Clay County, Missouri
Land Survey Document

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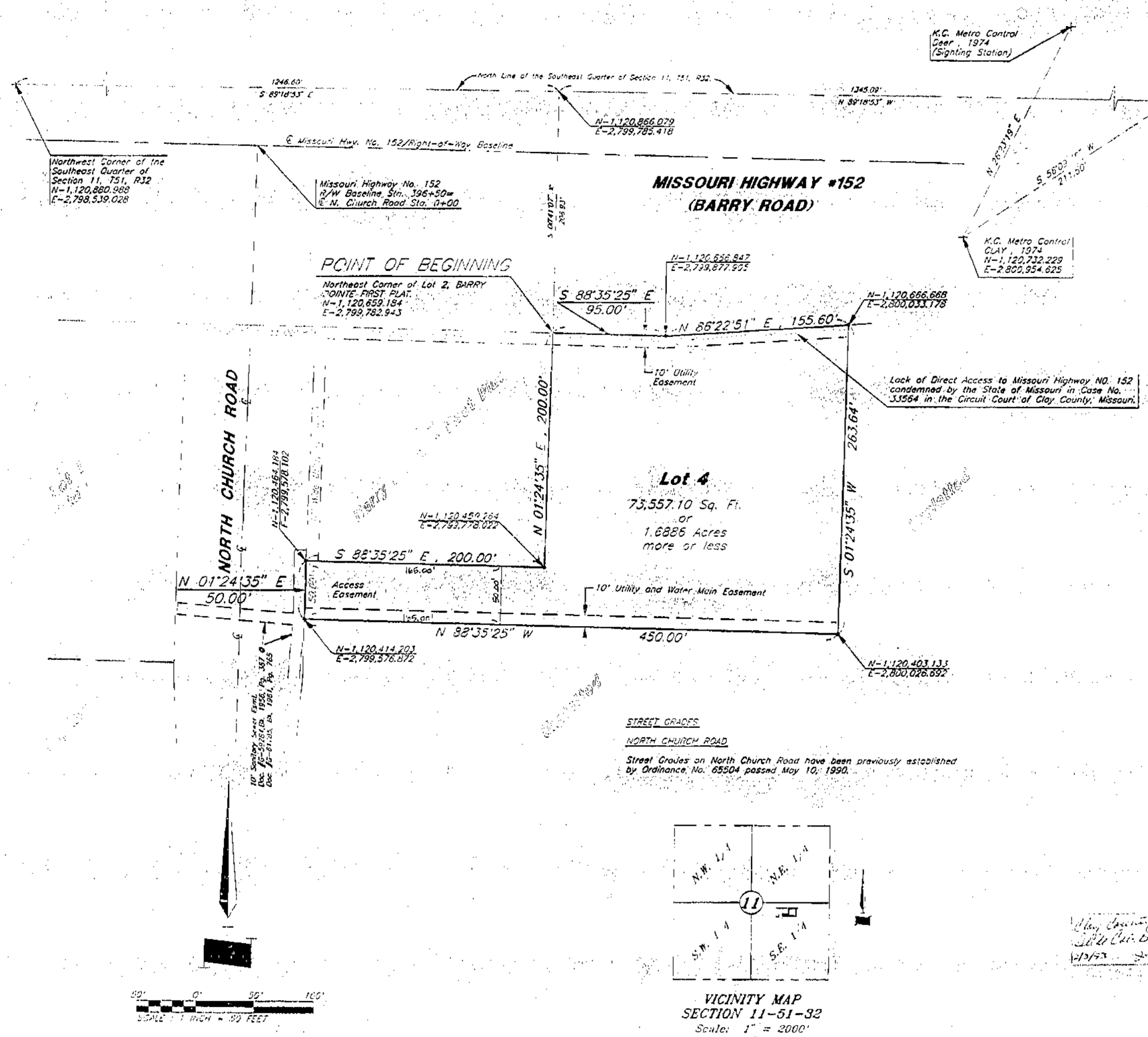
L 35961

# BARRY POINTE SECOND PLAT

## A Part of the Southeast Quarter of Section 11, Township 51, Range 32

### City of Kansas City, Clay County, Missouri




STREET GRADES

NORTH CHURCH ROAD

Street Grades on North Church Road have been previously established by Ordinance No. 65504 passed May 10, 1990.




VICINITY MAP
SECTION 11-51-32
Scale: 1" = 2000'

NOTE: 1/2" ø iron bar with GBA Cap Set at all Corners unless otherwise noted.

The bearings and coordinates shown hereon are based upon the "Missouri Coordinate System of 1983, West Zone" using a grid factor of: 0.99990.32

I HEREBY CERTIFY, that the plat of BARRY POINTE SECOND PLAT 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.

June 2, 1992 — Date

Larry J. Hearn, R.L.S. Mo. #1885

GBA Job No. 5734.01 April 1992 H.T.R.

LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 11, Township 51, Range 32, in the City of Kansas City, Clay County, Missouri, described as follows:
Commencing at the Northeast Corner of Lot 2, BARRY POINTE FIRST PLAT, a subdivision of land in said city, county, and state; thence South 88°35'25" East, along the South right-of-way line of Missouri Highway Number 152 (Barry Road) as now established, a distance of 95.00 feet; thence North 86°22'51" East, continuing along said South right-of-way line, a distance of 155.60 feet; thence South 01°24'35" West, a distance of 263.64 feet; thence North 88°35'25" West, a distance of 450.00 feet to the East right-of-way line of North Church Road, as now established; thence North 01°24'35" East, along said East right-of-way line, a distance of 50.00 feet to the Southwest Corner of said Lot 2; thence South 88°35'25" East, along the South line of said Lot 2, a distance of 200.00 feet to the Southeast Corner of said Lot 2; thence North 01°24'35" East, along the East line of said Lot 2, a distance of 200.00 feet to the POINT OF BEGINNING, containing 73,557.10 square feet or 1.6886 acres, more or less.

The undersigned proprietors of the above described tract have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "BARRY POINTE SECOND PLAT".

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

An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable television 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 easements (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 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 in 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 Services 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 United States Postal Service shall incur any liability by virtue of the exercise of such rights. The right of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Access Easement or A.E.

IN TESTIMONY WHEREOF, 152 & I-35 Investors, L.P., a Missouri limited partnership, has caused these presents to be signed this 2nd day of June, 1992.

152 & I-35 INVESTORS, L.P.

By John H. Ferguson
John H. Ferguson, General Partner

STATE OF Missouri )
COUNTY OF Clay ) S.S.

On this 5th day of June, 1992, before me, a Notary Public in and for said state, personally appeared John H. Ferguson, to me personally known and who, by me duly sworn, did state that he is the General Partner of 152 & I-35 Investors, L.P., a Missouri limited partnership, and that he executed the foregoing instrument and acknowledged the same as the free act and deed of said partnership.

Sheryl Fangmann
Notary Public

10-25-95
My Commission Expires

SHERYL A. FANGMANN
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires Oct. 25, 1995

Sheryl Fangmann
Print Name

CITY PLANNING COMMISSION
KANSAS CITY, MISSOURI

Approved: Whitney E. Kerr, Chairman — June 17, 1992 Date

William C. Hartman, Secretary — Date

PUBLIC WORKS DEPARTMENT
KANSAS CITY, MISSOURI

Approved: City Engineer, Gurnie C. Gunter — 6-17-92 Date

Approved: Director of Public Works, George L. Satterlee — 6/17/92 Date

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. 92-617-CD duly authenticated as passed the 18th day of June, 1992.

Emanuel Cleaver II, Mayor

Catherine I. Rocha, City Clerk

ENTRY NO 920483

GBA
GEORGE BUTLER ASSOCIATES, INC.
CONSULTING ENGINEERS, ARCHITECTS AND LAND ARCHITECTS / PLANNERS