Clay County, Missouri
Land Survey Document

FEB 8 1995 H 47825

By Mary Mercer
Deputy

CERTIFICATE OF SURVEY

(LOT 7 – OAK BARRY CENTER 2ND PLAT)

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°42'43" East, along the West line of said Northeast Quarter 698.15 feet; thence South 89°19'17" East, 874.87 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, 121.78 feet; thence North 51°36'28" West, 160.52 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, as a curve to the right, having an initial tangent bearing of South 87°54'23" East, a radius of 370.00 feet, an arc distance of 126.83 feet; thence South 68°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 340.00 feet, an arc distance of 140.34 feet; thence South 89°29'40" East, along said North line, 2.32 feet to the Northwest Corner thereof; thence South 0°20'20" 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 81°32'26" West, along said Southerly line, 10.41 feet; thence North 89°45'58" West, 276.05 feet; thence North 0°58'29" West, 80.00 feet to the True Point of Beginning. Containing 177,970.53 square feet or 4.09 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°42'43" East, along the West line of said Northeast Quarter, 698.15 feet; thence South 89°19'17" East, 874.87 feet to the True Point of Beginning of the tract to be herein described; thence North 0°58'29" West, 122.00 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°36'28" East, 160.52 feet; thence South 0°14'02" West, 121.78 feet; thence North 89°45'58" West, 301.43 feet to the True Point of Beginning. Containing 33,583.6 square feet or 1.28 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 1st day of December, 1994.

MD II, L.P.

MD ASSOCIATES #4, INC., General Partner

Thomas S. Morgan

Thomas S. Morgan, Vice President

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

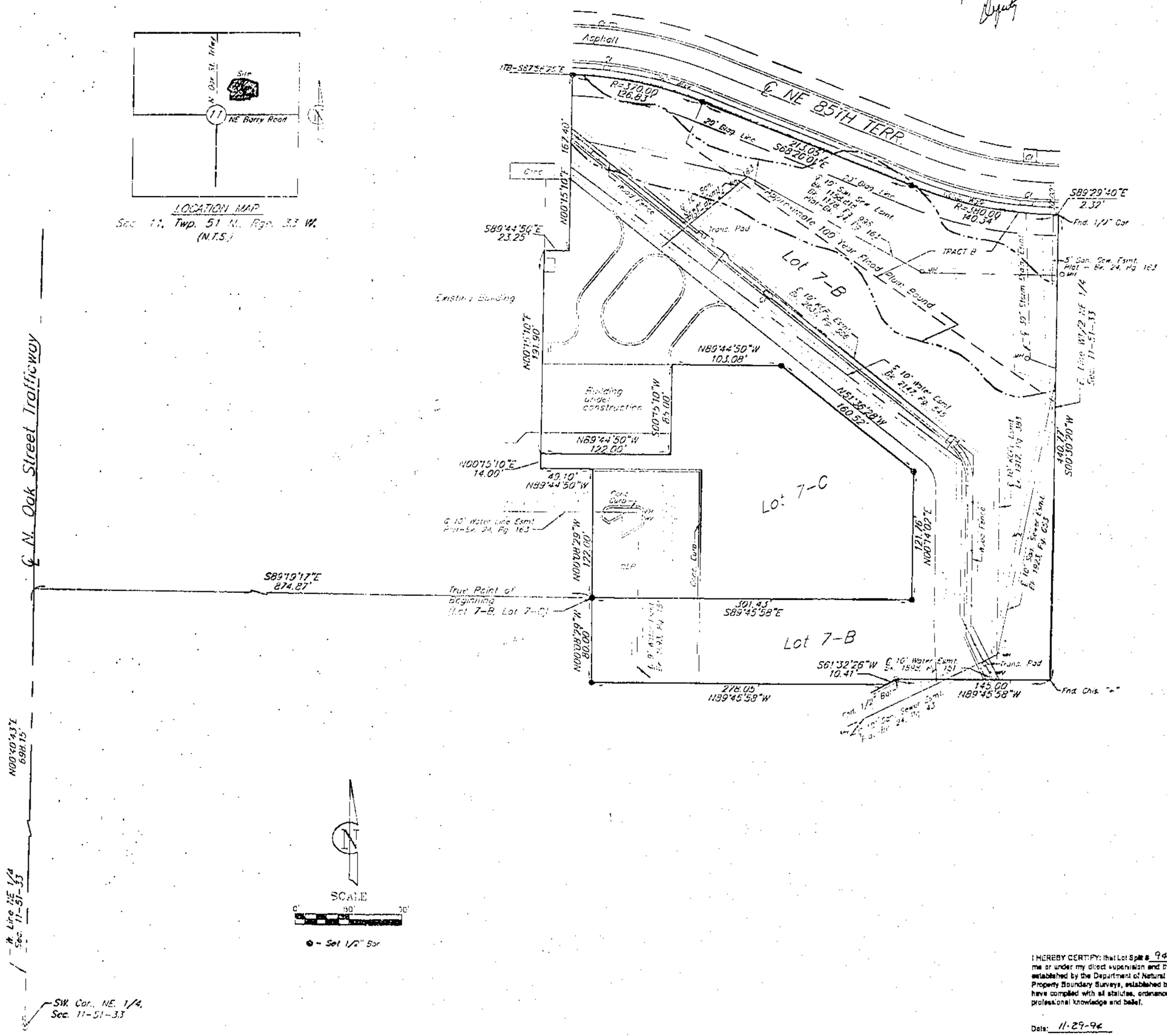
Be it remembered that on this 1st day of December 1994, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas S. Morgan, to me personally known, who being by me duly sworn, did say that he is Vice President of MD Associates #4, Inc., a Missouri corporation, General Partner of MD II, a Missouri Limited Partnership, and that said instrument was signed and sealed on 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.

Erlo Dowe
Notary Public

My Commission Expires:
Erlo Dowe
Notary Public - State of Kansas
My Appt. Expires 12/31/96

LOCATION MAP
Sec. 11, Twp. 51 N., Rge. 33 W.
(N.T.S.)



3/7/95 DM
Calc D

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary
By
File No. 95-75 DEC 8 1994

I HEREBY CERTIFY: that Lot Split # 94-75 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 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, 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: 11-29-94

Signed: W. Jackie Lutjen, PLS

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers – Land Surveyors
5577 N.W. BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4300

http://www.ClayCoGov.com