Clay County, Missouri
Land Survey Document

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99 SEP 20 A 8:50
RECORDER OF DEEDS

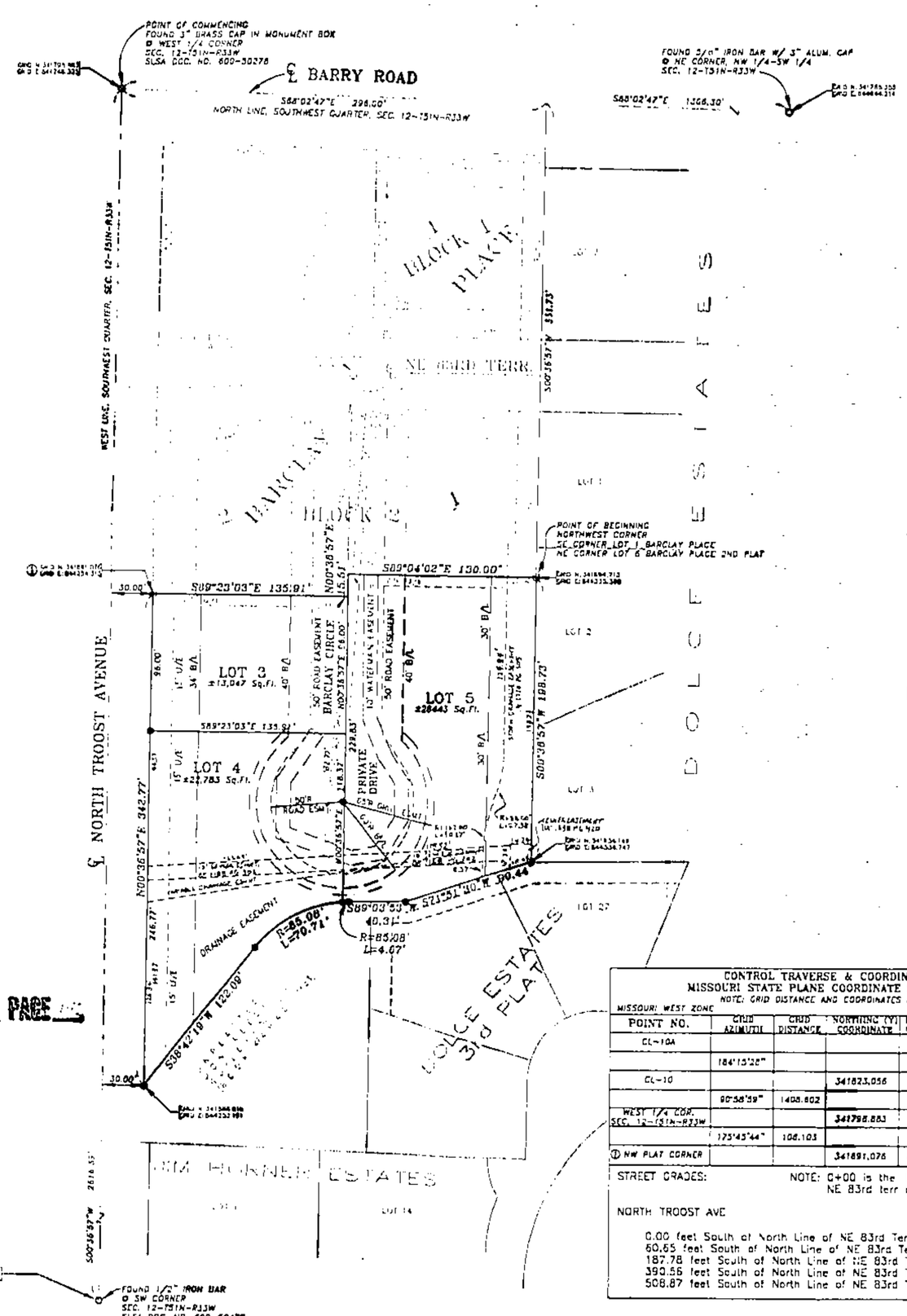


# FINAL PLAT OF:

# BARCLAY PLACE 2ND PLAT

## A SUBDIVSION IN KANSAS CITY, CLAY COUNTY, MISSOURI

## A PART OF THE NW 1/4 OF SW 1/4, SEC 12, T51, R33



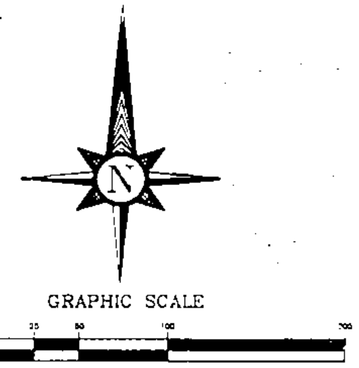

SEE BOOK ____ PAGE ____

### LEGAL DESCRIPTION (BARCLAY PLACE 2nd PLAT)

*A subdivision in the Southwest Quarter of Section 12, Township 51 North of the Baseline, Range 33 West of the 5TH Principal Meridian, all in Kansas City, Clay County, Missouri, being bounded and described as follows:*

*Commencing at the Northwest corner of said Southwest Quarter; thence South 88°02'47" East along the North line of said Southwest Quarter, a distance of 296.00 feet; thence South 00°36'57" West along the East line of Barclay Place, a subdivision in Kansas City, Clay County, Missouri and the prolongation thereof, a distance of 331.73 feet to the Southeast corner of Lot 1, Block 2 of said Barclay Place, said corner being the Point of Beginning of the tract herein described; thence continuing South 00°36'57" West along the West line of Dolce Estates, a subdivision in Kansas City, Clay County, Missouri, a distance of 198.73 feet to the Southwest corner of Lot 3 of said Dolce Estates, also being a point on the North line of Lot 27 of Dolce Estates 3rd Plat, also a subdivision in Kansas City, Clay County, Missouri; thence South 71°51'30" West, along the Northerly line of Lot 27 and Lot 28 of said Dolce Estates 3rd Plat, a distance of 90.44 feet; thence South 89°03'53" West, along the Northerly line of said Lot 28, and the prolongation thereof and the North line of a parcel deeded to Don Reese Builders, Inc. in Book 484 at page 1633 in the Office of the Recorder of Deeds, Clay County, Missouri, a distance of 40.31 feet; thence continuing along the Northwesterly line of said Don Reese Builders, Inc. property and along a curve to the left, tangent to the last described course, having a radius of 85.08 feet, an arc length of 74.78 feet; thence South 38°42'19" West along the Northwesterly line of said Don Reese Builders, Inc. property, a distance of 122.09 feet to a point on the East Right-of-Way line of North Troost Avenue (as now established); thence North00°36'57" East, parallel and 30.00 feet east of the West line of said Quarter section, a distance of 342.77 feet to the Southwest corner of Lot 2, Block 2 of said Barclay Place; thence South 89°23'03" East along the South line of said Lot 2, a distance of 135.91 feet to the Southeast corner of said Lot 2; thence North 00°36'57" East along the East line of said Lot 2, a distance of 15.51 feet to the Southwest corner of said Lot 1, Block 2 of said Barclay Place; thence South 89°04'02" East along the South line of said Lot 1, Block 2, a distance of 130.00 feet to the Point of Beginning.*
*The above described tract contains 1.47 acres, more or less, and is subject to all easements, restrictions, and reservations, recorded or unrecorded, if any.*

LEGEND:
- SET 1/2" IRON BAR W/ CAP LS 3520
- SET 3/8" IRON BAR W/ ALUM. CAP LS 3520
- FOUND MONUMENT (AS NOTED ON DRAWING)
- = DRAINAGE EASEMENT
- = SEWER EASEMENT TO BE VACATED




BASIS OF BEARING:
THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, MISSOURI WEST ZONE (GRID FACTOR: 0.9998981) WELD THE LINE BETWEEN THE WEST 1/4 CORNER AND THE SW CORNER OF SECTION 12-T51N-R33W AS SOUTH 00°36'57" WEST CLASS OF SURVEY: (SUBURBAN)

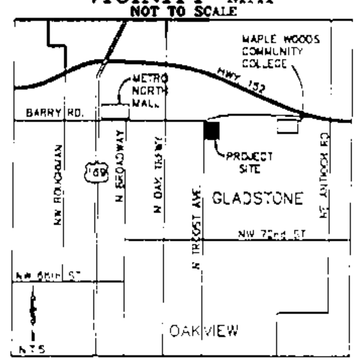
CONTROL TRAVERSE & COORDINATE TABLE
MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983
NOTE: GRID DISTANCE AND COORDINATES ARE IN METERS
MISSOURI WEST ZONE — GRID FACTOR: 0.9998981

| POINT NO. | GRID AZIMUTH | GRID DISTANCE | NORTHING (Y) COORDINATE | EASTING (X) COORDINATE | |
|---|---|---|---|---|---|
| CL-10A | | | | | |
| | 184°15'22" | | | | |
| CL-10 | | | 341823.056 | 842837.930 | |
| | 90°58'39" | 1408.602 | | | |
| WEST 1/4 COR. SEC. 12-T51N-R33W | | | 341798.883 | 844246.325 | |
| | 175°45'44" | 108.103 | | | |
| ① NW PLAT CORNER | | | 341891.076 | 844234.313 | |

STREET GRADES: NOTE: 0+00 is the ℄ intersection of NE 83rd terr and N Troost Ave.

| NORTH TROOST AVE | | ELEV |
|---|---|---|
| 0.00 feet South of North Line of NE 83rd Terr | ℄ | 226.50 |
| 60.65 feet South of North Line of NE 83rd Terr | | 223.57 |
| 187.78 feet South of North Line of NE 83rd Terr | PVC | 218.39 |
| 390.56 feet South of North Line of NE 83rd Terr | PVI | 214.80 |
| 508.87 feet South of North Line of NE 83rd Terr | PVT | 216.74 |

### VICINITY MAP
NOT TO SCALE




RIGHT OF ENTRANCE
The right of entrance and egress in, over, 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 create any obligation to distribute for any damages to any private street or drive or the exercise of the rights United Parcel 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 hereby granted to the public over that portion labelled Access Easement (A/E).

PARKLAND
Money in lieu of parkland
The developer elects to pay the City of Kansas City, Missouri, a sum of $14416.32 in lieu of required parkland dedicating for six multi-family units and two duplex units, pursuant to Section 88-128 Code of General Ordinances, as amended.

DEDICATION: The undersigned proprietors of the tract of land described above have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "BARCLAY PLACE 2nd PLAT."

EASEMENTS: An easement is hereby granted to Kansas City, Missouri for the Purpose of locating, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, 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 obstructions to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easements and as much of the adjoining land as may be reasonably necessary in exercising 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 the Director of Water Services as to water main easements.

STREETS: 30.00 feet East of the centerline of N. Troost Avenue not heretofore dedicated for public use is hereby dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: Shad Cunningham, property owner has caused these presents to be signed this 11 day of May, 1999.

Shad Cunningham — Property Owner

STATE OF MISSOURI )
) S.S.
COUNTY OF CLAY )

On this 14 day of May, 1999, before me appeared Shad Cunningham, property owner to me personally known, who being by me duly sworn, did say that the foregoing instrument was executed by his own free act and deed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, the day and year last above written.

My Commission Expires: 11-22-01 — Notary Public

CITY PLAN COMMISSION
APPROVED:
CHAIRMAN: Charles F. Myers — CHARLES F. MYERS
ASST. SECRETARY: Virginia Walsh — Virginia Walsh

PUBLIC WORKS
APPROVED:
CITY ENGINEER: Stanley J. Willems, P.E.
APPROVED:
DIRECTOR OF PUBLIC WORKS: By: Deputy Director — George E. Wolf, Jr., P.E.

ENTRY NO. 990139

COUNCIL: This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance No. 990671 duly authenticated as passed this 29 day of JUNE, 1999

MAYOR: Kay Barnes — CITY CLERK: Catherine T. Rocha

I hereby certify; that the plat of BARCLAY PLACE 2nd 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 belief.

Date: 5-14-99 — Bob W. Stevens, RLS-2349
Logan & Associates, Corp. LS 3520

STATE OF MISSOURI — BOB W. STEVENS — NUMBER 2349 — REGISTERED LAND SURVEYOR

DEVELOPER:
SHAD CUNNINGHAM
4727 JARBOE
KANSAS CITY, MO. 64112

FINAL PLAT
BARCLAY PLACE 2ND PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

LOGAN & ASSOCIATES
Professional Engineers & Registered Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7828
Fax (816) 781-7453

Job No: 97-1187
File: FINALPLATr.DW
Scale: 1"=50'
Drawn By: KRE — Date: 1/14/99
Check By: — Date:
Sheet No. 1 OF 1

PC-E