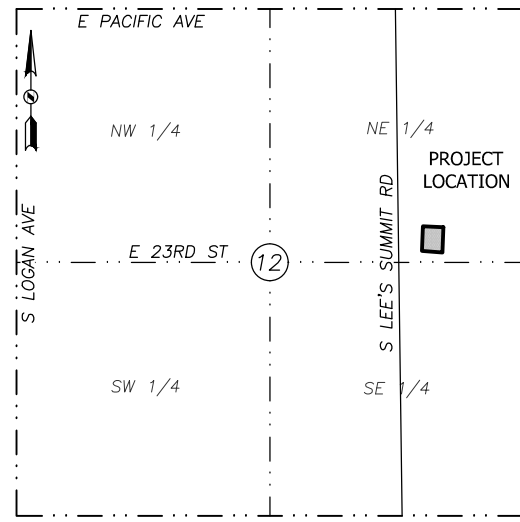


Final Plat of:



SECTION MAP
SECTION 12-T49N-R32W
(NOT TO SCALE)

A Tract of land being all of Lot 2, TRAIL RIDGE PLAZA, a subdivision of land recorded as Instrument Number 2007E0163110 and filed in Book 114, Page 85, in Independence, Jackson County, Missouri, as surveyed by Brent E. Thompson, PLS - 2006000161, of BHC, MO CLS 2006009875-F, said Tracts being more particularly by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North line of Lot 2, TRAIL RIDGE PLAZA having a bearing of South 87° 20' 41" East, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)

BEGINNING at the Northeast corner of said Lot 2, monumented by a 5/8-inch reinforcing rod;

Thence South 02° 04' 08" West, 289.02 feet, to a 1/2-inch reinforcing rod, being a point on the North Right-of-Way of 23rd Street and the beginning of a non-tangent curve, concave to the Southeast, having a radius of 22,987.58 feet;

Thence Northwesterly on said curve, an arc length of 237.93 feet, said curve having a chord bearing of North 86° 15' 35" West, and a chord distance of 237.93 feet;

Thence North 02° 04' 08" East, 284.51 feet, parallel with and 238.02 feet West of the East line of said Lot 2;

Thence South 87° 20' 41" East, 237.84 feet, on the North line on said Lot 2, to the POINT OF BEGINNING, said Tract containing 68,152 square feet, or 1.5646 acres.

1. Basis of Bearings: North 87° 20' 41" West along the North line of Lot 2, TRAIL RIDGE PLAZA, a subdivision recorded in Jackson County, Instrument Number 2007E0163110 referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).

1. Basis of Bearings: North 87° 20' 41" West along the North line of Lot 2, TRAIL RIDGE PLAZA, a subdivision recorded in Jackson County, Instrument Number 2007E0163110 referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).
2. This survey is based on field work completed on or before the date shown in the title block or the following plat:
 - The plat of "QUEEN CITY ACRES" recorded August 14, 1947 and filed in Plat Book 12, Page 13.
 - The plat of "TRAIL RIDGE PLAZA" recorded December 28, 2007 and filed as Instrument Number 2007E0163110.
3. Lot 1 contains 7,316 square feet, or 0.1680 acres.
Lot 2 contains 6,762 square feet, or 0.1552 acres.
Tract A contains 54,074 square feet, or 1.2414 acres.
Total: 68,152 square feet, or 1.5646 acres.
4. Accuracy standard of this survey: Urban.
5. Current Zoning: C2 (General Commercial).

We, the undersigned proprietors of the tract of land described on this document have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "TRAIL RIDGE PLAZA - REPLAT A".

Tract A is to be a common area for vehicle and pedestrian access, to be owned or maintained by the owners of Lot 1 and 2. Maintenance and access over and upon Tract A is to be established by agreement in a separate document.

IN TESTIMONY WHEREOF: AHG, Inc., a Missouri corporation, has caused this instrument to be executed this ____ day of _____, 2021.

By: _____
Jeff Arnold, Member

STATE OF _____ }
COUNTY OF _____ }

On this ____ day of _____, 2021, before me, a Notary Public, personally appeared Jeff Arnold of AHG, Inc., a Missouri corporation, to me personally known to be the same person who executed the forgoing instrument of writing, and that this instrument was signed on behalf of said company by authority of its member, Jeff Arnold, and said Jeff Arnold acknowledged said instrument to be a free act and deed of said company.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notorial Seal on the date last above written.

Notary Public

This Final Plat has been approved by the City Council and Mayor of the City of Independence, Missouri. Pursuant to Ordinance No. 17339.

Date _____

Date _____

Date _____

Date _____

STATE OF MISSOURI
BRENT E. THOMPSON
NUMBER
PL S-20060000161
PROFESSIONAL LAND SURVEYOR



AHG, INC.,
1 EAST ARMOR BOULEVARD,
KANSAS CITY, MISSOURI 64109

FINAL PLAT OF
TRAIL RIDGE PLAZE - REPLAT A
ALL OF LOT 2, TRAIL RIDGE PLAZA
A SUBDIVISION IN THE CITY OF INDEPENDENCE,
JACKSON COUNTY, MISSOURI

Project No:	032190
Field Crew:	MS
Field Date:	09.14.2016
Drawn By:	JC
Issue Date:	10.20.2021
Sheet:	