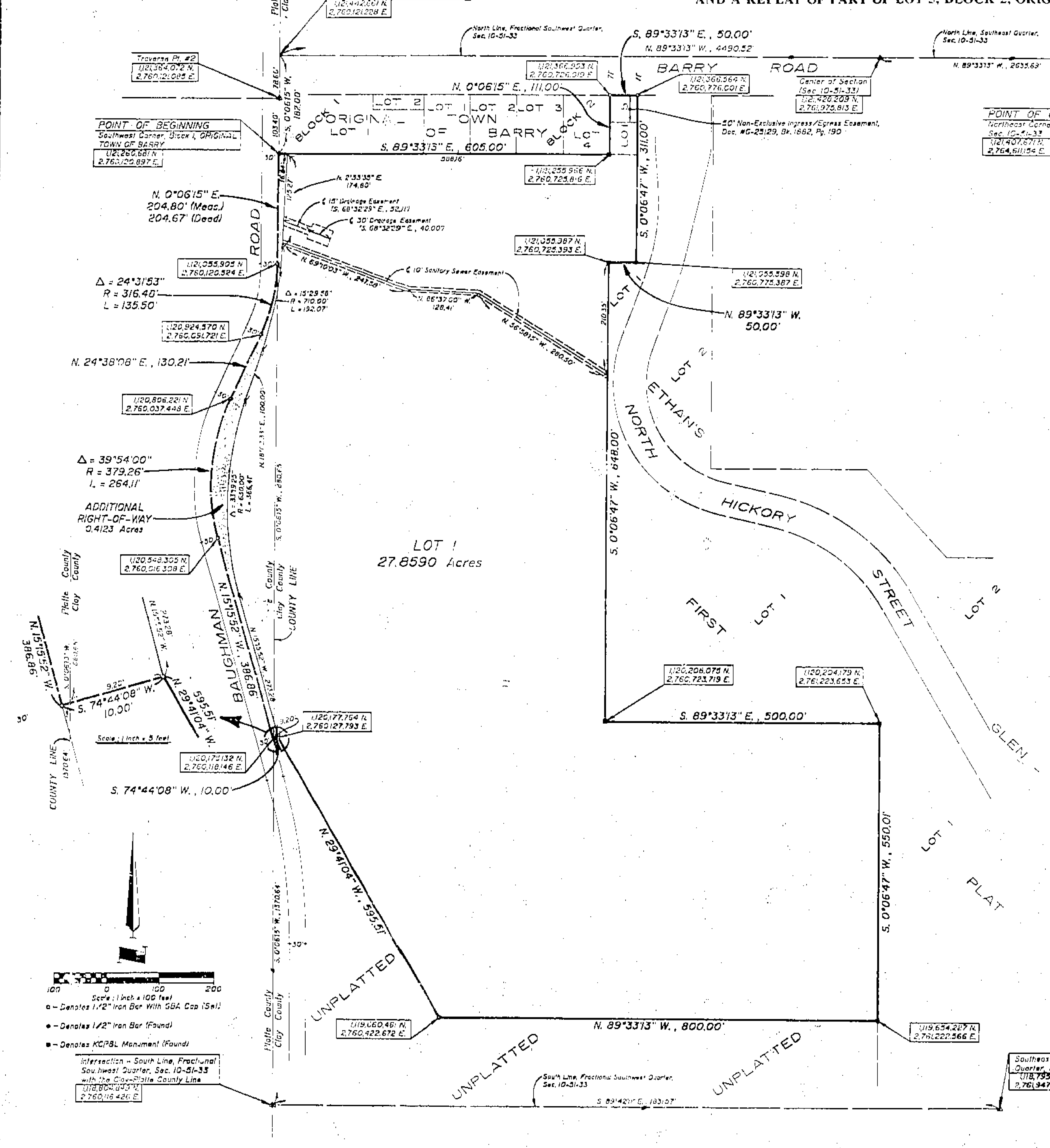
Clay County, Missouri
Land Survey Document

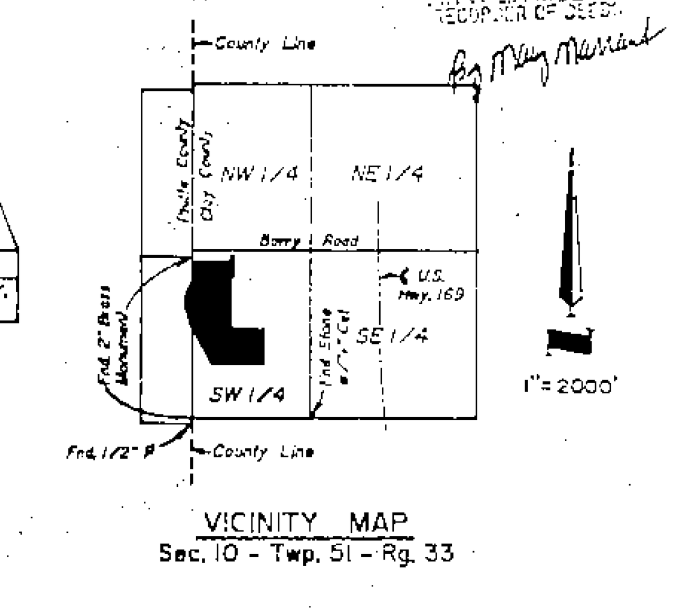
L 21174

K C P L NORTHLAND SERVICE CENTER

KANSAS CITY, CLAY & PLATTE COUNTY, MISSOURI

A SUBDIVISION OF PART OF THE FRACTIONAL SOUTHWEST 1/4, OF SEC. 10 - TWP. 51 - RG. 33 AND A REPLAT OF PART OF LOT 5, BLOCK 2, ORIGINAL TOWN OF BARRY





VICINITY MAP
Sec. 10 - Twp. 51 - Rg. 33

STATE OF MO. CLAY COUNTY
Sabad & Marshall
By [signature]

TRAVERSE TABLE				
POINT NO.	BEARING	DISTANCE	NORTH	EAST
CL-10A Az Mark			- - - -	- - - -
	S. 84°12'19" W.	N/A		
CL-10			1,121,464.505	2,765,210.775
	S. 88°16'05" W.	4413.24'		
Traverse Pt. #1			1,121,330.984	2,760,795.004
	N. 87°11'21" W.	674.20'		
Traverse Pt. #2			1,121,364.072	2,760,121.055
	S. 0°06'15" W.	103.40'		
NW Plat Corner			1,121,260.681	2,760,120.897

NOTE:

The bearings and enclosed coordinates shown hereon are based upon the "Missouri State Plane Coordinate System of 1983, West Zone", using a grid factor of 0.9998881.

STREET GRADES

BAUGHMAN ROAD

GRADE POINT		ELEV.	V.C.T.
1329.00' S. S. L. Barry Road	-	222.47	-
1229.00' S. S. L. Barry Road	P.V.I.	226.47	-
1079.00' S. S. L. Barry Road	P.V.I.	233.97	100'
479.00' S. S. L. Barry Road	P.V.I.	275.49	270'
99.00' S. S. L. Barry Road	P.V.I.	267.89	110'
16.00' N. S. L. Barry Road	-	270.19	-

DESCRIPTION

911096

This is a survey and subdivision of part of the Fractional Southwest Quarter of Section 10, Township 51, Range 33, in the City of Kansas City, Clay and Platte Counties, Missouri, and a resurvey and replat of part of Lot 5, Block 2, ORIGINAL TOWN OF BARRY, a subdivision of land in the City of Kansas City, Clay County, Missouri, described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 10; thence North 89°33'13" West, along the North lines of said Southeast Quarter and said Fractional Southwest Quarter, a distance of 4490.52 feet, to the intersection of the North line of said Fractional Southwest Quarter with the Clay-Platte County line; thence South 0°06'15" West, along said Clay-Platte County line, a distance of 102.00 feet, to the Southwest corner of Block 1 of said ORIGINAL TOWN OF BARRY, and to the Point of Beginning; thence South 89°33'13" East, along the South line of Blocks 1 and 2 of said ORIGINAL TOWN OF BARRY, a distance of 605.00 feet, to the Southwest corner of Lot 5 of said Block 2; thence North 0°06'15" East, along the West line of Lot 5 of said Block 2, a distance of 111.00 feet, to a point on the South right-of-way line of Barry Road, as now established; thence South 89°33'13" East, along the South right-of-way line of said Barry Road, a distance of 50.00 feet, to a point on the West line of ETHAN'S GLEN - FIRST PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 0°06'47" West, along the West line of said ETHAN'S GLEN - FIRST PLAT, a distance of 311.00 feet; thence North 89°33'13" West, along a jog in said West line, a distance of 50.00 feet; thence South 0°06'47" West, continuing along said West line, a distance of 648.00 feet; thence South 89°33'13" East, along a jog in said West line, a distance of 500.00 feet; thence South 0°06'47" West, continuing along said West line, a distance of 550.01 feet; thence North 89°33'13" West, a distance of 800.00 feet; thence North 29°41'04" West, a distance of 595.51 feet; thence South 74°44'08" West, a distance of 10.00 feet, to a point on the East right-of-way line of Baughman Road, as now established; thence North 15°15'52" West, along the East right-of-way line of said Baughman Road, a distance of 386.86 feet, to a point of curvature; thence Northerly, continuing along said East right-of-way line, along a curve to the right having a radius of 379.26 feet and a central angle of 39°54'00", an arc distance of 264.11 feet, to a point of tangency; thence North 24°38'08" East, continuing along said East right-of-way line, a distance of 130.21 feet, to a point of curvature; thence Northerly, continuing along said East right-of-way line, along a curve to the left, having a radius of 316.48 feet and a central angle of 24°31'53", an arc distance of 135.50 feet, to a point of tangency; thence North 0°06'15" East, continuing along said East right-of-way line, a distance of 204.80 feet (measured), 204.67 feet (deeded), to the Point of Beginning.

The undersigned proprietors 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 KCPL NORTHLAND SERVICE CENTER.

The streets, terraces, avenues, and roads shown on the plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

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 could 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.

In testimony whereof, Kansas City Power & Light Company, a corporation, has caused these presents to be signed this 9th day of August, 1991.

KANSAS CITY POWER & LIGHT COMPANY

BY: [signature] RONALD G. WASSON, SENIOR VICE PRESIDENT

ATTEST: [signature] JEANIE S. LATZ, CORPORATE SECRETARY

STATE OF MISSOURI) SS
County of Jackson)

On this 9th day of August 1991, before me appeared RONALD G. WASSON, to me personally known, who being by me duly sworn, did say he is the Senior Vice President of Kansas City Power & Light Company, a corporation; and that the seal affixed to the foregoing instrument is the corporate seal of said corporation; that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said RONALD G. WASSON acknowledged said instrument to be the free act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in Kansas City, Missouri, the day and year last above written.

My Commission Expires:
CAROL A. BAXTER
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. FEB. 8,1992

Carol A. Baxter
Notary Public in and for Said County and State

Print Name: Carol A. Baxter

CITY PLANNING COMMISSION
KANSAS CITY, MISSOURI

APPROVED:

[signature] CHAIRMAN 9/16/91
WHITNEY KERR DATE

[signature] SECRETARY
WILLIAM G. HARTMAN DATE

PUBLIC WORKS DEPARTMENT
KANSAS CITY, MISSOURI

APPROVED: [signature] 8-25-91
CITY ENGINEER, GURNIE C. GUNTER DATE

APPROVED: [signature] 8/23/91
DIRECTOR OF PUBLIC WORKS DATE
GEORGE L. SATTERLEE

ENTRY NO. 910597

CITY COUNCIL
KANSAS CITY, MISSOURI

THIS IS TO CERTIFY that the within plat was duly submitted to and approved by the City Council of Kansas City, Missouri by Ordinance No. 911096 duly authenticated as passed the 5th day of September 1991.

[signature] MAYOR
EMANUEL CLEAVER II

[signature] CITY CLERK
CATHERINE T. ROCHA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: that the plat of KCPL NORTHLAND SERVICE CENTER 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.

July 29, 1991
Date

Signed [signature]
Larry G. Hearn R.L.S. NO. 1665

GBA
GEORGE BUTLER ASSOCIATES, INC

May, 1991 Job No. 5914.01 Drawn By : LRA Sheet 1 of 1

http://www.ClayCoGov.com