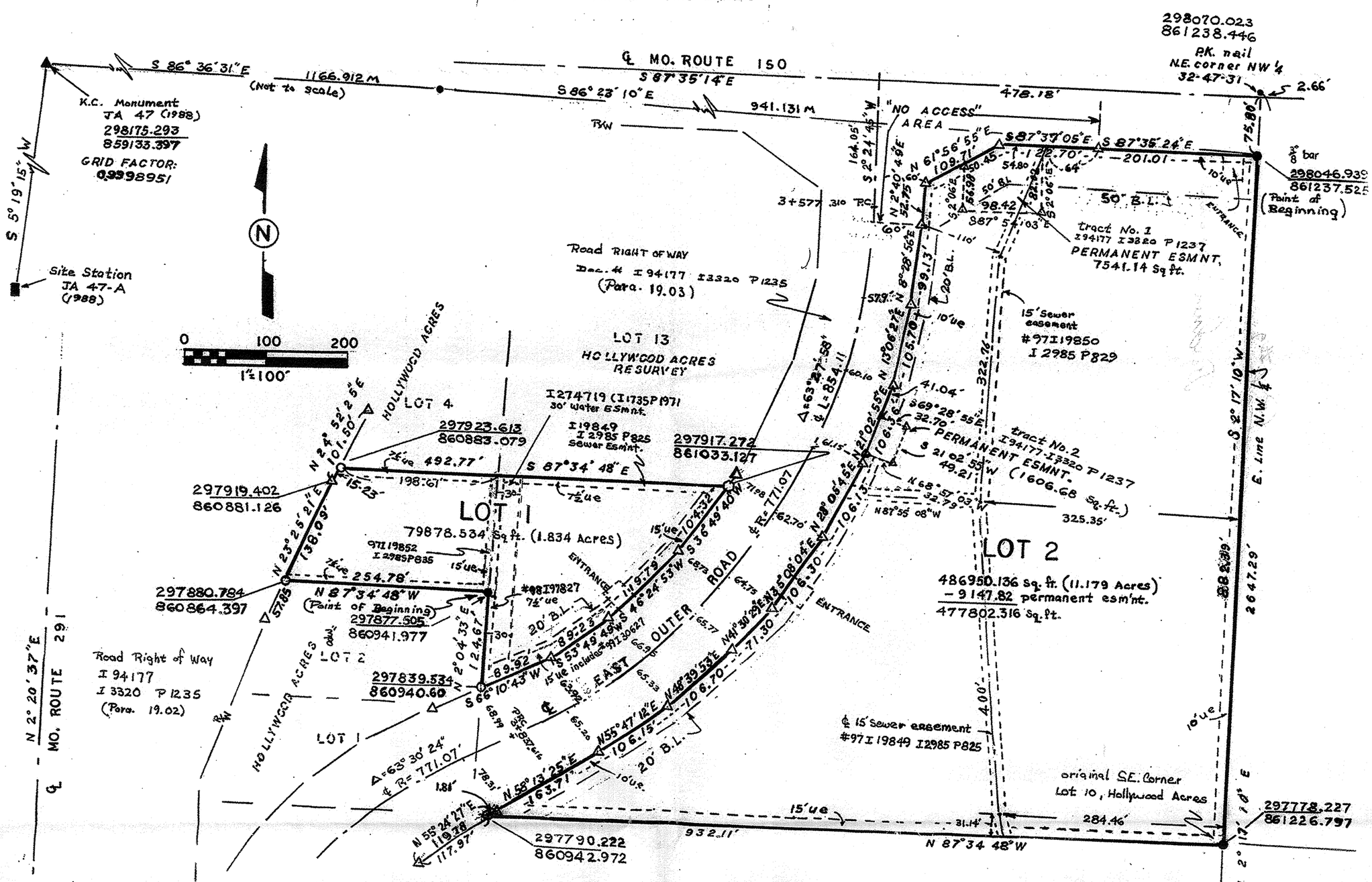
BORDNER SQUARE

LEE'S SUMMIT, MO.



Prior to subdividing, this tract was identified as: Lot 10 of Hollywood Acres and Lots 11, 12 & 14 of Hollywood Acres Resurvey. Record Source is Coffelt Land Title, Inc.; Commitment 00003909 & 00003910.

● IRON BAR FOUND
○ IRON BAR SET 5/8" (plastic cap)
⬡ IRON BAR SET 5/8" (metal cap)

R/W = STATE RIGHT OF WAY
△ = R/W MARKER
□ = STONE

This Plat of **BORDNER SQUARE** is a subdivision in Section 32, Township 47, Range 31 in Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Legal Descriptions:

Lot 1- Beginning at the N.E.corner of Lot 2, Hollywood Acres, a subdivision of record in Lee's Summit, Mo.; thence N 87°34'48" W along the North Line of said Lot 2 for 254.78 feet to the East Right of way of Mo. 291 Highway; thence N 23° 25' 21" E along said Right of Way for a distance of 138.09 feet; thence N 24° 52" 25" E for 15.23 feet to a point on the South Line of Lot 4 of said Hollywood Cross; thence S 87°34' 48" E along said South Line and along the South Line of Lot 13 of Hollywood Cross Resurvey; a subdivision of record in Lee's Summit, Mo.; for a distance of 492.77 feet to the Westerly Right of Way of East Outer Road at Mo.- 291 & Mo. 150 Highways; thence S 36°49' 40" W along last said Right of Way for 104.32 feet; thence S 46°24' 53" W for 119.79 feet; thence S 53° 49' 49" W for 89.23 feet; thence S 66°10' 43" W for 89. 92 feet to a point on the East Line of said Lot 2; thence (departing last said Right of Way) N 2°04' 33" E for 124.67 feet to the point of beginning. Hereafter to be known as: "Lot 1, BORBNER SQUARE".

LOT 2- Beginning at a point 75.80 feet South of the N.E. corner of the N.W. 1/4 of Section 32, Township 47, Range 31 in Lee's Summit, Jackson County, Missouri; said point being on the East Line of said N.W. 1/4; thence S 2°17' 10" W along said East Line for 882.39 feet to the S.E. corner of Lot 10 of Hollywood Acres, a subdivision of record in Lee's Summit, Mo.; thence N 87°34' 48" W along the South Lines of said Lot 10 and Lots 14 and 12 of Hollywood Acres Resurvey, a subdivision of record in Lee's Summit, Mo., for 932.11 feet to a point on the Easterly Right of Way of East Outer Road at Mo.-291 and Mo. 150 Highways; thence N 55°24' 27" E along said Right of Way for 1.81 feet; thence N 58°13' 25" E on said Right of Way for 163.71 feet; (the next 10 courses to be on said Right of Way) thence N 55°47" 12" E for 106.15 feet; thence N 48°39' 53" E for 106.70 feet; thence N 41° 30' 29" E for 71.30 feet; thence N 35°08' 04" E for 106.30 feet; thence N 28°05' 45" E for 106.13 feet; thence N 21° 02' 55" E for 106.36 feet; thence N 13°06' 27" E for 105.70 feet; thence N 8°28' 56" E for 99.13 feet; thence N 2°40' 49" E for 52.75 feet; thence N 61° 56' 55" E for 109.71 feet to a point on the South Right of Way of Mo. 150 Highway; thence S 87°37' 05" E along last said Right of Way for 122.70 feet; thence S 87°35' 24" E (continuing on last said Right of Way) for 201.01 feet to the point of beginning. This description includes 2 permanent easements to Mo. D.O.T., as shown on the plat of Bordner Square. This tract to hereafter be known as "LOT 2, BORDNER SQUARE".

SURVEYOR'S CERTIFICATION: I hereby certify that the within plat of **BORDNER SQUARE** is based on a survey made by me or under my direct supervision and that said survey meets or exceeds the minimum standards for boundary surveys as adopted by the Missouri Board of architects, engineers and land surveyors. I further certify that this survey is based on Grid Bearings from the State Plane Coordinate System of Missouri; Western Zone of the North American Datum of 1983. Also that monumentation was either found or set as herein indicated, and that I have complied with all State statutes, ordinances and regulations governing the practice of land surveying to the best of my professional knowledge and belief.

Walter Roy Spangler Oct 19, 2000
Walter Roy Spangler L.S. 1508 — Date
TRI COUNTY LAND SURVEYING
PLEASANT HILL, MO. 64080
(816) 680-3368

MISSOURI No. LS-1508 WALTER ROY SPANGLER LAND SURVEYOR

Developer:
Robert H. & Geraldine Bordner
P.O. Box 380
Greenwood, Mo. 64034-0380

PERMANENT EASEMENTS- Tracts 1 & 2 on Lot 2 were established by Mo. D.O.T. for the purpose of constructing & maintaining drainage controls as per Document # I 94177 I3320 P1237, paragraph 19.10.

NO ACCESS AREA-Access is strictly prohibited by Mo. D.O.T. in the area shown as No Access Area, as per Document # I 94177 I3320 P1237 Paragraph 19.08.

ENTRANCES: ~~All entrances are subject to approval by Mo. D.O.T.~~ Any future entrances must also be approved by Mo. D.O.T..

DEDICATION: The 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 hereafter be known as "BORDNER SQUARE".

EASEMENTS: An easement or license is hereby granted to the City Of Lee's Summit, Mo. to locate, construct and maintain or to authorize location, construction and maintenance of poles, wires, anchors, conduits and/or structures for water, gas, sanitary and storm sewers, surface drainage channel, electricity, cable TV, or any other necessary public utility or services, any or all of them upon, over or under those areas outlined or designated upon this plat as "Utility Easements (U.E.) or within any street or thoroughfare dedicated to public use on this plat.

STREETS: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

IN TESTIMONY WHEREOF: the undersigned proprietors of the within plat have hereunto set their hand this 23 day of October 2000.

Robert H. Bordner — Geraldine D. Bordner

On this 23 day of October, 2000; before me, the under signed Notary Public in and for Jackson County, Missouri, personally appeared Robert H. and Geraldine D. Bordner, to me personally known and who being duly sworn did say that they are the persons described herein and do acknowledge that this instrument , as shown herein, was executed as their free act and deed.
My Commission Expires

SHARON R. WALKER
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires July 22, 2003

Notary Public (seal) — Notary Public (signed)

The plat of BORDNER SQUARE was approved by the City of Lee's Summit, Mo. on this 24th day of [illegible] 2000, Pursuant to Ordinance No. 2211.

Director of Planning and Development — City Engineer- Dena E. Mezger, P.E.

City Clerk- Denise R. Chisum — County Assessor PAUL R SHELTON 11/1/00