OAK BARRY CENTER

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
(SHEET 2 OF 2)

DESCRIPTION

A subdivision of land in the west half of the Northeast quarter of Section 13, Township 50, Range 33, Kansas City, Clay County, Missouri [illegible] and described as follows: Commencing at the Southwest corner of said Northeast qu[illegible]; thence North 0°40'48" East along the West line of said Northeast quarter, 140.00 feet; thence South 88°40'08" East 41.00 feet to a point on the East Right of Way line of N. Oak Street Trafficway, as now established, said point being the True Point of Beginning of the tract to be herein described; thence North 0°40'48" East along said Right of Way line, 614.02 feet; thence South 88°48'08" East, 298.04 feet; thence South 44°38'30" East, 280.98 feet; thence South 88°48'08" East, 45.04 feet; thence South 88°48'08" East, 522.47 feet; thence South 87°48'08" East, 45.04 feet; thence South 88°48'08" East, 898.00 feet; thence Northwesterly, on a curve to the left, tangent to the last described course, having a radius of 26.00 feet, an arc distance of 26.04 feet; thence South 88°38'38" East, 88°08" East, 149.77 feet; thence North 0°14'02" East, 41.00 feet; thence North 88°38'38" East, 104.14 feet; thence South 88°48'48" East, 145.00 feet on a point on the East line of the West Overall of the Northeast quarter of said Section 13, being also a point on the West line of NORTH [illegible], a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof; thence South 0°40'30" West along said West line, 871.94 feet to a point on the North Right of Way line of NE Barry Road, as now established; thence North 88°48'08" West, along said Right of Way line, 806.50 feet; thence South 0°38'30" West along said Right of Way line, 4.00 feet, thence North 88°48'08" West along said Right of Way line, 824.00 feet; thence North 0°40'48" East, departing from said Right of Way line, 140.00 feet; thence North 88°48'08" West, 346.00 feet to the True Point of Beginning. Containing 30.06 acres, more or less.

DEDICATION

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

OAK BARRY CENTER

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 installing, maintaining, operating, and reinstalling facilities for water, gas, electricity, sewage, telephone, cable TV, and storm drainage, including, but not limited to underground lines and conduits, and wooden or metal poles, guys and anchors, and other and along the margin 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 clear from any and all obstructions which would interfere with the construction or maintenance of said facilities. No permanent buildings, trees, shrubs and fences, shall be placed on any easement or otherwise any structure except driveways, paved areas, fences, shrubs and fences, nor shall there be any obstruction to interfere with the service and maintenance of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining land 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 cause or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works or to [illegible] with the Director of Water and Pollution Control or to which such authority.

STREETS. The streets shown on this plat and hereforme not dedicated for public use are thoroughfares, are hereby so designated.

RIGHT OF INGRESS: The right of ingress and egress is granted along any street or drive upon 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 United States Postal Services for the delivery of mail provided, however, such right of ingress and egress does not include any obligation to maintain for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

IN TESTIMONY WHEREOF: MD II, L.P., a Missouri Limited Partnership, has caused these presents to be executed this 24 day of March, 19 89.

MD II, L.P.

Mark A. Morgan
SOLE GENERAL PARTNER

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 24th day of March, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mark A. Morgan, being the SOLE GENERAL PARTNER of MD II, L.P., a Missouri Limited Partnership, to me personally known, who being by me duly sworn, did say that he is SOLE GENERAL PARTNER of said Missouri Limited Partnership and that said instrument was signed and sealed in behalf of said Missouri Limited Partnership by the authority of their partnership agreement and acknowledged said instrument to be the free act and deed of said Missouri Limited Partnership.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal on the date herein last above written.

My commission expires: _____

Diane Mangum
Notary Public

DIANE MANGUM
Notary Public - Notary Seal
State of Missouri
Clay County
Commission Expires May 1, 1991

CITY PLAN COMMISSION

Approved 10-5-88

Chairman - James [illegible]

Secretary - Richard M. Duncan

PUBLIC WORKS

Approved 3-30-89

City Engineer-Dustin C. Gunter

Approved 3/22/89

Director-George L. Satterlee

290143
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 63275 duly authenticated as passed this 13 day of April, 1989.

Mayor Richard L. Berkley

City Clerk-Conn[illegible]

12/14/89 9AM
Plat Bk 24

This plat and survey of OAK BARRY CENTER were executed by R.L. Buford & Associates, Inc., 7211 NW 83rd St., Suite 160, Kansas City, Missouri 64152

I HEREBY CERTIFY: that the plat of OAK BARRY CENTER subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri 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.

3-23-89
Date

Signed [illegible]
Robert L. Buford, REG. 160

Robert L. Buford • Land Surveyors
7211 N.W. 83rd ST. • SUITE 160 • KANSAS CITY, MO. 64152 • (816) 741-8152

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