Clay County, Missouri
Land Survey Document

N 5224 7 JUL 31 1997

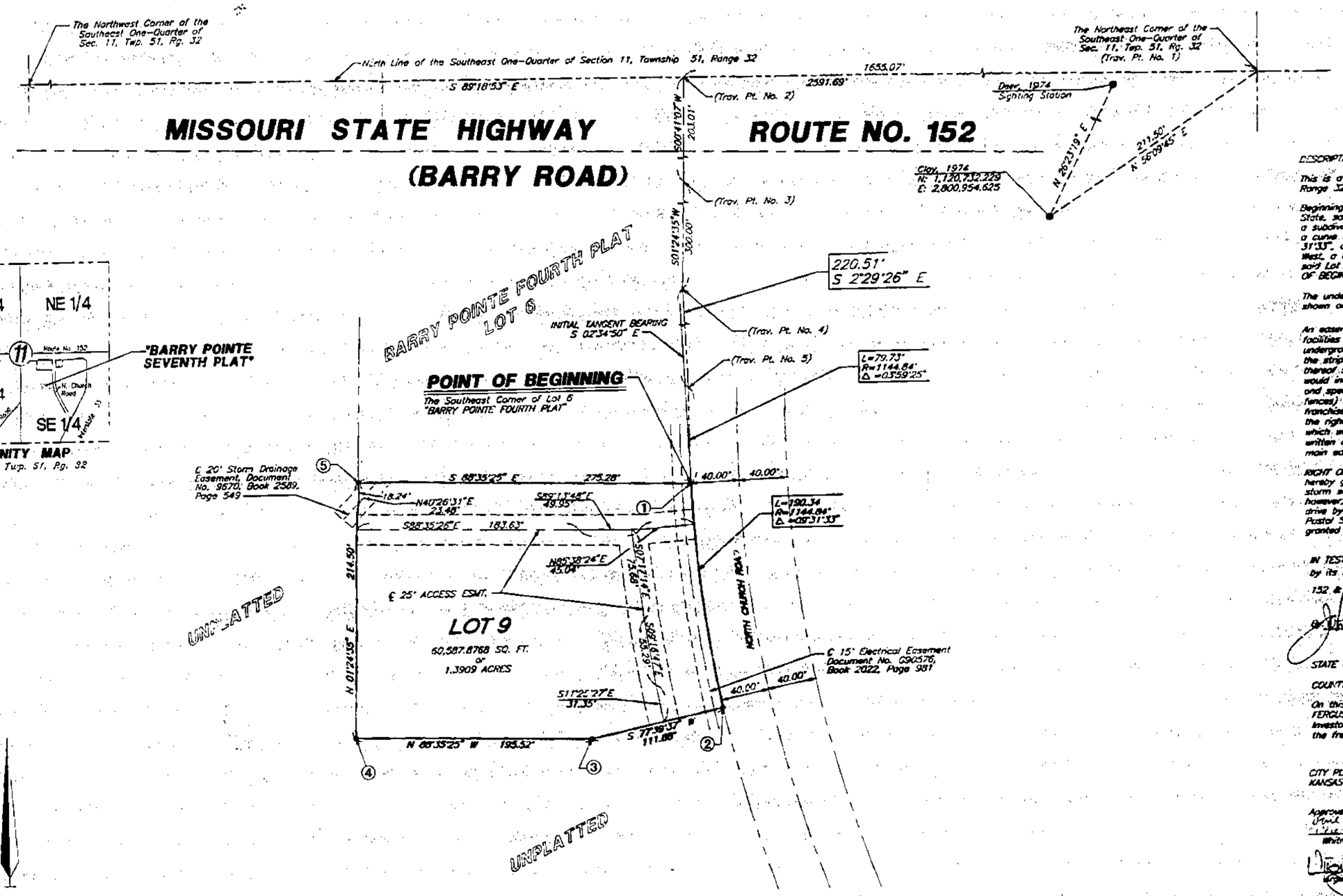
BARRY POINTE SEVENTH PLAT

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

STATE OF MO.
CLAY COUNTY
CERTIFICATE RECD
97 JUL 31 PM 3:32
CHERYL D. DERRY
RECORDER OF DEEDS

The bearings and coordinates shown hereon are based upon the "Missouri Coordinate System of 1983, east Zone" using a grid factor of 0.99990.

Point Designation	Northing	Easting	North in Meters	East in Meters
Corr. 1974	1,120,730.229	2,800,954.625	341,599.067	853,772.674
Trav. Pt. No. 1	1,120,849.964	2,801,130.210	341,635.762	853,826.207
Trav. Pt. No. 2	1,120,659.767	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	853,281.090
Trav. Pt. No. 4	1,120,368.972	2,799,465.663	341,488.327	853,278.8406
Trav. Pt. No. 5	1,120,146.648	2,799,479.286	341,421.3280	853,281.7693
Plat Cor. No. 1	1,120,065.9465	2,799,476.0659	341,397.0664	853,282.0175
Plat Cor. No. 2	1,119,672.4034	2,799,500.3814	341,337.6204	853,289.4231
Plat Cor. No. 3	1,119,654.4944	2,799,591.0877	341,332.3328	853,296.7109
Plat Cor. No. 4	1,119,659.5077	2,799,195.6610	341,333.7944	853,196.2365
Plat Cor. No. 5	1,120,073.7162	2,799,200.9776	341,349.1125	853,196.1460



DESCRIPTION

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

Beginning at the Southeast corner of Lot 6, "BARRY POINTE FOURTH 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 "BARRY POINTE FIRST PLAT", a subdivision of land in said City, County, and State; thence Southwesterly, along said West Right-of-Way line and along a curve to the left, having an initial tangent bearing of South 02°34'50" East, a radius 1144.84 feet, a central angle of 05° 31'33", a distance of 190.34 feet, thence South 77°59'33" West, a distance of 111.88 feet, thence North 88°35'25" West, a distance of 195.52 feet, thence North 01°24'35" East, a distance of 214.50 feet to the Southwest corner of said Lot 6; thence South 88°35'25" East, along the South line of said Lot 6, a distance of 275.28 feet to the POINT OF BEGINNING, containing 60,587.8768 square feet or 1.3909 acres, more or less.

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

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. At 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 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 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 Access Easement.

IN TESTIMONY WHEREOF: 152 & I-35 Investors, L. P., a Missouri Limited Partnership, has caused these presents to be signed by its President this 2nd day of June 1997.

152 & I-35 INVESTORS, L. P.

John H. Ferguson, General Partner

STATE OF Missouri } SS.
COUNTY OF Clay }

On this 2 day of June, 1997, before me [redacted] Public in and for said state, personally appeared JOHN H. FERGUSON, to me personally known and who, by me [redacted] state that he is the General Partner of 152 & I-35 Investors, L. P., a Missouri General Partnership, and that [redacted] the foregoing instrument and acknowledged the same as the free act and deed of said partnership.

Glenda S. Harris

CITY PLANNING COMMISSION
KANSAS CITY, MISSOURI

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

Assistant Secretary — Date
Virginia L. Walsh

PUBLIC WORKS DEPARTMENT
KANSAS CITY, MISSOURI

Approved: City Engineer — Date
Charles E. Chesley, P.E.

Approved: Director of Public Works — Date
George E. Blair, Jr., P.E.

ENTRY NO. 970612

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. [illegible] duly adopted and passed the [illegible] day of July, 1997.

Mayor

CITY CLERK
Catherine T. Rocha — City Clerk

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: that "BARRY POINTE SEVENTH 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 plotting of subdivisions to the best of my belief.

Date: 5/30/97 Signed: Gerry C. Hiorn
Missouri Registered Land Surveyor No. LS-1885

GBA
GEORGE BUTLER ASSOCIATES, INC.
CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS
ONE PARK RIDGE PLAZA, 8201 NE PARK RIDGE, LENEXA, KS 66214 / (913)962-0400

GBA Job No. 8043
3/04/97
Revised 3/27/97
J.S.D./S.P.C.

Street Grades:
Street Grades for North Church Road have been previously established by Ordinance No. 65504 passed Nov. 10, 1930

File: K:\8043\80433427.DWG Last edited: APR. 04, 97 @ 1:09 p.m. by: 3009 Scale: 1:1 CHKD=TM

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