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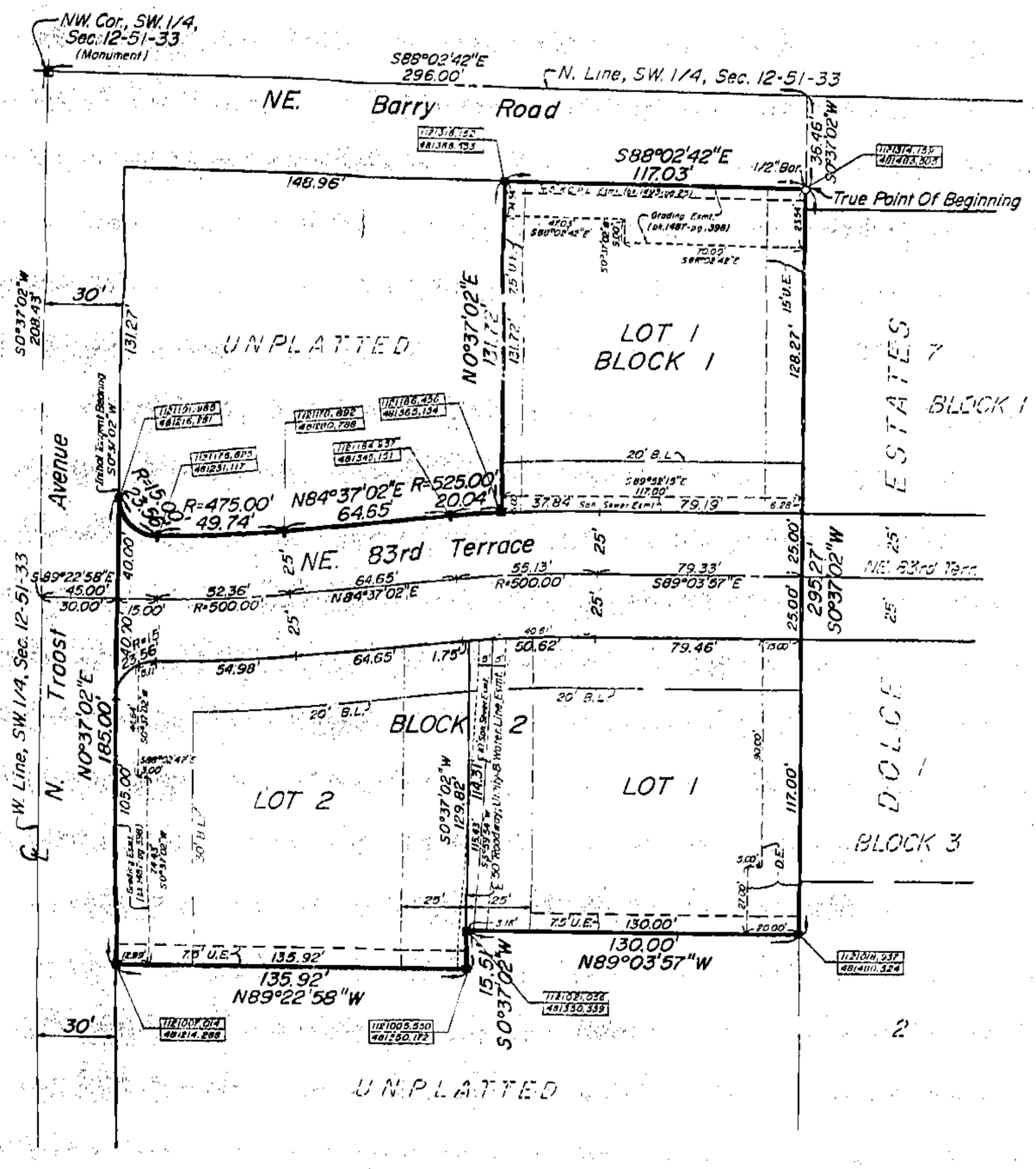
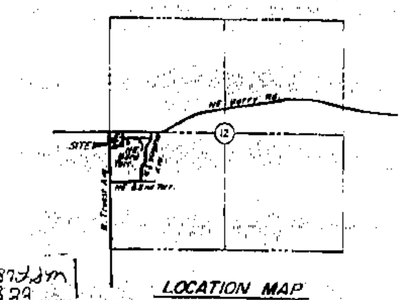
AUG 18 1987

BARCLAY PLACE

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



SCALE 1"=30'



LOCATION MAP
Sec. 12, Twp. 51N., Rge. 33W.

ROBERT L. BUFORD
Land Surveyor
7211 N.W. 83rd St.-Suite 160
Kansas City, Mo. 64152
(816) 741-8152

PLEASE NOTE: Burntson drive-in monuments of an diameter, type C-1, 24" in length with 1-1/2" aluminum cap center punched and stamped "RLS # 1063" set at all corners shown thus-■

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM USING A COMBINED GRID FACTOR OF .999899147

	120.00'
	220.00'
	266.47'

GRADE POINTS

N.E. 83rd TERR.	ELEV.	VCT.
Centerline of North Troost Ave.	227.05	---
East of East line of N. Troost Ave.	224.05	50.00'
East of East line of N. Troost Ave.	217.73	46.47'
East of East line of N. Troost Ave.	216.80	---

N.E. Barry RD.- Grades established by Ord. No. 54669 on 1/14/83.
N. Troost Ave.- Grades established by Ord. No. 48843 on 3/10/78.

DESCRIPTION

61296

A subdivision of land in the Southwest quarter of Section 12, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of said Southwest quarter; thence South 88°02'42" East along the North line of said Southwest quarter, 296.00 feet; thence South 0°37'02" West, 36.46 feet to a point on the South Right of Way line of NE Barry Road, as now established, said point being the True Point of Beginning of the tract to be herein described; thence South 0°37'02" West along the West line of DOLCE ESTATES, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof and its North prolongation, 295.27 feet; thence North 89°03'57" West, 130.00 feet; thence South 0° 37'02" West, 15.51 feet; thence North 89°22'58" West, 135.92 feet to a point on the East line of Troost Ave., as now established; thence North 0°37'02" East along said East line, 185.00 feet; thence Southeasterly on a curve to the Left, having an initial tangent bearing of South 0°37'02" West, a radius of 15.00 feet, an arc distance of 23.56 feet; thence Easterly on a curve to the Left, having a common tangent with the last described curve, a radius of 475.00 feet, an arc distance of 49.74 feet; thence North 84°37'02" East, tangent to the last described curve, 64.65 feet; thence Easterly on a curve to the Right, tangent to the last described course, having a radius of 525.00 feet, an arc distance of 20.04 feet; thence North 0°37'02" East, 131.72 feet to a point on the South line of said NE Barry Road; thence South 88°02'42" East, along said South line, 117.03 feet to the Point of Beginning. Containing 1.39 acres, more or less.

DEDICATION

The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall be hereafter known as:

BARCLAY PLACE

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, and to the utility companies franchised to operate in Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (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 any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement 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 As to utility easements and/or the Director of Water and Pollution Control as to water main easements.

STREETS: The streets shown on this plat and heretofore not 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 buildings or portion thereof shall be built between this line and the street line.

RIGHT OF ENTRANCE: Right of ingress and egress and travel along any street, drive, or open space within the boundaries of the property is hereby granted to Kansas City, Missouri for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse, and to the U.S. Postal Service for delivery of mail.

PARK LAND AGREEMENT: The Developer elects to pay to the City of Kansas City, Missouri, a sum of One Thousand Three Hundred Five and 15/100 Dollars ($1,305.15) in lieu of required park land dedication for six (6) duplex units pursuant to Section 31.32, Code of General Ordinances, as amended August 30, 1979.

IN TESTIMONY WHEREOF: Shane M. Danner, an individual, has caused these presents to be executed this 10th day of JUNE, 1987.

Shane M. Danner

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 10th day of JUNE, 1987, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Shane M. Danner, an individual, who is personally known to me to be the same person who executed the within instrument of writing and acknowledged that he executed the same as his own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, on the date herein last above written.

My commission expires: DEANNA STONTCIPHER Notary Public, State of Missouri Commissioned in Clay County My Commission Expires May 1, 1991

Deanna Stontcipher
Notary Public

CITY PLAN COMMISSION
Approved
Chairman - Thompson C. Nelson
Secretary - Richard E. Duncan

PUBLIC WORKS
Approved
City Engineer - Burnie C. Gunter
Approved July 20, 1987
Director - George L. Sutterlie

870492
Entry Number

COUNCIL
This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance Number 61296 duly authenticated as passed this 23rd day of July, 1987.
Mayor - Richard L. Berkley
MAYOR PRO-TEM
City Clerk-E. Richard Brenneman

I HEREBY CERTIFY: that the plat of BARCLAY PLACE subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

6-3-87 Date
Signed Robert L. Buford, RLS # 1063

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com