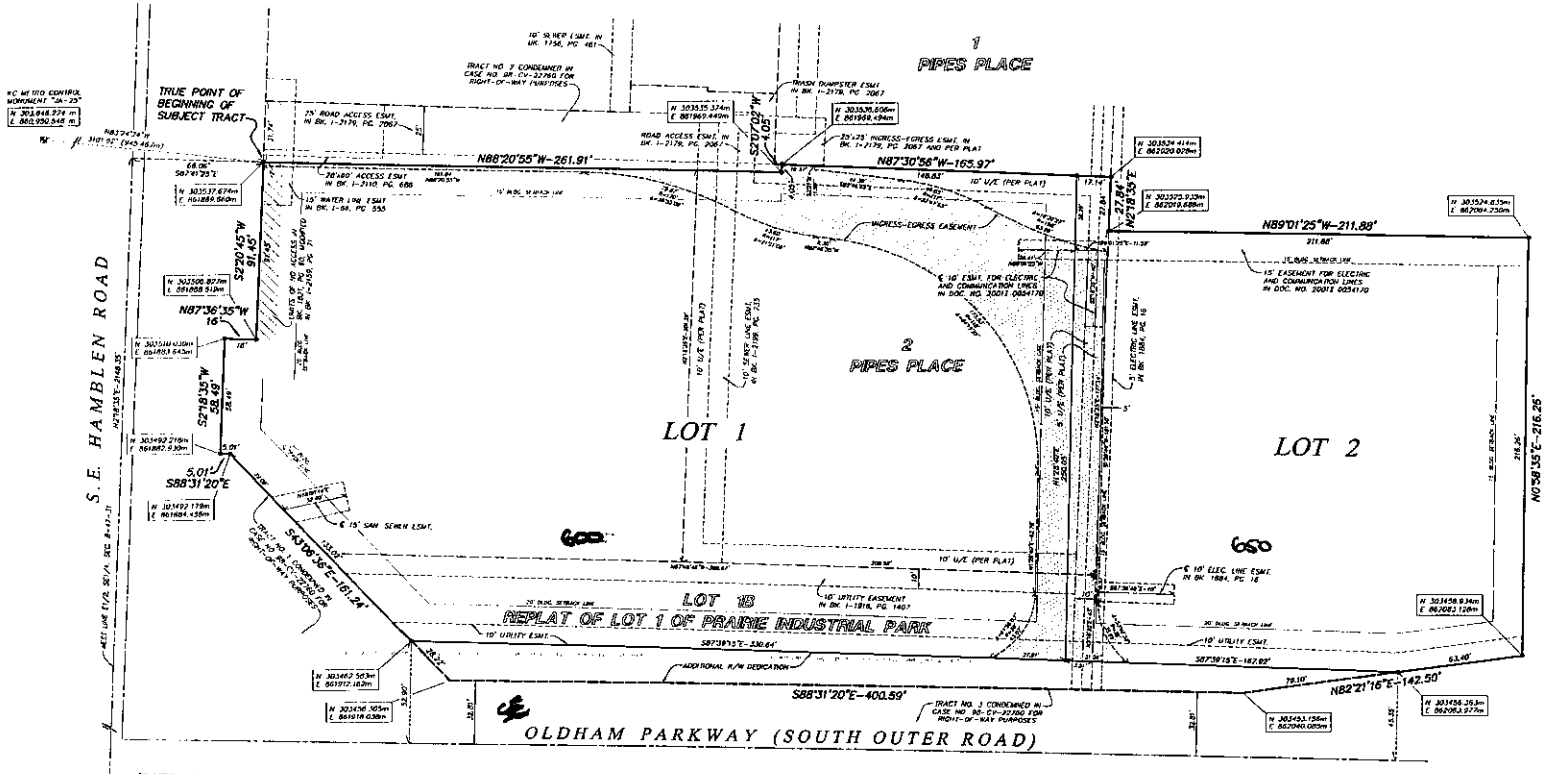
MINOR PLAT

HAMBLEN BUSINESS PARK, LOTS 1 AND 2



VICINITY MAP
SEC. 8-47-31

LEGAL DESCRIPTION:

All that part of the West 60 acres of the E1/2 of the SE1/4 of Section 8, Township 47, Range 31, now in the City of Lee's Summit, Jackson County, Missouri, and all of Lot 2, PIPES PLACE and all that part of Lot 1 B, replat of Lot 1 of PRAIRIE INDUSTRIAL PARK, subdivisions of land now in the City of Lee's Summit, Jackson County, Missouri, all more particularly described as follows: Commencing at the Southeast corner of the SE1/4 of said Section 8; thence N 87° 37' 33" W, along the South line of the SE1/4 of said Section 8, a distance of 1,323.11 feet, to the Southeast corner of the E1/2 of the SE1/4 of said Section 8; thence N 2° 18' 35" E, along the West line of the E1/2 of the SE1/4 of said Section 8, a distance of 2,148.35 feet; thence S 87° 41' 25" E, a distance of 66.06 feet, to a point on the Easterly right-of-way line of Southeast Hamblen Road, as now established, said point also being the true point of beginning of subject tract; thence S 2° 20' 45" W, along the Easterly right-of-way line of said Southeast Hamblen Road, a distance of 91.45 feet; thence N 87° 36' 35" W, along the Easterly right-of-way line of said Southeast Hamblen Road, a distance of 16 feet; thence S 2° 16' 35" W, along the Easterly right-of-way line of said Southeast Hamblen Road, a distance of 58.49 feet, to a point on the Northerly right-of-way line of the South Outer Road of U.S. Highway 50, as now established; thence S 88° 31' 20" E, along the Northerly right-of-way line of said South Outer Road, a distance of 5.01 feet; thence S 43° 06' 35" E, along the Northerly right-of-way line of said South Outer Road, a distance of 161.24 feet; thence S 88° 31' 20" E, along the Northerly right-of-way line of said South Outer Road, a distance of 400.59 feet; thence N 82° 21' 16" E, along the Northerly right-of-way line of said South Outer Road, a distance of 142.50 feet; thence N 0° 58' 35" E, a distance of 216.26 feet, thence N 89° 01' 25" W, a distance of 211.88 feet, to a point on the East line of Lot 2 of said PIPES PLACE, thence N 2° 16' 35" E, along the East line of said Lot 2, a distance of 27.84 feet, to Northeast corner thereof; thence N 87° 30' 56" W, along the North line of said Lot 2, a distance of 165.97 feet, to a point on the Easterly line of Tract No. 2, as Condemned by the Missouri State Highway Commission for right-of-way purposes in Case No. 98-CV-22760; thence S 2° 07' 02" W, along the Easterly line of said Tract No. 2, a distance of 4.05 feet, to the Southeast corner thereof; thence N 88° 20' 55" W, along the Southerly line of said Tract No. 2, a distance of 261.91 feet, to the true point of beginning of subject tract, containing 3.638 acres, more or less.

DEDICATION: The undersigned owners of the property described hereon have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as "HAMBLEN BUSINESS PARK, LOTS 1 AND 2".

EASEMENTS: An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, 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, SAN. SEWER ESMT., WATER LINE ESMT.) or within any street or thoroughfare dedicated to public use on this plat.

INGRESS-EGRESS EASEMENT: An easement to provide vehicular access to, from and through Lots 1 and 2 is hereby established as shown on the plat and designated as "Ingress-Egress Easement". Said easement is for the mutual benefit of the present and future owners of the lots, their mortgagees, tenants and business invitees.

STREETS: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so 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 owners of the above described tract have hereunto set their hands.

OWNER LOT 1: ALDI, INC. (KANSAS)

Mark Barstead, Vice President

STATE OF Kansas } SS
COUNTY OF Johnson }

BE IT REMEMBERED, that on this 15th day of November, 2002, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mark Barstead, Vice President of ALDI, Inc. (Kansas), who is personally known to me to be the same person who executed as such officer the foregoing instrument and acknowledged that they executed the same as their free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said County and State the date and year last written above.

Notary Public — My commission expires: CHERYL BARMER, Notary Public, State of Kansas, My Appt. Expires 6-15-06

OWNER LOT 2: HOME DEPOT, U.S.A., INC.

Jeff A. Israel, Senior Corporate Council - Real Estate

STATE OF Georgia } SS
COUNTY OF Cobb }

BE IT REMEMBERED, that on this 19th day of November 2002, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jeff A. Israel, Senior Corporate Council - Real Estate of Home Depot U.S.A., Inc., who is personally known to me to be the same person who executed as such officer the foregoing instrument and acknowledged that they executed the same as their free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said County and State the date and year last written above.

Notary Public — My commission expires: 12-27-03

Legal Description of Ingress-Egress Easement:

All that part of the SE1/4 of Section 8, Township 47, Range 31, now in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the Southeast corner of the SE1/4 of said Section 8; thence N 87° 37' 33" W, along the South line of the SE1/4 of said Section 8, a distance of 1,323.11 feet, to the Southeast corner of the East Half of the SE1/4 of said Section 8; thence N 2° 18' 35" E, along the West line of the East Half of the SE1/4 of said Section 8, a distance of 2,180.09 feet; thence S 87° 41' 25" E, a distance of 66.06 feet, to a point on the East right-of-way line of Hamblen Road, as now established; thence S 2° 20' 53" W, along the East right-of-way line of said Hamblen Road, a distance of 31.74 feet, to a point on the South line of Tract No. 2 as Condemned in Case No. 98-CV-22760 for right-of-way purposes, said point also being the true point of beginning of subject tract; thence continuing S 2° 20' 53" W, along the East right-of-way line of said Hamblen Road, a distance of 2 feet, to a point 2 feet South of the South line of said Tract No. 2, thence S 88° 20' 55" E, along a line 2 feet South of and parallel with the South line of said Tract No. 2, a distance of 181.84 feet, to a point of curvature; thence Easterly and Southeasterly, along a curve to the right having a radius of 170 feet and a central angle of 26° 55' 09", a distance of 79.87 feet, to a point of reverse curvature, thence Southeasterly and Easterly, along a curve to the right having a radius of 117 feet, a central angle of 21° 21' 09", and whose inlet tangent bearing is S 61° 25' 46" E, a distance of 43.60 feet, to a point of tangency, thence S 82° 49' 55" E, a distance of 8.36 feet, to a point of curvature; thence Easterly, Southeasterly and Southerly, along a curve to the right having a radius of 115 feet and a central angle of 84° 13' 35", a distance of 172.53 feet, to a point of tangency, thence S 1° 36' 40" W, a distance of 52.78 feet, to a point of curvature; thence Southerly and Southeasterly along a curve to the right having a radius of 28 feet and a central angle of 44° 36' 03", a distance of 43.07 feet, to a point on the proposed North right-of-way line of Oldham Parkway; thence S 88° 26' 15" E, along the proposed North right-of-way line of said Oldham Parkway, a distance of 69.47 feet; thence Southeasterly and Northerly, along a curve to the right having a radius of 38 feet, a central angle of 331° 48' 30" and whose initial tangent bearing is N 58° 19' 06" W, a distance of 219.24 feet, to a point of tangency, thence N 1° 28' 40" E, a distance of 181.10 feet, thence Westerly and Northwesterly, along a curve to the right having a radius of 168 feet, a central angle of 18° 30' 27" and whose initial tangent bearing is N 78° 29' 29" W, a distance of 53.98 feet, to a point of reverse curvature, thence Northwesterly and Westerly, along a curve to the left having a radius of 117 feet, a central angle of 22° 47' 51" and whose initial tangent bearing is N 29° 56' 07" W, a distance of 46.55 feet, to a point of tangency, thence N 82° 46' 55" W, a distance of 44.39 feet; thence N 7° 21' E, a distance of 1.99 feet; thence N 87° 36' 56" W, a distance of 16.57 feet, to a point on the East line of said Tract No. 2, thence S 7° 21' E, a distance of 4.05 feet, to the Southeast corner thereof; thence N 88° 20' 55" W, along the South line of said Tract No. 2, a distance of 261.91 feet, to the true point of beginning of subject tract.

DEVELOPER LOT 1:
ALDI, INC.
10505 SOUTH K-7 HIGHWAY
OLATHE, KANSAS 66061
913-788-1119

DEVELOPER LOT 2:
HOME DEPOT U.S.A., INC.
2455 PACES FERRY ROAD
ATLANTA, GA 30339
770-434-4109

SCALE : 1"=30'
30 15 0 30

HORIZONTAL CONTROL IS BASED ON THE NORTH AMERICAN DATUM 1983, MISSOURI WEST ZONE, IN U.S. SURVEY FEET. THIS SURVEY IS REFERENCED TO THE KANSAS CITY METRO CONTROL — JACKSON COUNTY 1998 MONUMENTS NO. LR-35. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, USING A COMBINED GRID FACTOR OF 0.9999934368, AND THE CONVERSION OF 1 METER EQUALS 39.37 INCHES.

● = 1/2" IRON BAR W/SURVEY CAP
⊕ = COTTON SPINDLE
[illegible] = PROPOSED SIDEWALK
N 1061km E 1111km = STATE PLANE COORDINATE

I, the undersigned owners of the property described hereon have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as "HAMBLEN BUSINESS PARK, LOTS 1 AND 2".

Approved pursuant to the Unified Development Ordinance, City of Lee's Summit, Jackson County, Missouri:

Robert G. McKay, AICP, Planning and Development — Date: 11-25-02

Jackson County Assessor
VINCENT E. PRIES — Date: 12-10-02

Denise R. Chisum, City Clerk — Date: 12-9-02

Dena E. Mezger, P.E., City Engineer — Date: 12/02/02

I, the undersigned, a duly licensed Professional Engineer and Land Surveyor, do hereby certify that the plat titled "HAMBLEN BUSINESS PARK, LOTS 1 AND 2", a subdivision, is based on an actual field survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri and the Missouri Standards for Property Boundary Surveys established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further state that I have complied with the statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.

BY: Larry D. Graham, MO LS-2051 — DATE: 11/15/2002

LARRY D. GRAHAM NUMBER LS-2051 REGISTERED LAND SURVEYOR — STATE OF MISSOURI

SHAFER, KLINE & WARREN, INC.
ENGINEERS ~ SURVEYORS
11100 W. 81st STREET
OVERLAND PARK, KANSAS 66214
(913) 888-7800

PROJECT NO. 3A0017 NOVEMBER 15, 2002 MC