Clay County, Missouri
Land Survey Document

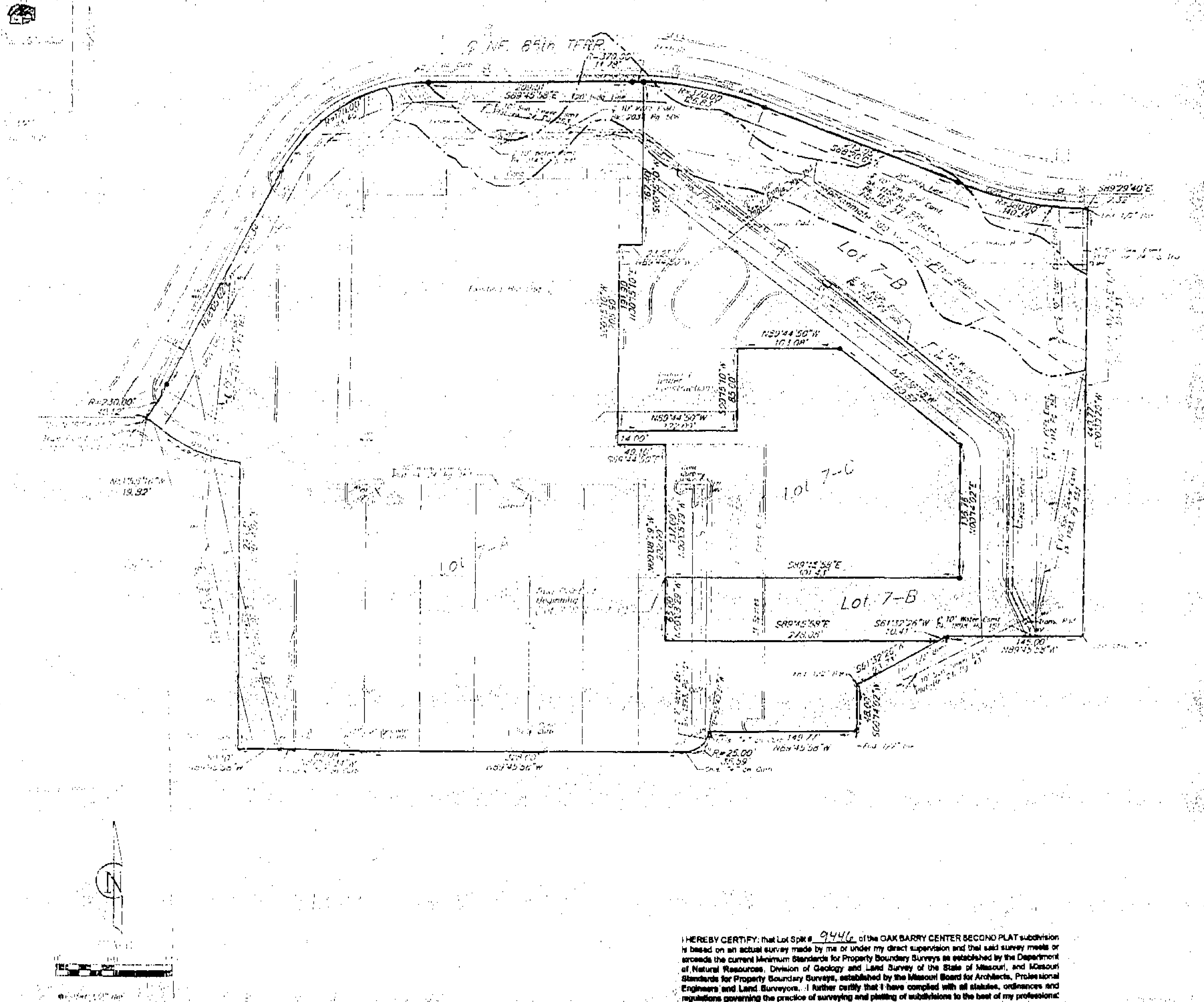
N 35630 OCT 7 1994

Cabinet D Sleeve 63
By Alice Emery
Deputy

CERTIFICATE OF SURVEY

Unable to copy correctly

(LOT 7 - OAK BARRY CENTER 2ND PLAT)



LEGAL DESCRIPTION:

Lot 7-A
All that part of Lot 7, Oak Barry Center 2nd Plat, a subdivision of land in the Northeast Quarter of Section 11, Township 51, Range 33, 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, 543.87 feet; thence South 89°19'17" East, 337.13 feet to a point on the Westerly line of said Lot 7, said point being also the True Point of Beginning of the tract to be herein described; thence Northeasterly, along said Westerly line, on a curve to the left, having an initial tangent bearing of North 38°04'44" East, a radius of 230.00 feet, an arc distance of 40.12 feet; thence North 28°05'02" East, along said Westerly line, 230.34 feet; thence Northeasterly, along said Westerly line, on a curve to the right, tangent to the last described course, having a radius of 170.00 feet, an arc distance of 184.40 feet; thence South 89°45'58" East, along the North line of said Lot 7, 288.51 feet; thence Easterly, along said North line, on a curve to the right, tangent to the last described course, having a radius of 370.00 feet, an arc distance of 11.79 feet; thence South 0°15'10" West, along the Northerly prolongation of the East side of an existing building, 167.40 feet; thence North 89°44'50" West, along said building 23.25 feet; thence South 0°15'10" West, along said East line and its Southerly prolongation 205.90 feet; thence South 89°44'50" East, 49.10 feet; thence South 0°08'28" East, 202.00 feet; thence South 89°45'58" East, 278.05 feet to a point on the Southerly line of said Lot 7; thence South 81°32'28" West, along said Southerly line, 83.73 feet; thence South 0°14'02" West, along said line, 48.80 feet; thence North 89°45'50" West, along said South line, 149.77 feet; thence Southwesterly, along said line, on a curve to the right, having an initial tangent bearing of South 8°40'31" West, a radius of 25.00 feet, an arc distance of 35.59 feet; thence North 89°45'58" West, along said South line, 228.00 feet; thence North 87°[illegible]'34" West, along said South line, 80.04 feet; thence North 89°45'58" West, along said South line, 59.10 feet to the Southwest Corner thereof; thence North 0°14'02" East, along the West line of said Lot 7, 286.31 feet; thence Westerly, along said line, on a curve to the right, having an initial tangent bearing of North 83°34'20" West, a radius of 147.00 feet, an arc distance of 82.63 feet; thence North 51°50'16" West, along said line, 18.82 feet to the True Point of Beginning. Containing 309,887.16 square feet or 7.12 acres, more or less. To be known as Lot 7-A, Oak Barry Center 2nd Plat, a subdivision of land in Kansas City, Clay County, Missouri.

Lot 7-B
All that part of Lot 7, Oak Barry Center 2nd Plat, a subdivision of land in the Northeast Quarter of Section 11, Township 51, Range 33, 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 683.15 feet; thence South 89°19'17" East, 475.08 feet to the True Point of Beginning of the tract to be herein described; thence South 89°45'58" East, 301.43 feet; thence North 0°14'02" East, 138.78 feet; thence North 51°38'28" West, 180.52 feet; thence North 89°44'50" West, 103.08 feet to the Northeast Corner of an existing building; thence South 0°15'10" West, along the East line of said building and its Southerly prolongation 85.00 feet; thence North 89°44'50" West 122.00 feet; thence North 0°15'10" East, along the East side of an existing building and its Southerly prolongation thereof, 191.90 feet; thence South 89°44'50" East, along said building, 23.25 feet; thence North 0°15'10" East, along said East line and its Northerly prolongation, 167.40 feet to a point on the North line of said Lot 7; thence Southeasterly, along said Northerly line, on a curve to the right, having an initial tangent bearing of South 87°58'25" East, a radius of 370.00 feet, an arc distance of 138.83 feet; thence South 66°20'01" East, along said Northerly line, 213.05 feet; thence Easterly, along said Northerly line, on a curve to the left, tangent to the last described course, having a radius of 380.00 feet, an arc distance of 140.34 feet; thence South 89°29'40" East, along said North line, 2.32 feet to the Northeast Corner thereof; thence South 0°30'20" West, along the East line of said Lot 7, 440.77 feet; thence North 89°45'58" West, along the South line of said Lot 7, 145.00 feet; thence South 61°32'28" West, along said Southerly line, 10.41 feet; thence North 89°45'58" West, 278.05 feet; thence North 0°08'28" West, 65.00 feet to the True Point of Beginning. Containing 173,440.80 square feet or 3.98 acres, more or less. To be known as Lot 7-B, Oak Barry Center 2nd Plat, a subdivision of land in Kansas City, Clay County, Missouri.

Lot 7-C
All that part of Lot 7, Oak Barry Center 2nd Plat, a subdivision of land in Section 11, Township 51, Range 33, 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, 683.15 feet; thence South 89°19'17" East, 675.08 feet to the True Point of Beginning of the tract to be herein described; thence North 0°08'28" West, 137.00 feet; thence North 89°44'50" West, 49.10 feet; thence North 0°15'10" East, 14.00 feet; thence South 89°44'50" East, 122.00 feet; thence North 0°15'10" East, along the East line of an existing building and its Southerly prolongation 85.00 feet to the Northeast Corner of said building; thence South 89°44'50" East, 103.08 feet; thence South 51°38'28" East, 180.52 feet; thence South 0°14'02" West, 138.78 feet; thence North 89°45'58" West, 301.43 feet to the True Point of Beginning. Containing 59,481.32 square feet or 1.37 acres, more or less. To be known as Lot 7-C Oak Barry Center 2nd Plat, a subdivision of land in Kansas City, Clay County, Missouri.

IN WITNESS WHEREOF: MD II, L.P., a Missouri limited partnership licensed to do business in the State of Missouri, has caused these presents to be executed this 21st day of September 1994.

MD II, L.P.

MD ASSOCIATES #4, INC., General Partner

Thomas S. Morgan
Thomas S. Morgan, Vice President

STATE OF Missouri)
) SS:
COUNTY OF Clay)

Be it remembered that on this 21st day of September 1994, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas S. Morgan, to me personally known, who being by me duly sworn, did say that he is Vice President of MD Associates #4, Inc., a Missouri corporation, General Partner of MD II, a Missouri Limited Partnership, and that said instrument was signed and sealed in behalf of said corporation and that said Thomas S. Morgan acknowledged said instrument to be the free act and deed of said corporation.

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

Angela Sullivan [signature]
Notary Public

My Commission Expires:

ANGELA SULLIVAN
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. JULY 11, 1998

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
[signature]
By John [signature]
No. LS 9446 Date OCT 0 6 1994

SEP 2 3 1994
CITY DEV.

I HEREBY CERTIFY: that Lot Split # 9446 of the OAK BARRY CENTER SECOND 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, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. 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.

Date: 9-23-94

Signed: W. James Schowe [signature]
W. James Schowe, RLS 1990

11/3/94 4:17
Slide Cab
D

Revised - August 2, 1994
July 15, 1994 Revised - July 25, 1994

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers - Land Surveyors
5577 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320

http://www.ClayCoGov.com