract 5 of said W.C. Harris Acres, being also the Southeast corner of Tract A as described in said Warranty Deed recorded in Book 2101 at Page 700; thence North 89 degrees 59 minutes 57 seconds West (South 89 degrees 58 minutes 38 seconds West, Deeds) along the South line of said Tract 5, being also along the South line of Tract A of said Warranty Deed recorded in Book 2101 at Page 700 and along the South line of the tract of land described in said Limited Partnership Warranty Deed filed in Book 2302 at Page 598, a distance of 724.65 feet (724.70 feet, Deeds and Plat) to the Southwest corner of the tract of land described in said Limited Partnership Warranty Deed filed in Book 2302 at Page 598, being also a point on the Easterly right-of-way line of the North Belt Highway (AKA U.S. Highway Route No. 169); thence Northwesterly along the Westerly line of the tract of land described in said Limited Partnership Warranty Deed filed in Book 2302 at Page 598, being also along the Easterly right-of-way line of said North Belt Highway, being along a curve to the left having an initial tangent bearing of North 13 degrees 43 minutes 37 seconds West, a radius of 2,904.93 feet and a central angle of 03 degrees 36 minutes 28 seconds, an arc length of 182.92 feet (183.00 feet Deed) to the Northwest corner of the tract of land described in said Limited Partnership Warranty Deed filed in Book 2302 at Page 598; thence North 69 degrees 55 minutes 00 seconds East along the Northerly line of the tract of land described in said Limited Partnership Warranty Deed filed in Book 2302 at Page 598, a distance of 211.59 feet to the Southwest corner of Tract C as described in said Warranty Deed recorded in Book 2101 at Page 700; thence Northwesterly along the Westerly line of said Tract C, the following courses and distances; thence North 17 degrees 26 minutes 57 seconds West, 128.41 feet (128.66 feet Deed); thence Northwesterly, Westerly and Southwesterly along a curve to the left, tangent to the last described course, having a radius of 16.50 feet and a central angle of 92 degrees 38 minutes 03 seconds, an arc length of 26.68 feet to a point on the Southerly line of Tract B as described in said Warranty Deed recorded in Book 2101 at Page 700; thence South 69 degrees 55 minutes 00 seconds West, departing from the Northwesterly and Westerly lines of said Tract C, being now along the Southerly line of said Tract B and tangent to the last described curve, a distance of 197.68 feet to the Southwest corner of said Tract B, being also a point on the Easterly right-of-way line of said North Belt Highway; thence Northwesterly along the Westerly line of said Tract B, being also along the Easterly right-of-way line of said North Belt Highway, being along a curve to the left having an initial tangent bearing of North 20 degrees 12 minutes 23 seconds West, a radius of 2,904.93 feet and a central angle of 01 degree 11 minutes 31 seconds, an arc length of 60.43 feet to the most South, Northwest corner of said Tract B; thence departing from the Easterly right-of-way line of said North Belt Highway, being now along the several courses and distances which comprise the Northerly and Westerly lines of said Tract B, the following courses and distances; thence Southeasterly along a curve to the left, having an initial tangent bearing of South 21 degrees 23 minutes 54 seconds East, a radius of 25.00 feet and a central angle of 22 degrees 15 minutes 47 seconds, an arc length of 9.71 feet; thence North 69 degrees 55 minutes 00 seconds East, not tangent to the last described curve, a distance of 32.92 feet; thence South 20 degrees 05 minutes 00 seconds East, perpendicular to the last described course, a distance of 15.00 feet; thence North 69 degrees 55 minutes 00 seconds East, perpendicular to the last described course, a distance of 150.00 feet; thence North 25 degrees 17 minutes 56 seconds East, 35.21 feet; thence North 23 degrees 44 minutes 33 seconds West, 145.00 feet; thence North 00 degrees 05 minutes 16 seconds East, 100.00 feet; thence North 30 degrees 07 minutes 33 seconds West, 139.14 feet to the most North, Northwest corner of said Tract B, being also a point on the Southerly right-of-way line of Beck Road as now established by the instrument recorded in Book 1455 at Page 299 in said Office of the Recorder of Deeds; thence generally Northeasterly along the Southerly right-of-way line of said Beck Road, being also along the Northerly line of Tract B as described in said Warranty Deed recorded in Book 2101 at Page 700 and along the Northerly line of the tract of land as described in said Missouri Warranty Deed filed in Book 2068 at Page 164 and being also along the Northerly line of the tract of land described in said Corrected Quit Claim Deed filed in Book 2282 at Page 830, the following courses and distances; thence Northeasterly along a curve to the left having an initial tangent bearing of North 51 degrees 45 minutes 27 seconds East, a radius of 688.19 feet and a central angle of 01 degree 48 minutes 09 seconds, an arc length of 21.65 feet; thence North 49 degrees 57 minutes 18 seconds East, tangent to the last described curve, a distance of 420.00 feet; thence Northeasterly along a curve to the right, tangent to the last described curve, having a radius of 1,150 feet and a central angle of 25 degrees 09 minutes 19 seconds, an arc length of 504.90 feet to the Northeast corner of the tract of land described in said Corrected Quit Claim Deed filed in Book 2282 at Page 830; thence South 00 degrees 25 minutes 59 seconds West along the East line of the tract of land described in said Corrected Quit Claim Deed filed in Book 2282 at Page 830, being also along the East line of Tract A as described in said Warranty Deed recorded in Book 2101 at Page 700, a distance of 1,310.99 feet to the Point of Beginning, Containing 791,810 square feet or 18.178 acres, more or less.

General Notes:

- 1. All bearings and coordinates shown are based on the Missouri State Plane Coordinate System, U.S. Feet, using a combined grid factor of 0.99990797. This combined grid factor having been reported on the NGS data sheet for BU 06, last adjusted February 2000.
BU 06 N. 399,920.868 (Meters) N. 1,312,073.701 (State Plane U.S. Feet)
E. 823,753.111 E. 2,702,596.638
BU 06 to the Point of Beginning of this Plat = North 17 degrees 04 minutes 12 seconds East, a distance of 5,592.91 Feet.
2. Azimuths are shown clockwise from North.
3. We have reviewed the "Flood Insurance Rate Map", Community Panel Number 290043 0005 C, dated September 19, 1984, as published by the Federal Emergency Management Agency. The above rate map places this tract in Zone "C" for insurance purposes. Zone "C" is defined as Areas of Minimal Flooding.
4. A 5/8" Iron Bar With Aluminum Cap will be set at the plat boundary corners after completion of construction of this project.

OFFICE OF PLANNING & COMMUNITY DEVELOPMENT:

This is to certify that this plat was duly presented for the approval of the Planning & Community Development Department and has been duly approved on this ___ day of _____, 2015.

BY: Clint Thompson Director of Planning & Community Development
ATTEST: Clerk

OFFICE OF THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION:

This is to certify that this plat was duly presented for the approval of the Director of Public Works and Transportation and has been duly approved on this ___ day of _____, 2015.

BY: Andy Clements Director of Public Works

STATE OF MISSOURI)
)SS
COUNTY OF BUCHANAN)

I Paula Heyde, City Clerk of the City of St. Joseph, Missouri, certify that this plat was approved by the City Council of the City of St. Joseph, Missouri by passage of Special Ordinance No. _____, and approved on the ___ day of _____, 2015.

BY: Paula Heyde, CMC City Clerk

PLAT DEDICATION:

The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat. BECK ROAD RETAIL, LLC declare that they are the sole owners of Lots 1 and 2. RMA Investments, LLC, formerly known as R&D Investments, LLC declare that they are the sole owners of Lot 3. Each of said proprietors also declare that they have caused the same to be divided into lots of the sizes, dimensions and locations as shown on this plat, which was drawn by said owners authority and under their direction. Said plat shall hereafter be known as:

"COSENTINO'S SAINT JOSEPH PRICE CHOPPER/ANDERSON FORD MARKETPLACE"

The streets and other rights-of-way shown on this plat and not heretofore dedicated to public use are hereby so dedicated. In consideration of the acceptance of this plat and dedication the owner does hereby waive any claims for damages to any of the above described property by reason of the future grading of the streets in this plat to such grades that may be established by the City Council of the City of St. Joseph, Missouri at the time of approval of this plat, or at any time thereafter. This waiver shall be binding upon the owner, their heirs, successors and grantees. All Street improvements shall be Type "B" in accordance with the City of St. Joseph General Ordinance No. 661.

An easement is hereby granted to the City of St. Joseph, Missouri to locate, construct and maintain, or to authorize the location, construction and maintenance of conduits, water, gas and sewer pipes, poles, wires, sidewalks and surface drainage, or any or all of them over, under, along and through the strips marked "UE" or "utility easement", "SS" or "Sanitary Sewer", "STS" or "Storm Sewer", and the planting of any trees or shrubbery or the placing of other improvements on said easements will be done at the risk of subsequent damage thereto without compensation therefore the easements granted to the City of St. Joseph, Missouri shall be superior to any other easement in the subdivision unless agreed to by the City of St. Joseph, Missouri.

The owners of Lots 1, 2 and 3 as shown hereon are subject to The Consolidated Amendment of Agreement and Declaration of Easements, Covenants Restrictions Affecting Land & Declaration of Reciprocal Easement Agreement recorded as Document No. _____ in Book _____ at Page _____ on this _____ day of _____, 2015.

The Ingress / Egress Easement as shown between Lots 2 and 3 is hereby dedicated to provide ingress / Egress from Lots 1, 2 and 3 to the public right-of-way of Beck Road, as now established.

IN TESTIMONY WHEREOF, the undersigned have caused these presents to be signed this _____ day of _____, 2015.

BY: BECK ROAD RETAIL, LLC, a Missouri limited liability company, (owners of Lots 1 and 2)

By: _____
Name & Title

STATE OF _____)
)SS
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 2015, before me, the undersigned, a Notary Public in and for said County and State, came _____, TITLE _____ of Beck Road Retail, LLC, a Missouri limited liability company, to me personally known, who being by me duly sworn, did say that he/she is authorized to sign this instrument and that he/she has signed this instrument as their free act and deed for the purposes herein stated.

IN TESTIMONY WHEREOF, I have hereunto and affixed my official seal in the County and State aforesaid, the day and year first above written

Notary Public My Commission Expires: _____

Printed Name

IN TESTIMONY WHEREOF, the undersigned have caused these presents to be signed this _____ day of _____, 2015.

BY: RMA Investments, LLC, formerly known as R&D Investments, LLC, a Nebraska limited liability company (owners of Lot 3)

By: _____
Name & Title

STATE OF _____)
)SS
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 2015, before me, the undersigned, a Notary Public in and for said County and State, came _____, TITLE _____ of RMA Investments, LLC, formerly known as R&D Investments, LLC, a Nebraska limited liability company, to me personally known, who being by me duly sworn, did say that he/she is authorized to sign this instrument and that he/she has signed this instrument as their free act and deed for the purposes herein stated.

IN TESTIMONY WHEREOF, I have hereunto and affixed my official seal in the County and State aforesaid, the day and year first above written

Notary Public My Commission Expires: _____

Printed Name

RECORDER OF DEEDS

STATE OF MISSOURI)
)SS
COUNTY OF BUCHANAN)

This is to certify that this plat was filed in the Recorder's Office of Buchanan County, Missouri, in Book _____, at Page _____ at _____ AM /PM o'clock on this _____ day of _____, 2015.

BY: Clint Thompson Recorder of Deeds
ATTEST: Deputy

Table of Plat Corner Coordinates:

Table with 3 columns: Corner No., North, East. Contains 19 rows of coordinate data for corners 1 through 19.

I hereby certify that as the Surveyor of COSENTINO'S SAINT JOSEPH PRICE CHOPPER/ANDERSON FORD MARKETPLACE, a subdivision in St. Joseph, Buchanan County, Missouri, I have surveyed the described property and subdivided it as shown on the plat, in accordance with the current statutes of the state of Missouri and the Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board For Architects, Professional Engineers and Professional Land Surveyors. I further certify that this plat meets or exceeds all County ordinances and standards. I further certify that the bearings shown on this plat are grid bearings, based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983, that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat with permanent monumentation. I further certify that all of the information contained within this plat is true and accurate to the best of my professional knowledge and belief.

BY: Steven R. Whitaker, Mo. PLS No. 2005019220 DATE:
SHAFER, KLINE & WARREN, INC. CORPORATE CERTIFICATE/LICENSE NO. 000003

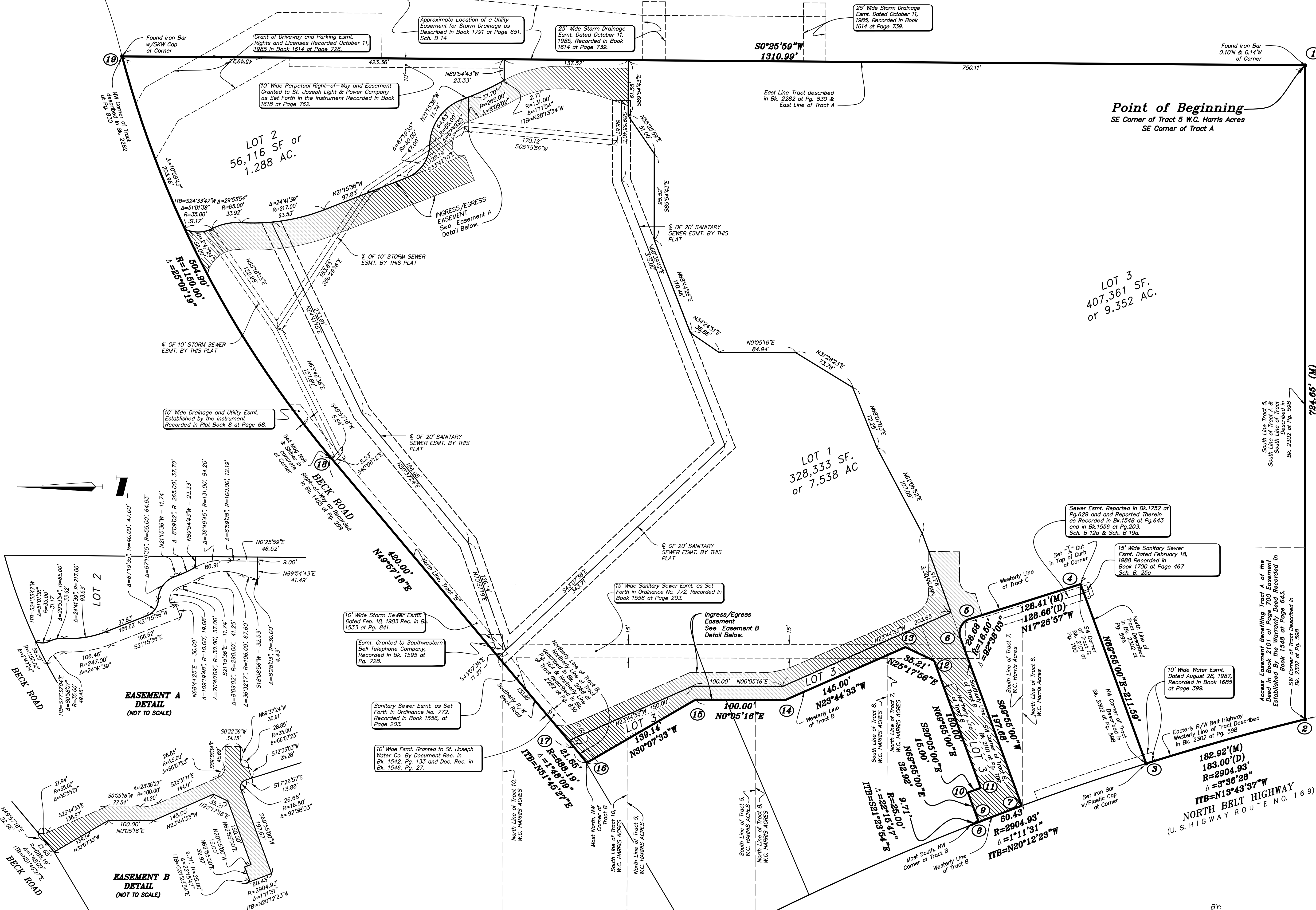
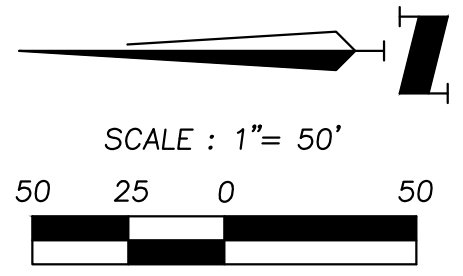
FINAL PLAT

COSENTINO'S SAINT JOSEPH PRICE CHOPPER/ ANDERSON FORD MARKETPLACE

A SUBDIVISION IN ST. JOSEPH, BUCHANAN COUNTY, MISSOURI

SHAFER, KLINE & WARREN, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS
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11250 CORPORATE AVENUE LENEXA, KANSAS 66219
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Developer:
VanTrust Real Estate, LLC
Leah C. FitzGerard, Assoc., AIA, LEED AP D+C
4900 Main Street, Suite 400
Kansas City, MO 64112
June 2, 2015



Point of Beginning
SE Corner of Tract 5 W.C. Harris Acres
SE Corner of Tract A

LOT 3
407,361 SF.
or 9.352 AC.

LOT 1
328,333 SF.
or 7.538 AC.

LOT 2
56,116 SF or
1.288 AC.

724.65' (M)
724.70' (D&P)
N89°59'57" W (M)
S89°59'58" W (D)

I hereby certify that as the Surveyor of COSENTINO'S SAINT JOSEPH PRICE CHOPPER/ANDERSON FORD MARKETPLACE, a subdivision in St. Joseph, Buchanan County, Missouri, I have surveyed the described property and subdivided it as shown on the plat, in accordance with the current statutes of the state of Missouri and the Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors. I further certify that this plat meets or exceeds all County ordinances and standards. I further certify that the bearings shown on this plat are grid bearings, based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983, that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat with permanent monumentation. I further certify that all of the information contained within this plat is true and accurate to the best of my professional knowledge and belief.