

**FINAL PLAT
HUB SHOPPING CENTER
INDEPENDENCE, JACKSON COUNTY, MISSOURI
A Part Of The SW 1/4, SECTION 7-T49N-R31W
A Replat of Esgar's Acres, Part of Lots 2, 3 and 4
and Twin Trails, Part of Lot 46**

PROPERTY DESCRIPTION PLAT BOUNDARY

A tract of land being a part of Lot 46, TWIN TRAILS and part of Lots 2, 3 and 4, ESGAR'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"E along the North line of said Southwest Quarter a distance of 53.39 feet; thence South 02°14'26"W 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"E 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"E a distance of 38.28 feet; thence South 21°22'24"E a distance of 26.39 feet; thence South 02°07'36"W 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"E a distance of 5.00 feet; thence along a curve to the left whose initial tangent bears South 22°52'24"E with a central angle of 14°59'59" a radius of 231.06 feet and an arc length of 60.49 feet; thence North 85°04'46"W a distance of 144.65 feet; thence South 40°11'29"W a distance of 46.73 feet; thence North 87°46'02"W a distance of 135.20 feet to the East line of Lot 46 of said TWIN TRAILS; thence South 01°45'09"E along said East line a distance of 28.34 feet to the Southeast corner of said Lot 46; thence North 87°58'02"W along the South line of said Lot 46 a distance of 142.77 feet to the Southwest corner thereof; thence North 01°45'09"E along the West line of said Lot 46 a distance of 55.22 feet; thence South 87°58'02"E a distance of 142.77 feet to the East line of said Lot 46; thence North 01°45'09"E along the East line of Lots 5 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.

DEDICATION

The undersigned proprietors of the real estate described herein have caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as: "HUB SHOPPING CENTER"

EASEMENT DEDICATION

An easement is hereby granted to Independence, Missouri, and unto its successors and assigns, to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, electrical, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land designated utility easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from buildings and any other obstructions which will interfere with the agents and employees of Independence, Missouri from going upon said easements and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works/Engineering. The Grantor, on behalf of himself, his heirs, assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.186 RSMo. (2005), any right to request restoration of rights previously transferred and vacation of the easements herein granted.

STREETS

Street right-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby so dedicated.

BUILDING LINES

Building lines (B/L) or setback lines are hereby established, as shown on the accompanying plat, and no building shall be built between this line and the lot line nearest thereto.

EXECUTION

IN TESTIMONY WHEREOF: T-L HUB LLC, a Delaware limited liability company, has caused these presents to be signed this ____ day of _____, 20____
T-L HUB LLC

Richard F. Dube, (President)

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) SS

On this ____ day of _____, 20____, before me the undersigned Notary Public, personally appeared Richard F. Dube, who being by me sworn did say that (he)(she) is the President of, T-L HUB LLC, a Delaware limited liability company and that said instrument was signed in behalf of said limited liability company as the free act and deed of said limited liability company.

IN TESTIMONY THEREOF: I have hereunto set my hand and affixed my seal the day and year last written above.

My Commission Expires: _____

Notary Public

CITY OF INDEPENDENCE APPROVALS

This certifies that the within plat of HUB SHOPPING CENTER was submitted and approved by the City Council and Mayor of the City of Independence, Missouri pursuant to Ordinance No. _____

APPROVED BY:

Tom Scannell
Community Development Director

Alexander Lopez
Acting City Engineer

City Clerk

COUNTY APPROVALS

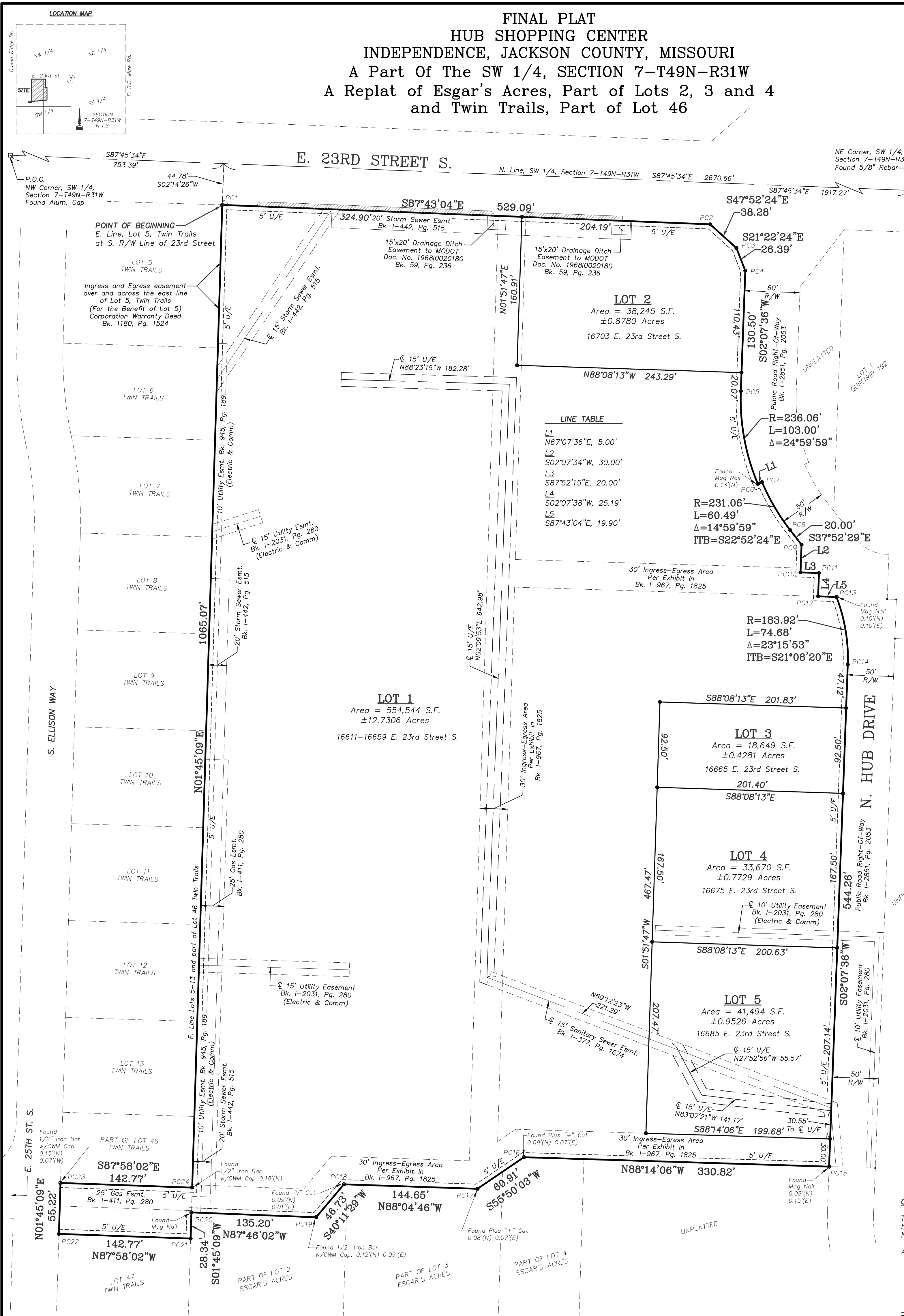
Jackson County Assessment Department

Date

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY; that the subdivision plat of "HUB SHOPPING CENTER" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Jeffrey B. Lovelace, PLS
Missouri Registration No. 2580



LINE TABLE

L1	N67°07'36"E, 5.00'
L2	S02°07'34"W, 30.00'
L3	S87°52'15"E, 20.00'
L4	S02°07'38"W, 25.19'
L5	S87°43'04"E, 19.90'

MISSOURI STATE PLANE COORDINATE TABLE
GEODETTIC DATA-NAD 1983 (West Zone)
1 METER = 3.28083333 FEET
2003 ADJUSTMENT PROJECT GRID FACTOR: 0.9999063

Coordinates shown hereon are Grid Coordinates listed in feet and were derived from GPS observations referenced to Missouri Department of Natural Resources Monument JA-66

PLAT CORNER NUMBER	NORTHING (Y) COORDINATE	EASTING (X) COORDINATE
JA-66	1053701.317ft	2825024.708ft
PC-1	1060029.15ft	2821819.79ft
PC-2	1060008.08ft	2822348.41ft
PC-3	1059982.41ft	2822376.80ft
PC-4	1059957.83ft	2822385.46ft
PC-5	1059827.44ft	2822381.57ft
PC-6	1059726.93ft	2822399.97ft
PC-7	1059728.87ft	2822404.57ft
PC-8	1059676.84ft	2822435.07ft
PC-9	1059661.05ft	2822447.35ft
PC-10	1059631.08ft	2822446.23ft
PC-11	1059630.34ft	2822466.22ft
PC-12	1059605.16ft	2822465.28ft
PC-13	1059604.37ft	2822485.16ft
PC-14	1059531.23ft	2822497.41ft
PC-15	1058987.40ft	2822477.22ft
PC-16	1058997.59ft	2822146.58ft
PC-17	1058963.38ft	2822096.19ft
PC-18	1058968.23ft	2821951.64ft
PC-19	1058932.54ft	2821921.49ft
PC-20	1058937.81ft	2821786.40ft
PC-21	1058909.48ft	2821785.53ft
PC-22	1058914.55ft	2821642.87ft
PC-23	1058969.74ft	2821644.56ft
PC-24	1058964.67ft	2821787.22ft

CROSS ACCESS EASEMENT

A cross access easement over and across all paved areas situated on Lots 1 thru 5 shown hereon is hereby established by this plat.

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 a commitment 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).
- Record Sources Include The Following:
 - Subdivision Plats: Twin Trails (Bk. 16, Pg. 129), Twin Trails 46-94 (Bk. 17, Pg. 20), Esgar's Acres (Doc. No. 551280) and Quiktrip 192 (Instr. No. 2022E0041894).
 - Special Warranty Deed Instr. No. 2022E0021597

MONUMENTATION

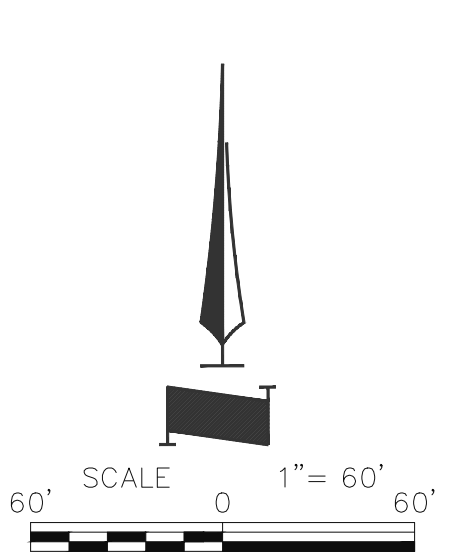
- Found section corner monumentation as noted hereon.
- Found property corner monumentation as noted hereon.
- Set 5/8" x 24" rebar with aluminum cap number 2580 at plat corners and 1/2" x 24" rebar with plastic cap number 2580 unless noted otherwise.

PLAT LEGEND

R = Radius
L = Arc Length
Δ = Delta / Central Angle
ITB = Initial Tangent Bearing
C/L = Centerline
U/E = Utility Easement
R/W = Right-of-Way
Esmt. = Easement
PC1 = Plat Corner Number
= Future 5' Sidewalk by MoDot Redevelopment

OWNER

T-L HUB LLC
1 East Oak Hill Drive #302
Westmont, IL 60559



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: 10-10-2023
Scale: 1"=60'
File Name: 22206 Final Plat
Certificate of Authority: Missouri - 2002026538
Kansas - LS-154

**FINAL 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:
11-10-2023	1	Address City Staff Comments		