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Clay County, Missouri
Land Survey Document

G 55755

900837

STATE OF MO
CLAY COUNTY
I CERTIFY THIS TO BE
FILED FOR RECORD
DEC 27 1990
RECORDED IN BOOK 1165
MARY C. MCGOWAN
RECORDER OF DEED
By Mary McGowan
Deputy

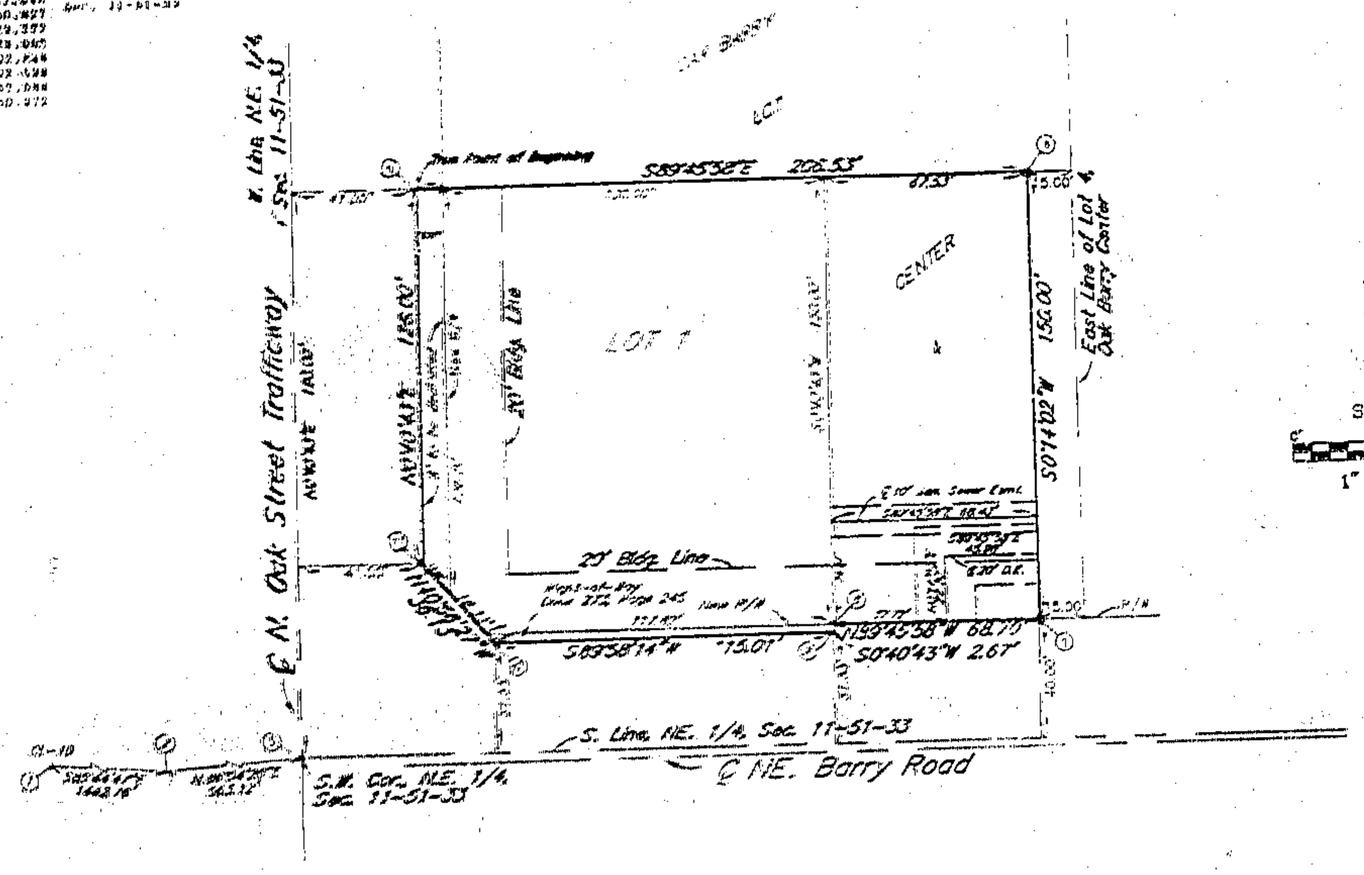
OAK BARRY CENTER 3rd PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

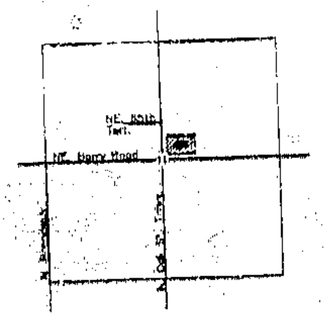
STATE PLANE COORDINATES

PT #	Northing	Easting
5	341828.286	642897.480
7	341790.443	642876.428
8	341805.194	642647.868
9	341805.645	642680.927
6	341808.798	642829.372
7	341814.074	642828.067
8	341816.380	642823.748
9	341823.945	642802.438
10	341819.398	642687.088
11	341821.647	642680.972

Clay
NW Cor NE 1/4
Sec. 11-51-33



SCALE
1" = 30'



VICINITY MAP
Sec. 11, Twp. 51N, Rge. 33W

NOTE:

A "Declaration of Easements and Maintenance" pertaining to private and shared drainage and adjacent properties is being recorded simultaneously with this plat at the Clay County Register of Deeds Office.

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY, MISSOURI, CONTROL GRID SYSTEM, NAD 1983. USING A COMBINED GRID FACTOR OF 0.9999941. COORDINATES ARE IN METERS.

This plat and survey of OAK BARRY CENTER - 3RD PLAT were executed by John F. Lutjen & Associates, 5077 NW Barry Road, Kansas City, MO 64151.

I HEREBY CERTIFY: that the plat of OAK BARRY CENTER - 3RD PLAT, 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 platting of subdivisions to the best of my professional knowledge and belief.

12-6-90
Date

Signed: W. James Schowe, PLS 1989

DESCRIPTION

A subdivision of land in the Northeast Quarter of Section 11, Township 51, Range 33, and a replat of part of Lot 4, OAK BARRY CENTER, a subdivision of land in the Northeast Quarter of Section 11, Township 51, Range 33, all in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest Corner of said Northeast Quarter; thence North 0°40'43" East, along the West line of said Northeast Quarter, 190.00 feet; thence South 89°45'58" 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 also the True Point of Beginning of the tract to be herein described; thence South 89°45'58" East, along the North line of Lot 4, said OAK BARRY CENTER, and its easterly prolongation thereof, 205.55 feet; thence South 0°14'02" East, parallel with and 15.00 feet West of the East line of said Lot 4, 150.00 feet to a point on the South line of said Lot 4, said point being also on the North right-of-way line of N.K. Barry Road, as now established; thence North 89°45'58" West, along said North right-of-way 66.70 feet to the Southwest corner of said Lot 4; thence South 0°40'43" West, 2.67 feet; thence South 89°58'14" West, along the North right-of-way line of said N.E. Barry Road, as established and recorded in Book 233, Page 245, at the Clay County Recorder of Deeds, 115.01 feet; thence North 40°56'27" West, along the East line of said N. Oak Street Trafficway 36.13 feet; thence North 0°40'43" East, along said East right-of-way line 126.00 feet, to the True Point of Beginning. Containing 0.71 acres, more or less.

DEDICATION

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

OAK BARRY CENTER - 3RD PLAT

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 of 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 on such 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.

RIGHT OF ENTRANCE: The right of ingress and egress to travel along any street or drive 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 United States Postal Service for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute 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 the virtue of the exercise of such rights.

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.

IN TESTIMONY WHEREOF: M D II, L.P., a Missouri Limited Partnership, has caused these presents to be executed this 7th day of December, 1990.

M D II, L.P.

Mark A. Morgan, Sole General Partner

STATE OF MISSOURI }
COUNTY OF Clay } SS:

Be it remembered that on this 7th day of December, 1990 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 M D II, 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 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: NANCY L. BAKER NOTARY PUBLIC STATE OF MISSOURI CLAY COUNTY MY COMMISSION EXP. NOV 6, 1994

Notary Public

CITY PLAN COMMISSION
Approved 4-4-90
Chairman - J. R. Barvise
Secretary - William D. Hartman

PUBLIC WORKS
Approved Dec. 16, 1990
City Engineer - Burnie C. Gunter
Approved November 7, 1990
Director - George L. Satterlee

900778
Entry Number

COUNCIL
This is to certify that the within plat was duly submitted to and approved by the Council of to Kansas City, Missouri, by Ordinance Number 900777, duly authenticated as passed this 3rd day of January, 19 91.
Mayor - Richard L. Berkley
City Clerk - Catherine Hanaman

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers - Land Surveyors
5077 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4200

4/25/1991
Filed Plat