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STATE OF KANSAS
RECORDS
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THURSDAY REGISTER
BY 20-20
James Quill

Book 36 Page 87 D 145

VENTURE - STATE AVENUE PLAZA

A SUBDIVISION OF LAND IN
KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

DESCRIPTIONS

LOT 1: THIS IS A RESURVEY AND RESUBDIVISION OF ALL OF "TOWER HEIGHTS", AND PART OF TRACT 6, "ALLEN GARNER ESTATE" BOTH BEING SUBDIVISIONS OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS AND A SURVEY AND SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 25 EAST, IN SAID CITY, COUNTY, AND STATE, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT THAT IS 132.00 FEET NORTH AND 92.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID 1/4 1/4 SECTION, SAID POINT BEING THE SOUTHEAST CORNER OF 41ST STREET, AS ESTABLISHED BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 790919 IN BOOK 2370 AT PAGE 771; THENCE SOUTH 89°-26'-14" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 41ST STREET, A DISTANCE OF 15.00 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 50°-01'-55" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 77.28 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°-18'-40" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 41ST STREET, A DISTANCE OF 327.75 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF "TOWER HEIGHTS", A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 88°-58'-17" WEST ALONG SAID PROLONGATION AND SAID SOUTH LINE, A DISTANCE OF 617.59 FEET TO THE SOUTHWEST CORNER OF SAID "TOWER HEIGHTS"; THENCE SOUTH 0°-30'-58" EAST ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID "TOWER HEIGHTS", A DISTANCE OF 397.97 FEET TO A POINT THAT IS 7.70 FEET NORTH OF THE SOUTH LINE OF SAID 1/4 1/4 SECTION; THENCE SOUTH 89°-02'-15" WEST, A DISTANCE OF 473.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY ROUTE NO. I-635, AS NOW ESTABLISHED, THAT IS 4.4 FEET NORTH OF THE SOUTH LINE OF SAID 1/4 1/4 SECTION; THENCE NORTH 0°-11'-57" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 374.10 FEET; THENCE NORTH 29°-03'-30" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 235.30 FEET (DEED = 335.30 FEET); THENCE NORTH 17°-20'-53" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.09 FEET (DEED = 105.90 FEET); THENCE NORTH 68°-03'-25" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.92 FEET; THENCE NORTH 24°-52'-14" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 221.58 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MINNESOTA AVENUE, AS NOW ESTABLISHED; THENCE NORTH 21°-29'-56" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 43.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MINNESOTA AVENUE; THENCE NORTH 89°-22'-24" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 305.33 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 777406 IN BOOK 2332 AT PAGE 291; THENCE NORTH 0°-00'-01" WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 239.90 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE AVENUE (U.S. HIGHWAY NOS. 24, 40 AND 73), AS NOW ESTABLISHED; THENCE NORTH 89°-07'-13" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 101.54 FEET; THENCE SOUTH 0°-52'-47" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°-07'-13" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 218.45 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID 41ST STREET, ESTABLISHED BY DOCUMENT NO. 790919; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 0°-45'-09" EAST, A RADIUS OF 196.46 FEET AND A CENTRAL ANGLE OF 46°-19'-33", AN ARC DISTANCE OF 158.85 FEET (DEED = 162.91 FEET); THENCE SOUTHEASTERLY AND SOUTHERLY CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVE, A RADIUS OF 115.48 FEET AND A CENTRAL ANGLE OF 46°-46'-03", AN ARC DISTANCE OF 94.26 FEET; THENCE SOUTH 0°-18'-40" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.32 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 142.60 FEET AND A CENTRAL ANGLE OF 39°-31'-38", AN ARC DISTANCE OF 98.38 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVE, A RADIUS OF 235.66 FEET AND A CENTRAL ANGLE OF 39°-31'-38", AN ARC DISTANCE OF 162.58 FEET; THENCE SOUTH 0°-18'-40" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 308.40 FEET TO THE POINT OF BEGINNING. CONTAINING 801,168 SQUARE FEET OR 18.392 ACRES, MORE OR LESS.

LOT 2: THIS IS A SURVEY AND SUBDIVISION OF ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 25 EAST, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT THAT IS 132.00 FEET NORTH AND 92.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID 1/4 1/4 SECTION, SAID POINT BEING THE SOUTHEAST CORNER OF 41ST STREET, AS ESTABLISHED BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 790919 IN BOOK 2370 AT PAGE 771; THENCE SOUTH 89°-26'-14" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 41ST STREET, A DISTANCE OF 15.00 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 50°-01'-55" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 77.28 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 50°-01'-55" WEST ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 41ST STREET, A DISTANCE OF 112.68 FEET; THENCE SOUTH 89°-02'-06" WEST, A DISTANCE OF 129.80 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF "TOWER HEIGHTS", A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, THAT IS 10.50 FEET NORTH OF THE SOUTH LINE OF SAID 1/4 1/4 SECTION; THENCE NORTH 0°-30'-58" WEST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 191.55 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NO. 770658 RECORDED IN BOOK 2312 AT PAGE 482; THENCE NORTH 89°-41'-20" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 217.22 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID 41ST STREET; THENCE SOUTH 0°-18'-40" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 118.16 FEET TO THE POINT OF BEGINNING. CONTAINING 38,200 SQUARE FEET OR 0.877 OF AN ACRE, MORE OR LESS.

LOT 3: THIS IS A SURVEY AND SUBDIVISION OF ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 25 EAST, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT THAT IS 132.00 FEET NORTH AND 92.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID 1/4 1/4 SECTION, SAID POINT BEING THE SOUTHEAST CORNER OF 41ST STREET, AS ESTABLISHED BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 790919 IN BOOK 2370 AT PAGE 771; THENCE NORTH 0°-18'-40" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 41ST STREET, A DISTANCE OF 586.75 FEET; THENCE NORTH 44°-31'-50" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 7.94 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTHERLY AND NORTHEASTERLY, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 1°-45'-36" EAST, A RADIUS OF 155.66 FEET AND A CENTRAL ANGLE OF 37°-27'-22", AN ARC DISTANCE OF 101.76 FEET; THENCE NORTHEASTERLY AND NORTHERLY, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVE, A RADIUS OF 222.60 FEET AND A CENTRAL ANGLE OF 39°-31'-38", AN ARC DISTANCE OF 153.57 FEET TO A POINT ON THE EAST LINE OF SAID 1/4 1/4 SECTION; THENCE SOUTH 0°-18'-40" EAST, ALONG SAID EAST LINE, A DISTANCE OF 148.24 FEET TO A POINT THAT IS 810.86 FEET NORTH OF THE SOUTHEAST CORNER OF SAID 1/4 1/4 SECTION; THENCE SOUTH 44°-31'-50" WEST, A DISTANCE OF 122.53 FEET TO THE POINT OF BEGINNING. CONTAINING 5,496 SQUARE FEET OR 0.126 OF AN ACRE, MORE OR LESS.

LOT 4: THIS IS A RESURVEY AND RESUBDIVISION OF ALL THAT PART OF TRACT 6, "ALLEN GARNER ESTATE", A SUBDIVISION OF LAND IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 25 EAST, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT THAT IS 132.00 FEET NORTH AND 92.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID 1/4 1/4 SECTION, SAID POINT BEING THE SOUTHEAST CORNER OF 41ST STREET, AS ESTABLISHED BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 790919 IN BOOK 2370 AT PAGE 771; THENCE NORTH 0°-18'-40" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 41ST STREET, A DISTANCE OF 586.75 FEET; THENCE NORTH 44°-31'-50" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 7.94 FEET; THENCE NORTHERLY AND NORTHEASTERLY, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 1°-45'-36" EAST, A RADIUS OF 155.66 FEET AND A CENTRAL ANGLE OF 37°-27'-22", AN ARC DISTANCE OF 101.76 FEET; THENCE NORTHEASTERLY AND NORTHERLY CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVE, A RADIUS OF 222.60 FEET AND A CENTRAL ANGLE OF 39°-31'-38", AN ARC DISTANCE OF 153.57 FEET TO A POINT ON THE EAST LINE OF SAID 1/4 1/4 SECTION; THENCE NORTH 0°-18'-40" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION, A DISTANCE OF 49.32 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTHERLY AND NORTHWESTERLY, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 195.48 FEET AND A CENTRAL ANGLE OF 46°-46'-03", AN ARC DISTANCE OF 159.56 FEET; THENCE NORTHWESTERLY AND NORTHERLY, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVE, A RADIUS OF 116.46 FEET AND A CENTRAL ANGLE OF 46°-24'-48", AN ARC DISTANCE OF 94.34 FEET (DEED = 96.57 FEET) TO THE SOUTH RIGHT-OF-WAY LINE OF STATE AVENUE (U.S. HIGHWAY NOS. 24, 40 AND 73), AS NOW ESTABLISHED; THENCE NORTH 89°-07'-13" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 98.28 FEET (DEED = 103.69 FEET) TO A POINT ON THE EAST LINE OF SAID 1/4 1/4 SECTION; THENCE SOUTH 0°-18'-40" EAST ALONG SAID EAST LINE, A DISTANCE OF 227.53 FEET TO THE POINT OF BEGINNING. CONTAINING 10,064 SQUARE FEET OR 0.231 OF AN ACRE, MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACTS OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "VENTURE - STATE AVENUE PLAZA".

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO KANSAS CITY, WYANDOTTE COUNTY, KANSAS, TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, SURFACE DRAINAGE FACILITIES, DUCTS AND CABLES, ETC., UPON, OVER AND UNDER THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E".

STREETS: THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICTED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED LAND HEREBY CONSENT AND AGREE THAT THE BOARD OF COUNTY COMMISSIONERS OF WYANDOTTE COUNTY, KANSAS SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THOROUGHFARES, OR PARTS THEREOF FOR PUBLIC USE, FROM THE LIEN AND EFFECT OF ANY SUCH ASSESSMENTS, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED SHALL BECOME AND REMAIN A LIEN ON THE REMAINDER OF THIS LAND FRONTING OR ABUTTING ON SUCH DEDICATED PUBLIC WAYS OR THOROUGHFARE.

NOTE: IT IS THE INTENT OF THE UNDERSIGNED PROPRIETORS TO VACATE, BY MEANS OF THIS PLAT, ALL RIGHT, TITLE AND INTEREST OF THE CITY OF KANSAS CITY, KANSAS AND THE COUNTY OF WYANDOTTE IN AND TO THAT PORTION OF 41ST STREET CONTAINED WITHIN LOT 4 DESCRIBED ABOVE; THAT PORTION OF THE COUNTY ROAD KNOWN AS REIDY ROAD (NOW MINNESOTA AVENUE), AND ALL OF THE PLAT OF "TOWER HEIGHTS", A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, INCLUDING, BUT NOT LIMITED TO, 43RD STREET, MINNESOTA AVENUE, THE TEMPORARY CUL-DE-SAC, UTILITY EASEMENTS, RESTRICTIONS, BUILDING LINES AND LOT LINES, AS SHOWN HEREON, ALL BEING CONTAINED WITHIN LOT 1, DESCRIBED ABOVE.

NOTE: LOT 3 AS SHOWN HEREON IS SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES TO AND FROM ADJACENT PROPERTIES AS MORE FULLY SET OUT IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 770657 IN VOLUME 2312 AT PAGE 474.

NOTE: IT IS THE INTENT OF THE UNDERSIGNED PROPRIETORS, AS OWNERS OF A MAJORITY OF THE FRONT FEET OF THE LOTS IN SAID "TOWER HEIGHTS" TO ABOLISH THE RESTRICTIONS, WHICH WERE PREVIOUSLY ESTABLISHED BY THE RECORDED PLAT OF "TOWER HEIGHTS".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACTS OF LAND HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 4th DAY OF June, 1990.

ATTEST: [Signature] METROPOLITAN LIFE INSURANCE COMPANY
BY [Signature] T. K. Garescho Vice President
T. K. Garescho Vice President
PRINT NAME AND TITLE PRINT NAME AND TITLE

STATE OF NEW YORK)
COUNTY OF NEW YORK) S.S.
ON THIS 4th DAY OF June, 1990, BEFORE ME APPEARED T. K. Garescho TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS Vice President OF METROPOLITAN LIFE INSURANCE COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID T. K. Garescho ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.
DANIEL N. WILSON
Notary Public State of New York
No. 24-492036
Qualified in Kings County
Certificate Filed in N.Y. State Records
Commission Expires June 20, 1992
MY COMMISSION EXPIRES [Signature] Daniel N. Wilson
NOTARY PUBLIC PRINT NAME

THIS PLAT OF "VENTURE-STATE AVENUE PLAZA" HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF KANSAS CITY, KANSAS THIS 14th DAY OF May, 1990.

[Signature] REVEREND E. A. FREEMAN, CHAIRMAN
[Signature] STEVE A. SPETSE, SECRETARY

THE DEDICATIONS SHOWN HEREON, IF ANY, ARE HEREBY ACCEPTED BY THE COUNCIL OF KANSAS CITY, KANSAS.
ATTEST [Signature] TOM G. ROBERTS, CITY CLERK
JOSEPH E. STEINEGER, JR., MAYOR

RECOMMENDED FOR APPROVAL BY THE KANSAS CITY, KANSAS, CITY ENGINEER THIS 13th DAY OF June, 1990.
[Signature] FREDERICK A. BACKUS, P.E., CITY ENGINEER

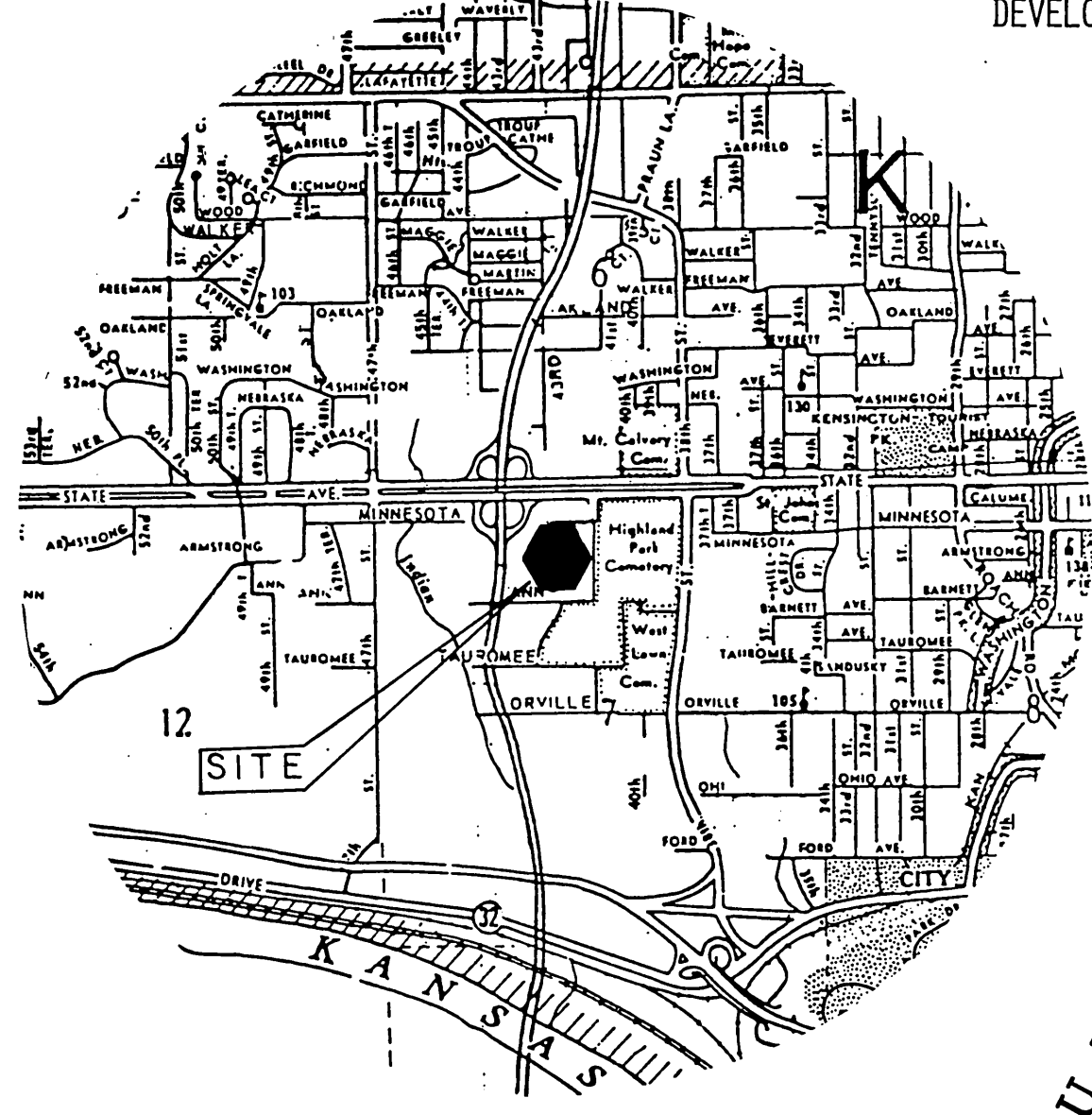
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF "VENTURE-STATE AVENUE PLAZA" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

ANDERSON SURVEY COMPANY, INC.
6412 EAST 87TH STREET
KANSAS CITY, MISSOURI 64138
(816) 361-5555
BY [Signature] JAMES S. ANDERSON, KANSAS REGISTERED LAND SURVEYOR NO. 791
STATE OF KANSAS, WYANDOTTE COUNTY
Entered in transfer record in my office this 3 Day of July, 1990
[Signature] County Clerk
[Signature] Deputy
SHEET 1 OF 2

VENTURE - STATE AVENUE PLAZA

A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

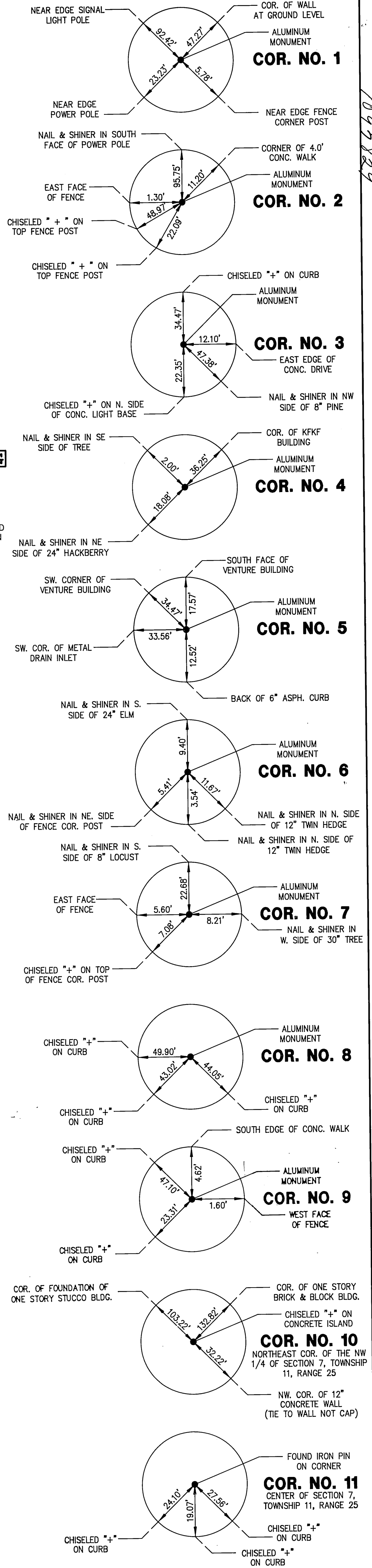
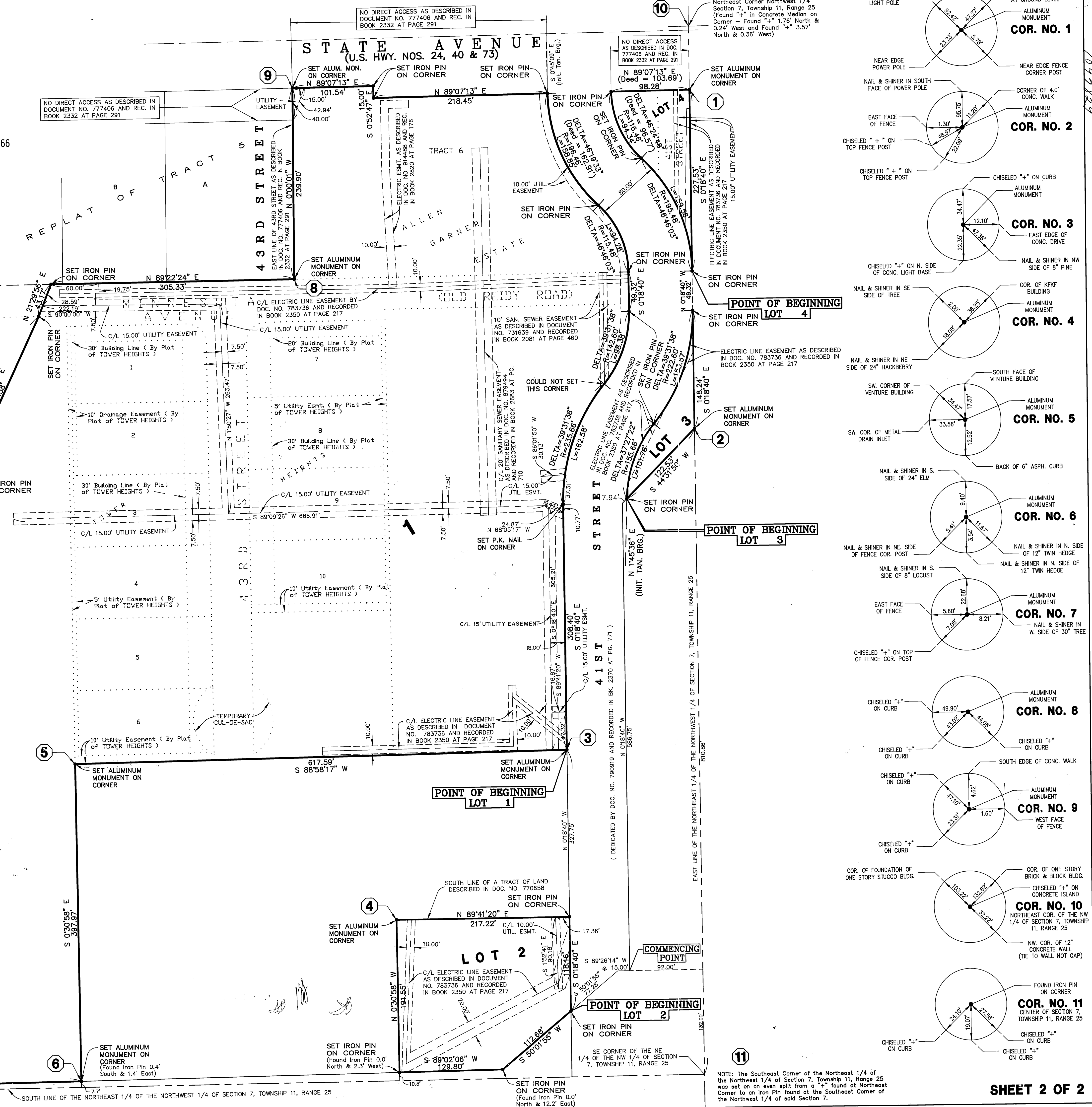
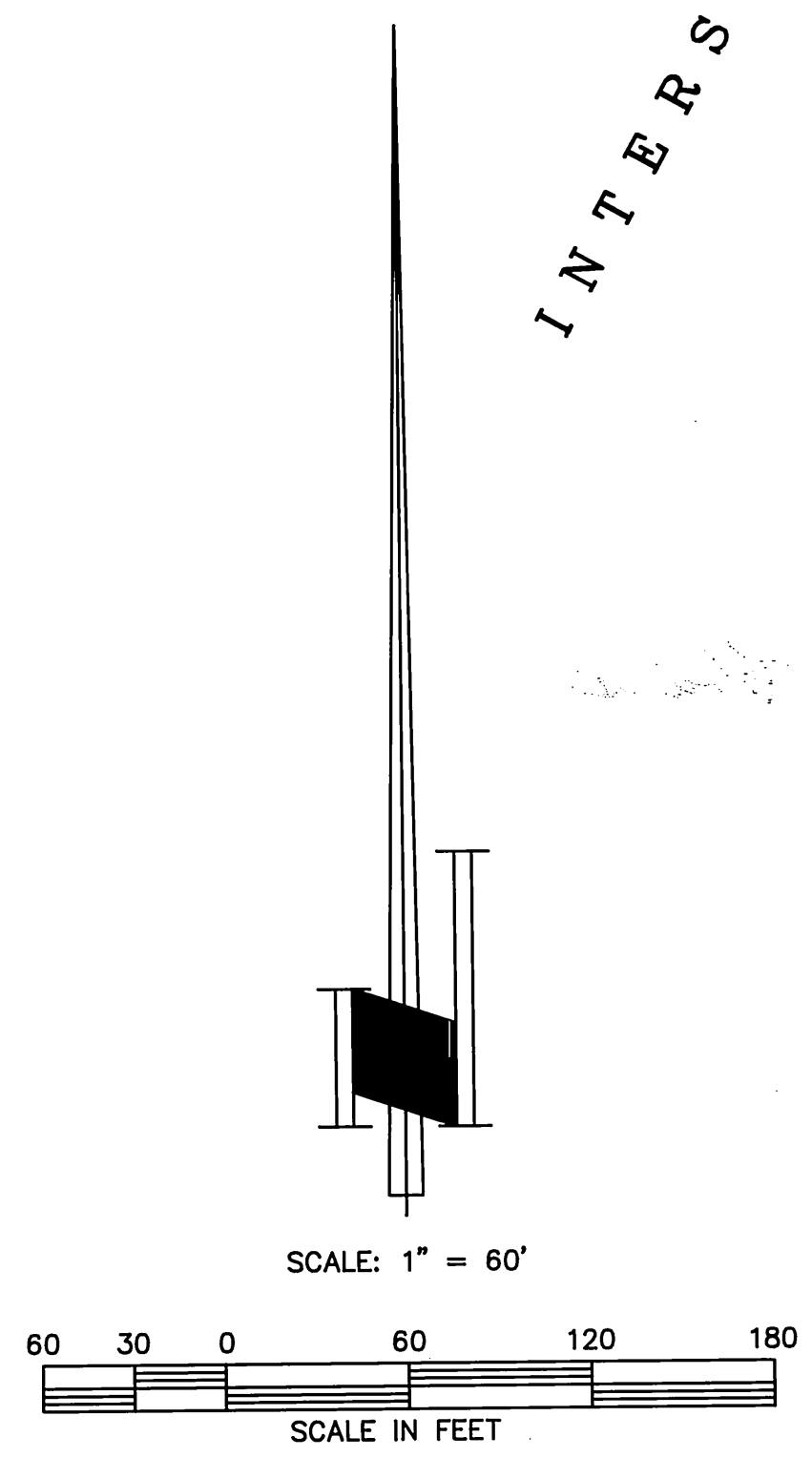
DEVELOPER'S ADDRESS: VENTURE STORES, INC. 2001 EAST TERRA LANE O'FALLON, MISSOURI 63366



VICINITY MAP

THE EASEMENTS SHOWN HEREON FOLLOWED BY THE PHRASE "BY PLAT OF TOWER HEIGHTS" ARE TO BE VACATED UPON THE RECORDING OF THIS PLAT.

..... DENOTES LINES TO BE VACATED
---- DENOTES LINES TO BE RETAINED OR DEDICATED.



NOTE: The Southeast Corner of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 11, Range 25 was set on an even split from a "+" found at Northeast Corner to an Iron Pin found at the Southeast Corner of the Northwest 1/4 of said Section 7.