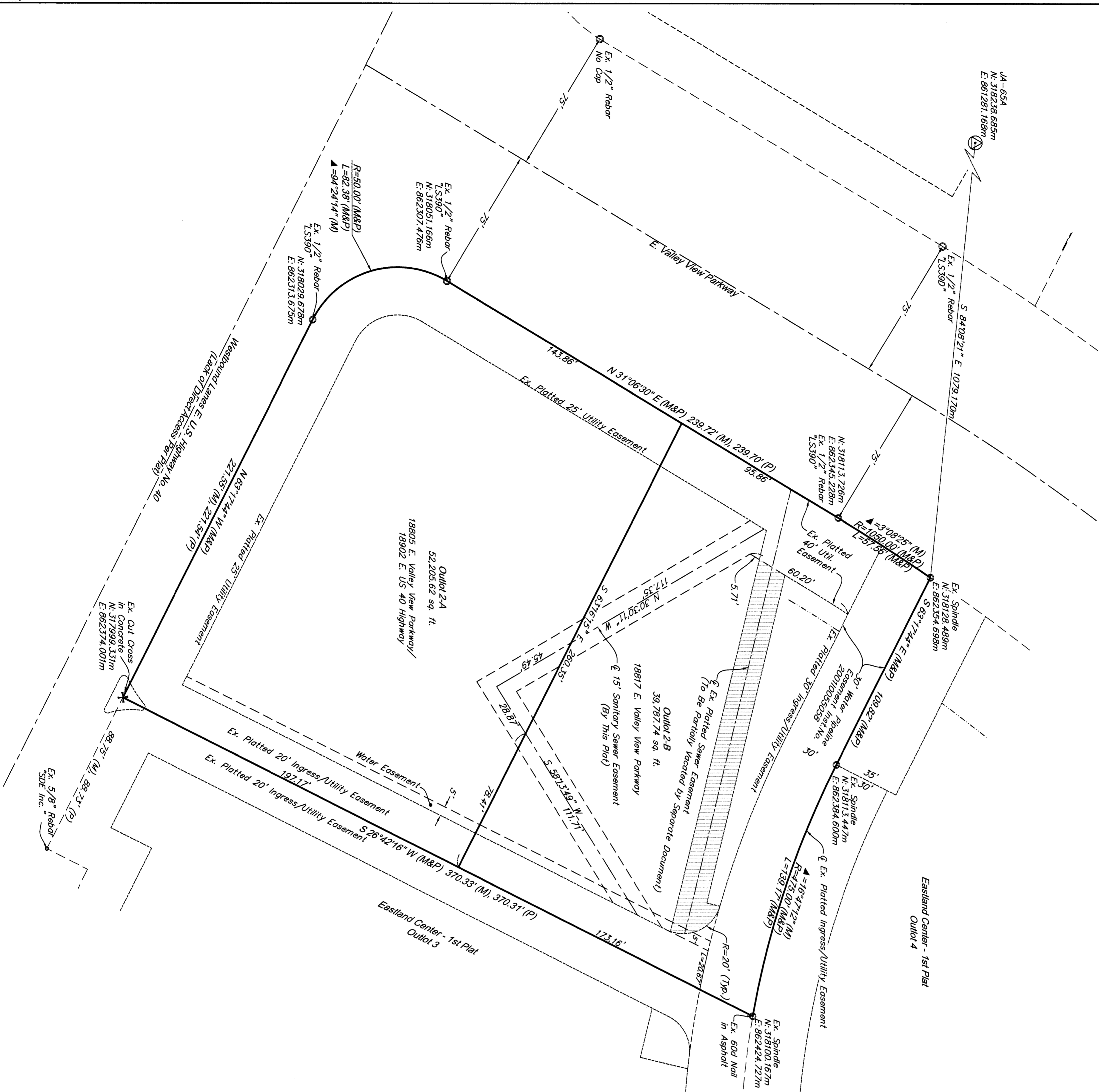


Filed for record this day of
 AUGUST 14, 2021
 At 12 O'clock 57 Minutes PM
 Recorded in Book K54 Page 28
 Instrument Number 2021E0004728
 Directly Recorded
 By Joseph B. Strick
 Recorder's Fee \$ 26.00



Symbol Legend

- ◻ Found Monument as Noted
- △ Found Section Corner Monument
- (M) Measured Dimension
- (P) Platted Dimension
- (R) Record Dimension
- (CX) Calculated from Plat or Record

PROPERTY DESCRIPTION:

Outlot 2, EASTLAND CENTER - 1ST PLAT, a subdivision in Independence, Jackson County, Missouri, according to the recorded plat thereof.

SURVEYOR'S NOTES:

1. This information contained herein is limited to that information contained in the provided Title Insurance Commitment, File No. 196206, issued by Chicago Title Insurance Company, Effective Date of June 28, 2016 at 8:00 am.
2. Survey monuments are shown in this plat entirely within Zone X. Areas determined to be outside of the 0.2% chance annual floodplain, based on Flood Insurance Rate Map 30985C0311G, effective date 01/20/2017.
3. The origin of found monuments is unknown unless otherwise stated.
4. The dimensions shown on the herein described tract form a mathematically closed figure.
5. This plat meets or exceeds the accuracy standards of a Urban Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

DEDICATION:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as:

Replat of Outlot 2, Eastland Center - 1st Plat

An Easement or license is hereby granted to the City of Independence, Missouri to locate, construct and maintain, or to authorize the location, construction, and maintenance of conduits, water, gas and sewer mains, poles, wires, and anchors and all or any of them upon those areas outlined in this plat, and designated by the words "Utility Easement" or abbreviated "U/E".

Where an easement is designated for a particular purpose, that is, "Water Easement" or "W/E", or "Sewer Easement" or "S/E" or "Drainage Easement" or "D/E", the use thereof shall be restricted to that purpose.

All Easement lines shall be kept free and clear of any and all buildings, structures or other obstructions (except driveways, paved areas, shrubs and fences) which would otherwise interfere with (1) the proper, safe and continuous use and maintenance or reconstruction of the facilities located within said Easements; or (2) the agents and employees of the City of Independence, Missouri and its franchised utilities in going upon said easements in the exercising of the rights granted by said Easement.

EXECUTION

IN TESTIMONY WHEREOF, George Partners, LLC, a Missouri Limited Liability Company, caused these presents to be signed this 7th day of August, 2021.

Douglas Henzlik
 Managing Member
 Date 1-7-21

NOTARY CERTIFICATE

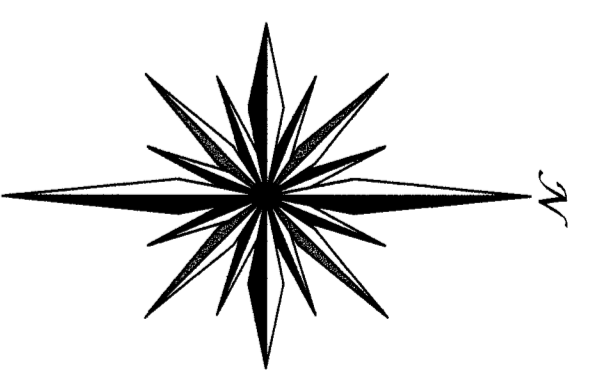
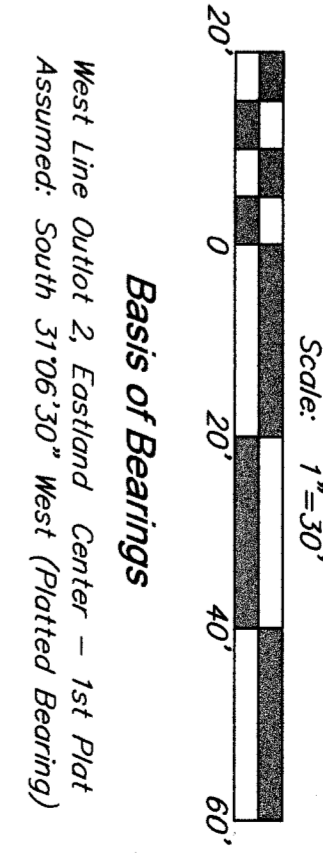
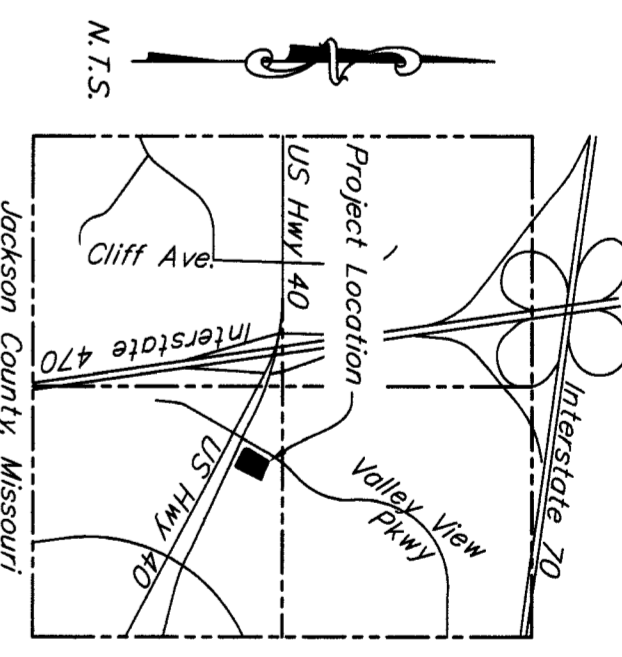
STATE OF MISSOURI
 COUNTY OF JACKSON

Be it remembered that on this 7th day of August, 2021, before me, the undersigned, a Notary Public in and for County and State aforesaid, came Douglas Henzlik, to me personally known, who being by me duly sworn, did say that he/she is the Managing Member of George Partners, LLC, a Missouri Limited Liability Company, and that said instrument was signed and sealed on behalf of said entity and is the free act and deed of said IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

Jody Stringer
 Notary Public
 My Commission Expires July 22, 2024

CITY OF INDEPENDENCE APPROVALS:
 Approved by the City Council and Mayor of the City of Independence, Missouri, pursuant to Ordinance No 17339.

Joseph B. Strick
 Surveyor
 Date 08/14/21
 City Clerk
Lisa A. Phelps
 Municipal Services Director
 Date 8/14/21
Tam Scannell
 Community Development Director
 Date 1-7-21



Minor Subdivision Plat
Replat of Outlot 2, Eastland Center-1st Plat.
Independence, Jackson County, Missouri

No.	Date	Description	Initials
1	9/24/20	Issued for Review	JBS
2	10/20/20	Rev. San Easement	JBS
3	11/24/20	City Comment	JBS
4			
5			

STRICK
 PROFESSIONAL LAND SURVEYORS

806 S. Creekside Drive, Gardner KS 66030 913.856.0164 (fax) 913.856.0165

