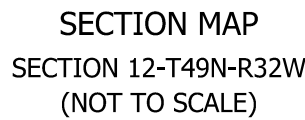


Final Plat of:



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:

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

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;

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 plats:
 - 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 2007E2016310.
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 Notarial Seal on the date last above written.

Notary Public

Approved by the City Council of the City of Independence, Missouri, this _____ day of _____ A.D., 20____.

By Ordinance No. _____

Tom Scanell - Community Development Director

Rebecca K. Berhens - City Clerk

Mike Winckler - Municipal Services Director - Designee

By: _____
Jackson County Assessor/GIS Dept.

Date _____

Date _____

Date _____

Date _____



Project No:	032190
Field Crew:	MS
Field Date:	09.14.2016
Drawn By:	JC
Issue Date:	11.16.2021
Sheet:	

1 OF 1