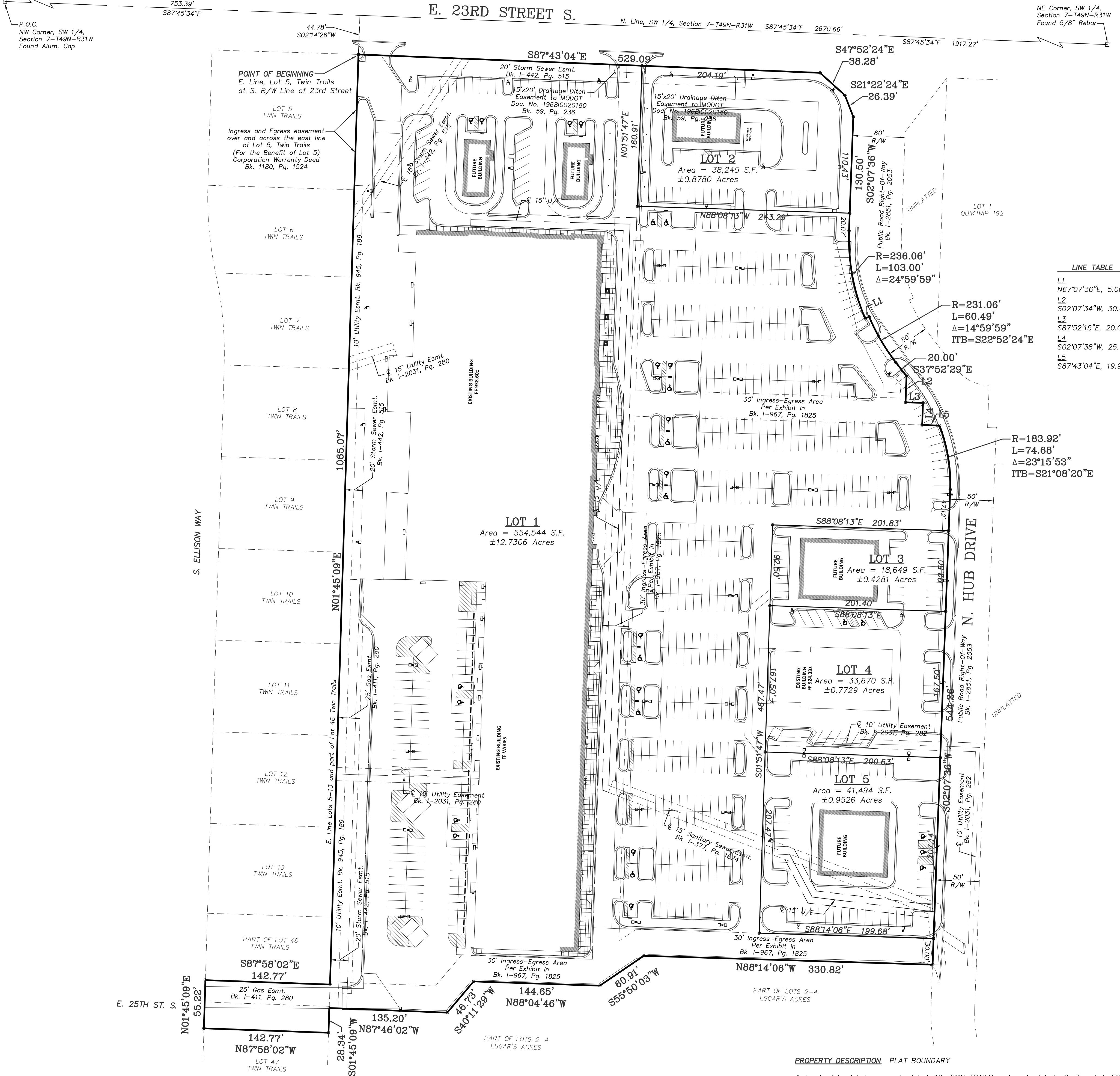
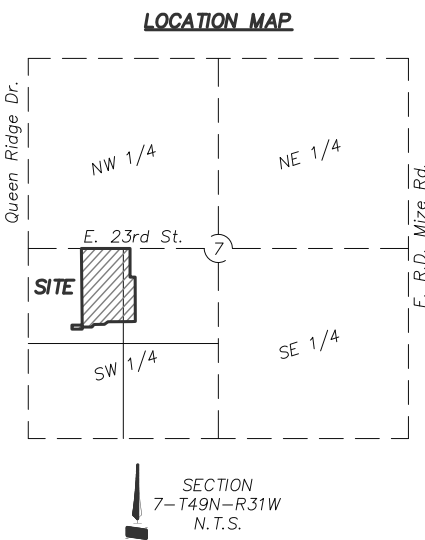


**PRELIMINARY PLAT
HUB SHOPPING CENTER
INDEPENDENCE, JACKSON COUNTY, MISSOURI
A Part Of The SW 1/4, SECTION 7-T49N-R31W**



LINE TABLE

L1	N67°07'36"E, 5.00'
L2	S02°07'36"W, 30.00'
L3	S87°52'15"E, 20.00'
L4	S02°07'38"W, 25.19'
L5	S87°43'04"E, 19.90'

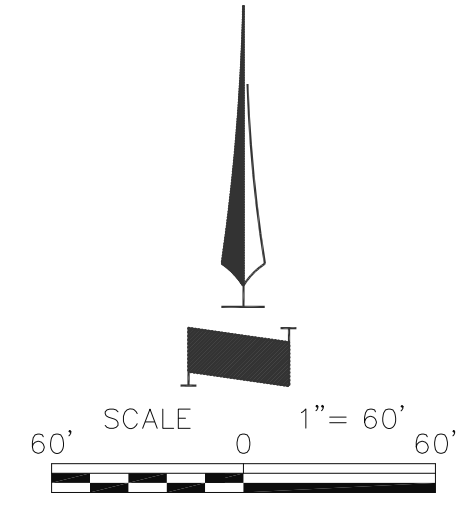
PROPERTY DESCRIPTION PLAT BOUNDARY

A tract of land being a part of Lot 46, TWIN TRAILS and part of Lots 2, 3 and 4, ESCAR'S ACRES, both being subdivisions in Independence, Jackson County, Missouri and a part of the North Half of the Southwest Quarter of Section 7, Township 49 North, Range 31 West of the Fifth Principal Meridian, all being more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of said Section 7; thence South 87°45'34" East along the North line of said Southwest Quarter a distance of 753.39 feet; thence South 02°14'26" West a distance of 44.78 feet to the intersection point of the East line of Lot 5 of said TWIN TRAILS and the South right-of-way line of 23rd Street as it currently exists 45 feet from the centerline thereof, said point being the POINT OF BEGINNING; thence South 87°43'04" East along said South right-of-way line a distance of 529.09 feet to the West right-of-way line of Hub Drive as established by Document No. 19961-0035491 in Book 1-2851 at Page 2053; thence along said West right-of-way line the following thirteen (13) courses; thence South 47°52'24" East a distance of 38.28 feet; thence South 21°22'24" East a distance of 26.39 feet; thence South 02°07'36" West a distance of 130.50 feet; thence along a curve to the left with a central angle of 24°59'59" a radius of 236.06 feet and an arc length of 103.00 feet; thence North 67°07'36" East a distance of 5.00 feet; thence along a curve to the left whose initial tangent bears South 22°52'24" East with a central angle of 14°59'59" a radius of 231.06 feet and an arc length of 60.49 feet; thence South 37°52'29" East a distance of 20.00 feet; thence South 02°07'34" West a distance of 30.00 feet; thence South 87°52'15" East a distance of 20.00 feet; thence South 02°07'38" West a distance of 25.19 feet; thence South 87°43'04" East a distance of 19.90 feet; thence along a curve to the right whose initial tangent bears South 21°08'20" East with a central angle of 23°15'53" a radius of 183.92 feet and an arc length of 74.68 feet; thence South 02°07'36" West a distance of 544.26 feet; thence departing said right-of-way line North 88°14'06" West a distance of 330.82 feet; thence South 55°50'03" West a distance of 60.91 feet; thence North 88°04'46" West a distance of 144.65 feet; thence South 40°11'29" West a distance of 46.73 feet; thence North 87°46'02" West a distance of 135.20 feet to the East line of Lot 46 of said TWIN TRAILS; thence South 01°45'09" West along said East line a distance of 28.34 feet to the Southeast corner of said Lot 46; thence North 87°58'02" West along the South line of said Lot 46 a distance of 142.77 feet to the Southwest corner thereof; thence North 01°45'09" East along the West line of said Lot 46 a distance of 55.22 feet; thence South 87°58'02" East a distance of 142.77 feet to the East line of said Lot 46; thence North 01°45'09" East along the East line of Lots 7 through 13 and part of Lot 46 of said TWIN TRAILS a distance of 1065.07 feet to the POINT OF BEGINNING.

Containing 686,603 square feet or 15.7622 acres, more or less.

- SURVEYOR'S NOTES**
- Property information shown hereon (record description, easements, etc) was provided by First American Title, Security 1st Title as issuing agent, Commitment No. KCTYPE2705326-4 with an effective date of July 31, 2023, at 7:00 AM.
 - Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD-83) West Zone (HARN).
 - Improvements shown hereon are proposed improvements unless noted otherwise.
 - The subject property is under the ownership of T-L HUB LLC.



SH 1 OF 2

PRELIM PLAT

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

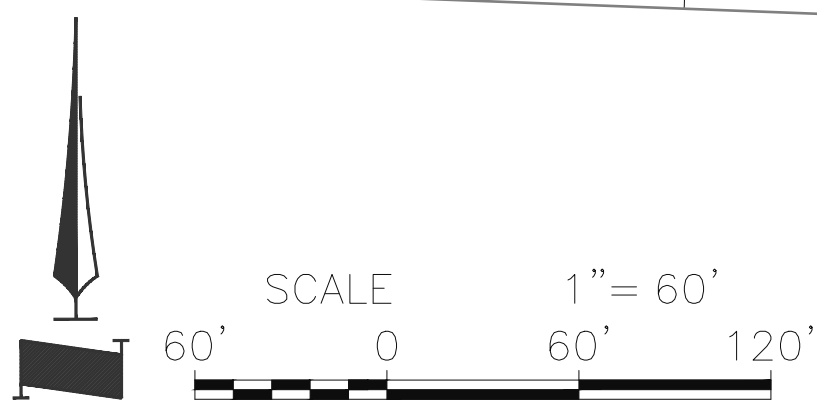
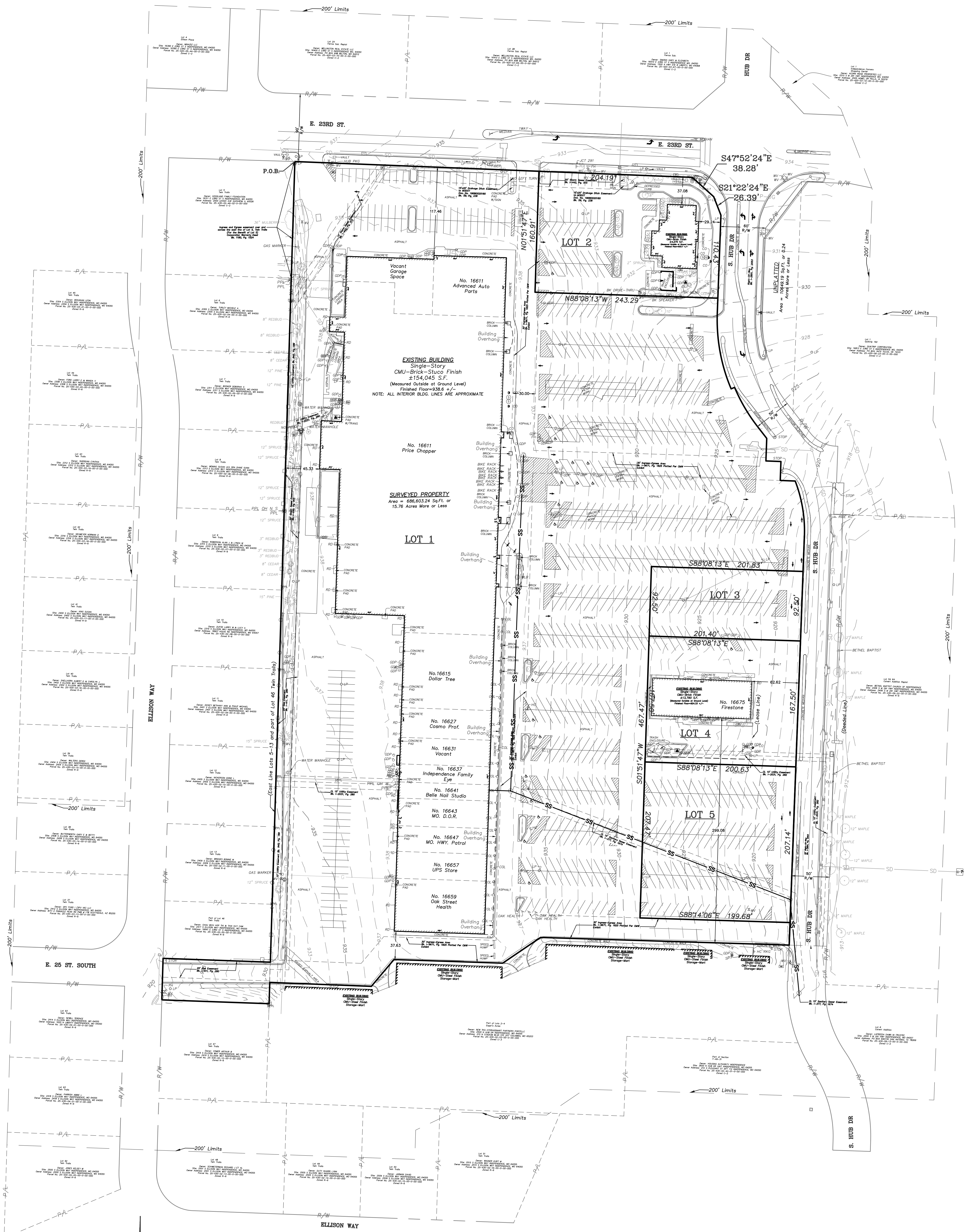
Project No: 22206
Drawn By: MLR
Checked By: JBL
Date: 09-27-2023
Scale: 1"=60'
File Name: 22206 Prelim Plat
Certificate of Authority: Missouri - 2002026538 Kansas - LS-154

**PRELIMINARY PLAT
HUB SHOPPING CENTER
INDEPENDENCE, JACKSON COUNTY, MISSOURI**

PREPARED FOR: Walter P. Moore
1100 Walnut St. Suite 1825
Kansas City, Missouri

DATE	NUMBER	REVISION	BY:	APPROVED:

**EXISTING CONDITIONS/OWNERSHIPS
HUB SHOPPING CENTER
INDEPENDENCE, JACKSON COUNTY, MISSOURI
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SHT 2 OF 2

EX. CONDITIONS



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INDEPENDENCE, JACKSON COUNTY, MISSOURI**

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Walter P. Moore
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Kansas City, Missouri

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