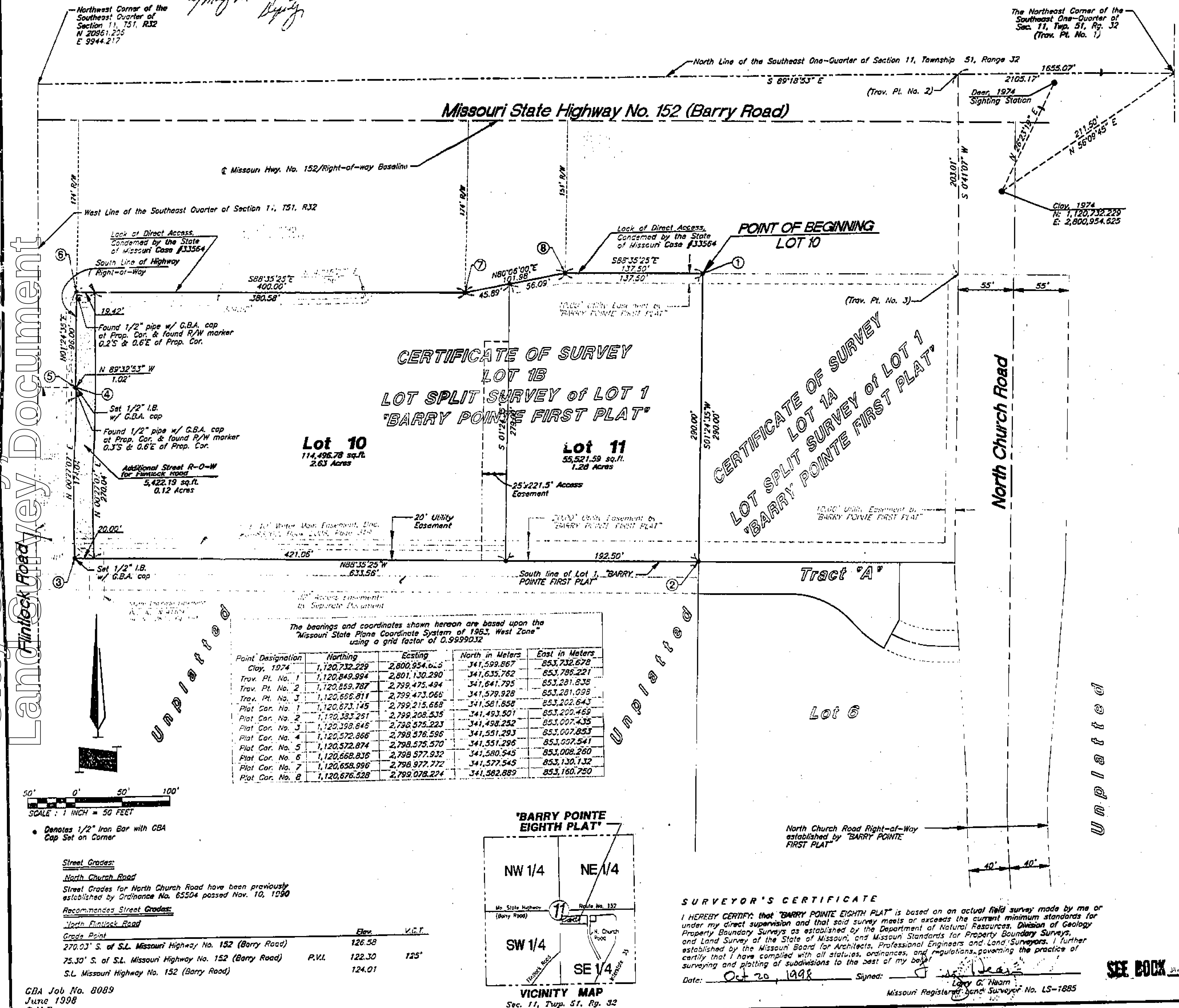
Clay County, Missouri
Land Survey Document

P 19053

STATE OF MO
CLAY COUNTY
ENTRY INSTR. REC'D
98 NOV -5 A 11:56
MARY E. ROBERTS
RECORDER OF DEEDS

BARRY POINTE EIGHTH PLAT

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



The bearings and coordinates shown hereon are based upon the "Missouri State Plane 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	1,120,859.787	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	1,120,673.145	2,799,215.668	341,581.858	853,202.643
Plat Cor. No. 2	1,120,383.251	2,799,208.535	341,493.501	853,200.469
Plat Cor. No. 3	1,120,398.846	2,798,575.223	341,498.252	853,007.435
Plat Cor. No. 4	1,120,572.866	2,798,576.596	341,551.293	853,007.853
Plat Cor. No. 5	1,120,572.874	2,798,575.570	341,551.296	853,007.541
Plat Cor. No. 6	1,120,668.836	2,798,577.932	341,580.545	853,008.260
Plat Cor. No. 7	1,120,658.996	2,798,977.772	341,577.545	853,130.132
Plat Cor. No. 8	1,120,676.528	2,799,078.224	341,582.889	853,160.750

• Denotes 1/2" Iron Bar with GBA Cap Set on Corner

Street Grades:

North Church Road

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

Recommended Street Grades:

North Flintlock Road

Grade Point		Elev.	V.C.T.
270.03' S. of S.L. Missouri Highway No. 152 (Barry Road)		126.58	
75.30' S. of S.L. Missouri Highway No. 152 (Barry Road)	P.V.I.	122.30	125'
S.L. Missouri Highway No. 152 (Barry Road)		124.01	

GBA Job No. 8089
June 1998
S.M.P.

Description:

This is a resurvey and resubdivision of Lot 1B as shown on Certificate of Survey Lot Split Survey of Lot 1, "Barry Pointe First Plat", (filed for record on August 5th, 1997 as Document No. N52730 in Cabinet E, Sleeve 52 in the Office of the Recorder of Deeds for Clay County, Missouri), located in the City of Kansas City, Clay County, Missouri, more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1B; thence South 01°24'35" West, along the East line of said Lot 1B, a distance of 290.00 feet, to a point on the South line of said Lot 1B; thence North 88°35'25" West, along said South line, a distance of 633.56 feet, to a point on the West right-of-way line of Flintlock Road, as now established; thence North 00°27'07" East, along said West right-of-way line, a distance of 174.04 feet; thence North 89°32'53" West, continuing along said West right-of-way line, a distance of 1.02 feet; to a point on the Southerly right-of-way line of Missouri Highway 152 (Barry Road), as now established; thence North 01°24'35" East, along said Southerly right-of-way line, a distance of 96.00 feet; thence South 88°35'25" East, continuing along said Southerly right-of-way line, a distance of 400.00 feet; thence North 80°06'00" East, continuing along said Southerly right-of-way line, a distance of 101.98 feet; thence South 88°35'25" East, continuing along said Southerly right-of-way line, a distance of 137.50 feet, to the POINT OF BEGINNING, containing 175,440.56 square feet or 4.03 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 EIGHTH 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 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 Access Easement.

IN TESTIMONY WHEREOF, Guaranty Bank & Trust, has caused these presents to be signed this 21st day of October, 1998.

Guaranty Bank & Trust (Owner of Lot 10)

By: Gary Grable, CEO — Attest: C. Edward Bradley, President

STATE OF Kansas
COUNTY OF Wyandotte } S.S.

On this 21st day of October 1998, before me, a Notary Public in and for said state, personally appeared Gary Grable and C. Edward Bradley to me personally known and who, by me duly sworn, did state that they are CEO and President, respectively, of Guaranty Bank & Trust, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Gary Grable and C. Edward Bradley 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 Kansas City, Ks. the day and year last above written.

Karen Rumble, Notary Public — 9-26-2001 My Commission Expires — Karen Rumble Print Name

IN TESTIMONY WHEREOF, Guaranty Bancshares Corporation, has caused these presents to be signed this 21st day of October, 1998.

Guaranty Bancshares Corporation (Owner of Lot 11)

By: Gary Grable, CEO — Attest: C. Edward Bradley, President

STATE OF Kansas
COUNTY OF Wyandotte } S.S.

On this 21st day of October, 1998, before me, a Notary Public in and for said state, personally appeared Gary Grable and C. Edward Bradley to me personally known and who, by me duly sworn, did state that they are CEO and President, respectively, of Guaranty Bancshares Corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Gary Grable and C. Edward Bradley 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 Kansas City, Ks. the day and year last above written.

Karen Rumble, Notary Public — 9-26-2001 My Commission Expires — Karen Rumble Print Name

CITY PLANNING COMMISSION
KANSAS CITY, MISSOURI

Approved: Charles F. Myers, Vice Chairperson — 5-5-97 Date

Acting Assistant Secretary — Date

PUBLIC WORKS DEPARTMENT
KANSAS CITY, MISSOURI

Approved: Stanley ... , City Engineer — 10/21/98 Date

Approved: Director of Public Works, George E. Wolf, Jr., P.E. — 10/22/98 Date

ENTRY NO. 980_2179

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 27 day of August, 1998.

Emanuel Cleaver — Catherine T. Rocha, City Clerk

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: that "BARRY POINTE EIGHTH 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: Oct 20, 1998 Signed: Larry G. Hearn, Missouri Registered Land Surveyor No. LS-1885

SEE BOOK ___ PAGE ___

GBA
GEORGE BUTLER ASSOCIATES, INC.
CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS
ONE PINE RIDGE PLAZA, 8207 MELROSE, LENEXA, KS 66214 / (913)492-0400

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