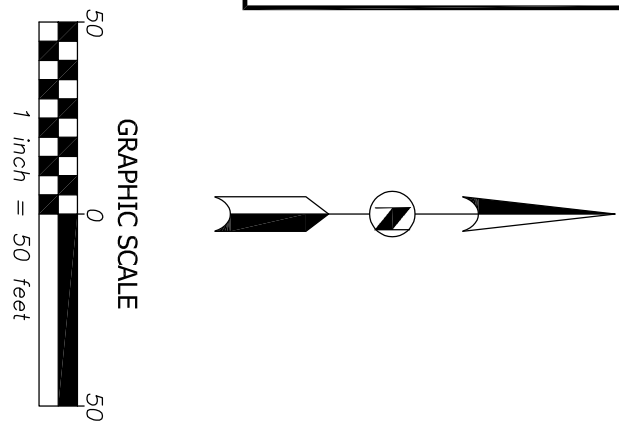


COUNTY RECORDING INFORMATION	
Plat Dedication:	
STATE LINE STATION - UNIT 4	
Private Open Space:	
None Required	
Record As:	
Plat	

Vincent E. Brice
Jackson County Assessment Department



LEGEND	
O	Found Survey Monument
⊕	Center Line
R =	Radius
L =	Arc Length
CD	Chord Bearing
CD	Chord Distance
R/W	Right-of-Way
(M)	Monumented
(P)	Platted
BK.	Book
Pg.	Page
INS.	Instrument Number
✓	Not To Scale

SURVEYOR:	DEVELOPER:
BHC	SLAGGIE ARCHITECTS
712 State Ave	4600 Madison Avenue, Suite 350
Kansas City, Kansas 66101	Kansas City, MO 64112
913-371-5300	816-756-1958

OWNER
TRIDENT KANSAS CITY, LLC
c/o Soave Automotive Group
9415 W. 65th Street
Merriam, KS 66203
913-677-3300

PARENT DESCRIPTION: QUIT CLAIM DEED INS. 2016E0046573
Lots 2 and 3, STATE LINE STATION - UNIT 3 and a Replat of Tract A & Tract C State
Line Station, a subdivision in Kansas City, Jackson County, Missouri.

SURVEYOR'S DESCRIPTION:

TRACT A & TRACT C STATE LINE STATION, a subdivision on land in the City of Kansas City, Jackson County, Missouri, recorded October 20th, 2009, as Instrument Number 2009EI05720, in Book 1129, Page 8, said Tract as surveyed by Joseph H. McLaughlin by metes and bounds as follows:

SMC

(Note: For correspondence the bearings in this description are based on the South line of Lot 3, STATE LINE STATION - UNIT 3 AND A REPLAT OF TRACT A & TRACT C STATE LINE STATION, having a bearing of North 86° 35' 02" West, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)

a cap stamped CF&S 1999141100,

These Southeastern on a non-tangent curve to the left, having a radius of 2974.79 feet, an arc length of 262.57 feet, said curve having a chord bearing of South 03° 05' 45" East, and a chord distance of 262.49 feet on the East line of said Lot 2, to a found 1/2-inch reinforcing rod, with a cap stamped CR85 C.L.S. 80.

Thence North 86° 35' 02" West, 715.23 feet, on the South line of said Lot 3, to the Southwest corner of said Lot 3;

Thence Northeasterly on a non-tangent curve to the right, having a radius of 968.00 feet, an arc length of 121.64 feet, said curve having a chord bearing of North 03° 58' 23" East, and a chord distance of 121.56 feet, on the West line of said Lot 3;

Thence North 07° 34' 22" East, 193.90 feet, on the West line of said Lot 2 and said Lot 3;

of 290.55 feet, said curve having a chord bearing of North $11^{\circ} 47' 54''$ East, and a chord distance of 290.29 feet, on the West line of said Lot 2, to the Northwest corner of said Lot 2;

Thence South 73° 58' 57" East, 121.50 feet, on the North line of said Lot 2;

Thence South 86° 30' 45" East, 459.58 feet, continuing on the North line of said Lot 2, to the POINT OF BEGINNING, said Tract containing 378,508 square feet or 8.6893 acres.

GENERAL NOTES

1. Basis of Bearings: North 86° 35' 02" West along the South line of STATE LINE STATION - UNIT 3 AND A REPLAT OF TRACT A & TRACT C STATE LINE STATION , referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).

2. This survey, based on field work completed on or before the date shown in the title block or the following dates:

- the plat of "STATE LINE STATION - UNIT 3 AND A REPEAT OF TRACT A & TRACT C STATE LINE STATION" recorded October 20, 2009 and filed as Instrument Number 20090505220 in Book 1129, Page 8,
- the plat of "Bt-STATE BUSINESS PARK, THIRD PLAT" recorded January 17, 2019 and filed as Instrument Number 19E0003846 in Book 1181, Page 1.

3. This Tract contains 378,508 square feet or 8.6893 acres.

5. This property appears to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS Flood Insurance Rate Map (F.I.R.M.).

Map Revised Date: January 20, 2017

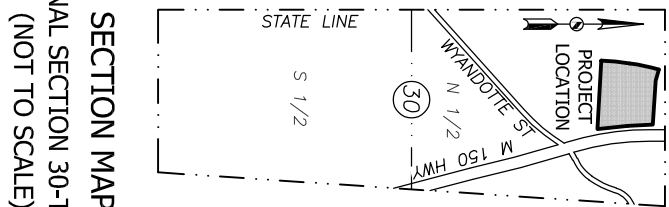
Precision:	1 part in 37339.028'
Error Distance:	0.067'
Error Direction:	North 77° 02' 19" West
Perimeter:	2483.12'

SURVEYOR'S NOTES

1. Lack of right of access for ingress and egress to the Highway now known as relocated Route 150 from the subject properties, taken and condemned by the City of Kansas City, Missouri in case no. 160CV97-24749 in the circuit court of Jackson County, Missouri at Kansas City, Missouri which is provided by the instrument recorded March 11, 1999 as Document Number 1999JK0013541, as assigned to the State of Missouri by the instrument recorded December 24, 2002 as Document Number 2002K0085051.

Final Plat of:

STATE LINE STATION - UNIT 4
A REPLAT OF LOT 2 AND LOT 3,
STATE LINE STATION - UNIT 3 AND
A REPLAT OF TRACT A & TRACT C STATE LINE STATION
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



1	12/04/2024	ADDRESSED COMMENTS FROM CPLD-STAFF REVIEW	GJW	JHM
Rev.	Date	Description	Drawn	Checked

CLS 2006009875-F



STATE OF MISSOURI
JOSEPH H. MCLAUGHLIN
NUMBER
PLS-2012018392
PROFESSIONAL LAND SURVEYOR

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300
BHC is a trademark of Brungardt, Honomichi & Company, P.A.

Client:

SLAGGIE ARCHITECTS
4600 MADISON AVENUE
SUITE 350
KANSAS CITY, MO 64112

Project: Final Plat of:

STATE LINE STATION - UNIT 4
 A REPLAT OF LOT 2 AND LOT 3
 STATE LINE STATION - UNIT 3 AND
 A REPLAT OF TRACT A & TRACT C STATE LINE STATION
 IN THE CITY OF KANSAS CITY, JACKSON CO., MO

Record No.	043470
Field Cont.	21.666
Field Date	2024/08/12
Drawn By	GLW
Issue Date	2025/01/21

1 OF 1