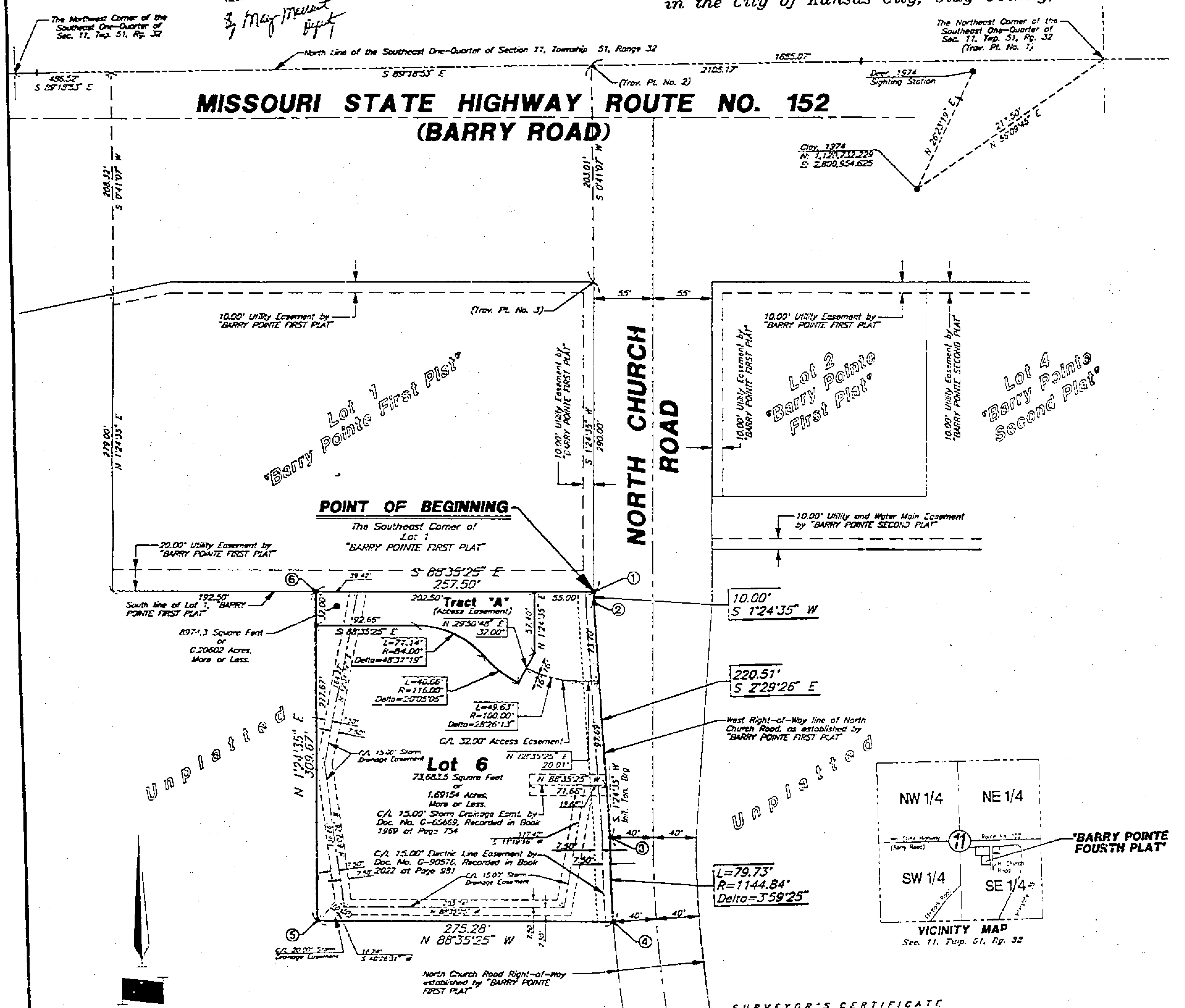
Clay County, Missouri
Land Survey Document

N 7249 JUL 22 1996

BARRY POINTE FOURTH PLAT

a part of the Southeast One-Quarter of Section 11, Township 51, Range 32,
in the City of Kansas City, Clay County, Missouri



Street Grades:
Street Grades for North Church Road have been previously established by Ordinance No. 65504 passed Nov. 10, 1990

GBA Job No. 7588
March 1996
C.E.J.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: that "BARRY POINTE FOURTH PLAT" is based on an actual field 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 belief.

Date: JUNE 11, 1996 Signed: ______________
Larry G. Hearn
Missouri Registered Land Surveyor No. LS-1885

The bearings and coordinates shown hereon are based upon the "Missouri Coordinate System of 1983, West Zone" using a grid factor of 0.9999032

Point Designation	Northing	Easting	North in Meters	East in Meters
Clay, 1974	1,120,732.229	2,800,954.625	341,599.867	853,732.678
Trav. Pt. No. 1	1,120,849.994	2,801,130.290	341,635.762	853,786.221
Trav. Pt. No. 2	1,120,869.787	2,799,475.494	341,641.795	853,281.838
Trav. Pt. No. 3	1,120,666.811	2,799,473.066	341,579.928	853,281.098
Plat Cor. No. 1	1,120,376.9267	2,799,465.9324	341,491.5706	853,278.9235
Plat Cor. No. 2	1,120,366.9272	2,799,465.6863	341,488.5227	853,278.8486
Plat Cor. No. 3	1,120,146.6495	2,799,475.2636	341,421.3820	853,281.7693
Plat Cor. No. 4	1,120,066.9465	2,799,476.0829	341,397.0584	853,282.0175
Plat Cor. No. 5	1,120,073.7182	2,799,200.9176	341,399.1524	853,198.1470
Plat Cor. No. 6	1,120,383.2611	2,799,208.5353	341,493.5013	853,200.4658

Description:

This is a survey and subdivision of all that part of the Southeast One-Quarter of Section 11, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows:

Beginning at the Southeast corner of Lot 1, "BARRY POINTE FIRST PLAT", a subdivision of land in said City, County and State, said point being on the West Right-of-Way line of North Church Road, as established by said "BARRY POINTE FIRST PLAT"; thence South 1°24'35" West, along said West Right-of-Way line, a distance of 10.00 feet; thence South 2°29'26" East, continuing along said West Right-of-Way line, a distance of 220.51 feet, to a point on a curve; thence Southeasterly continuing along said West Right-of-Way line and along a curve to the left, having an initial tangent bearing of South 1°24'35" West, a radius of 1144.84 feet, a central angle of 3°59'25", a distance of 79.73 feet; thence North 88°35'25" West, a distance of 275.28 feet; thence North 1°24'35" East, a distance of 309.67 feet, to a point on the South line of said Lot 1, of said "BARRY POINTE FIRST PLAT"; thence South 88°35'25" East, along said South line, a distance of 257.50 feet, to the Point of Beginning, containing 82,657.8 square feet or 1.89756 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 FOURTH 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, sewerage, 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 as may be reasonably necessary in 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 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 Services 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 Tract "A" (Access Easement) or Access Easement.

Owner of Tract "A"
IN TESTIMONY WHEREOF, 152 & I-35 Investors, L. P., a Missouri Limited Partnership, has caused these presents to be signed this 14th day of June, 1996.

152 & I-35 INVESTORS, L.P.

By: ______________
John H. Ferguson, General Partner

STATE OF Kansas } S.S.
COUNTY OF Johnson }

On this 14th day of June 1996, 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 General Partnership, and that he executed the foregoing instrument and acknowledged the same as the free act and deed of said partnership.

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

______________ Notary Public — May 24, 2000 My Commission Expires

THERESA J. PIGUE Notary Public - State of Kansas My Appt. Expires 5/24/2000

Owner of Lot 6
IN TESTIMONY WHEREOF, Gourmet Systems, Inc., a Missouri Corporation, has caused these presents to be signed this 12th day of June, 1996.

Gourmet Systems, Inc. of Missouri Corporation

By: ______________
Abe J. Gustin, Jr., President

Attest: ______________
Robert T. Steinkamp, Secretary

STATE OF Kansas } S.S.
COUNTY OF Johnson }

On this 12th day of June 1996, before me, a Notary Public in and for said state, personally appeared Abe J. Gustin, Jr. and Robert T. Steinkamp, to me personally known and who, by me duly sworn, did state that they are President and Secretary, respectively, of Gourmet Systems, Inc., a Missouri Corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Abe J. Gustin, Jr. and Robert T. Steinkamp 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 Official seal at my office in Overland Park, Kansas the day and year last above written.

______________ Notary Public — May 24, 2000 My Commission Expires

THERESA J. PIGUE Notary Public - State of Kansas My Appt. Expires 5/24/2000

CITY PLANNING COMMISSION
KANSAS CITY, MISSOURI

Approved: ______________, Chairman ______________ Date
Whitney E. Kerr, Sr.

______________, Assistant Secretary June 19, 1996 Date
Virginia L. Walsh

PUBLIC WORKS DEPARTMENT
KANSAS CITY, MISSOURI

Approved: ______________ City Engineer ______________ Date
Charles E. Owsley, P.E.

Approved: ______________ Director of Public Works ______________ Date
George E. Wolf, Jr., P. E.

ENTRY NO. 960311

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. ______ duly authenticated as passed the ______ day of ______, 1996.

______________ Emanuel Cleaver II — ______________ CITY CLERK, City Clerk
Catherine T. Rocha

GBA
GEORGE BUTLER ASSOCIATES, INC.
CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS
ONE PINE RIDGE PLAZA ... LENEXA, KS 66219 / (913)492-0400

File: K:\7588\7582340I.DWG Last edited: JUN. 10, 96 @ 10:35 a.m. by: 3017 Scale: 1:50 CWPD File

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