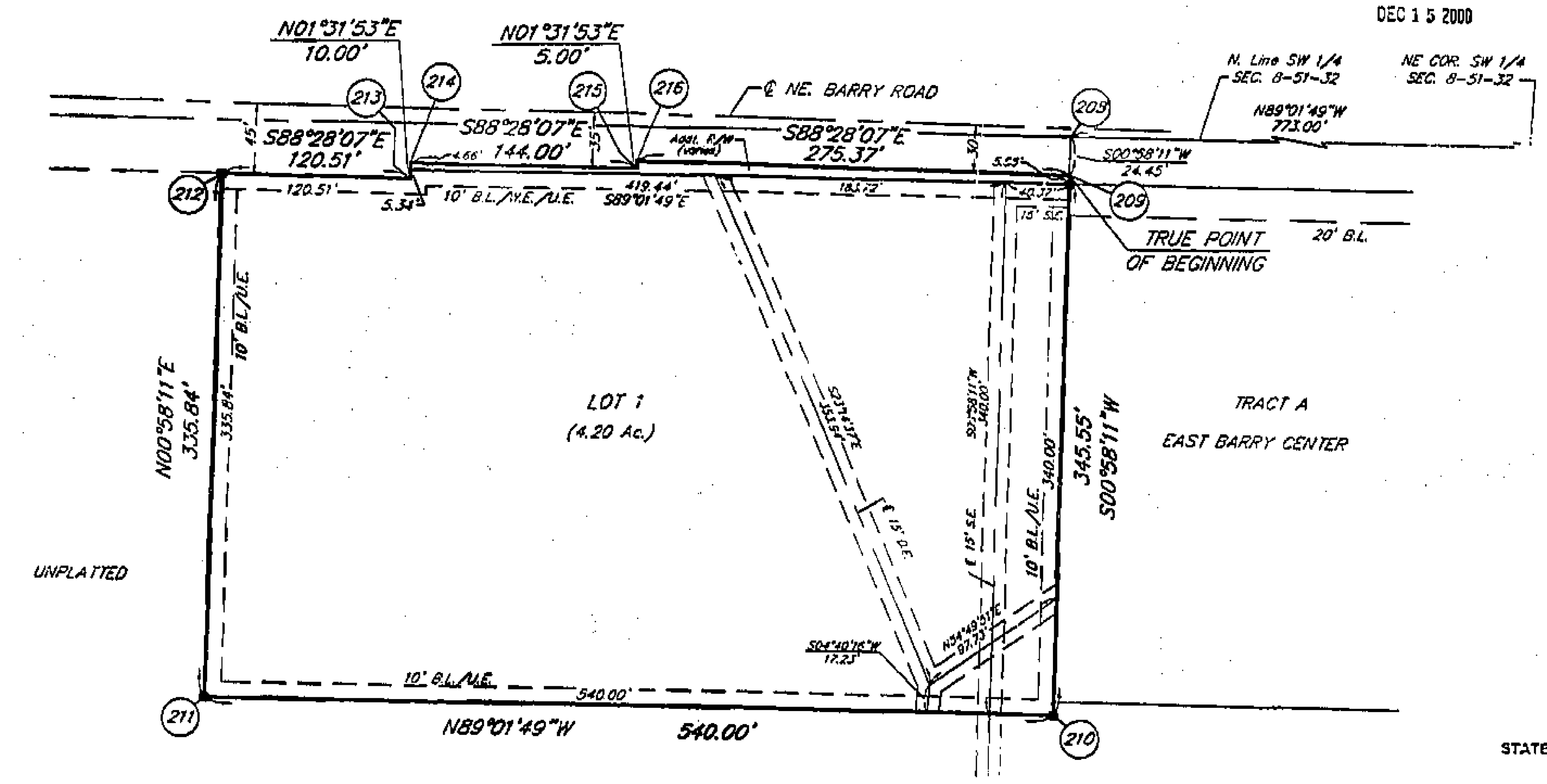
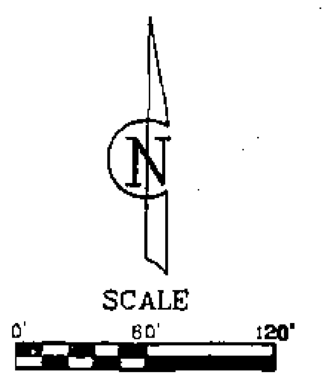
Clay County, Missouri
Land Survey Document

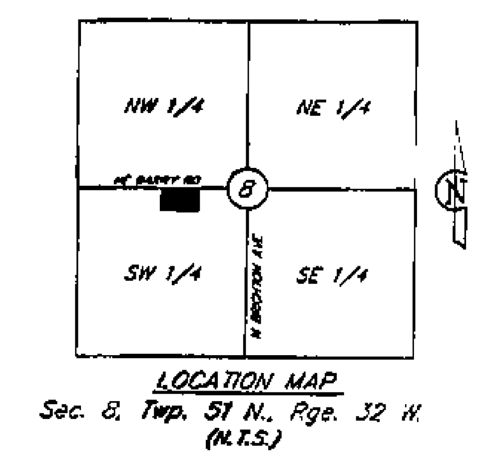
Q 26564
DEC 1 5 2000
STATE OF MO
CLAY COUNTY
DEC 15 P 3:20
SL 147
By: Wanda Watson, Deputy

NORTH BRIGHTON
COMMERCE CENTER

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI







LOCATION MAP
Sec. 8, Twp. 51 N., Rge. 32 W.
(N.T.S.)

LEGEND

■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
U.E. – Utility Easement
B.L. – Building Line
D.E. – Storm Drainage Easement
S.E. – Sanitary Sewer Easement
W.E. – Water Easement

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-11			342506.771	846638.526
201	S02°07'33"W	322.611	342184.382	846626.559
202	S00°25'18"E	324.955	341859.436	846628.950
203	S06°28'18"W	18.925	341840.632	846626.817
204	S68°54'04"E	206.664	341759.554	846816.913
205	S7°32'15"E	130.094	341731.479	846943.942
206	S89°36'01"E	480.994	341728.124	847424.924
207	S01°54'42"E	12.145	341715.985	847425.329
208	S89°01'49"E	564.373	341706.435	847989.621
209 TPOB	S00°58'11"W	7.453	341698.983	847989.495
210	S00°58'11"W	105.311	341593.687	847987.713
211	N89°01'49"W	164.576	341506.472	847823.161
212	N00°58'11"E	102.353	341698.811	847824.893
213	S88°28'07"E	36.728	341697.829	847861.608
214	N01°31'53"E	3.048	341700.876	847861.689
215	S88°28'07"E	43.887	341699.703	847905.561
216	N01°31'53"E	1.524	341701.228	847905.601
209 TPOB	S88°28'07"E	83.924	341698.983	847989.495

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .9998988. COORDINATES ARE IN METERS.

Street Grades

NE BARRY ROAD

	Grade Point	Elevation	VCT
	Match line of existing pavement	226.06	———
201.80	Feet West of match line of existing pavement	213.95	120.00'
601.80	Feet West of match line of existing pavement	237.95	205.00'
976.80	Feet West of match line of existing pavement	222.65	90.00'
1251.80	Feet West of match line of existing pavement	226.15	160.00'
1851.80	Feet West of match line of existing pavement	192.15	———

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of said Southwest Quarter; thence North 89°01'49" West along the North line of said Southwest Quarter, 773.00 feet; thence South 00°58'11" West, 24.45 feet to a point on the Southerly right-of-way line of Northeast Barry Road, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence continuing South 00°58'11" West, 345.55 feet; thence North 89°01'49" West 540.00 feet; thence North 00°58'11" East, 335.84 feet to a point on the aforementioned Southerly right-of-way line of said Northeast Barry Road; thence South 88°28'07" East along said Southerly line, 120.51 feet; thence North 01°31'53" East along said Southerly line, 10.00 feet; thence South 88°28'07" East along said Southerly line, 144.00 feet; thence North 01°31'53" East along said Southerly line, 5.00 feet; thence South 88°28'07" East along said Southerly line, 275.37 feet to the True Point of Beginning. Containing 4.25 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land 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:

NORTH BRIGHTON COMMERCE CENTER

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, 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 easement (U.E.). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of 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 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 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.

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

RIGHT OF ENTRANCE: The right of ingress and egress and 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.

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 2nd day of October, 2000.

HUNT MIDWEST REAL ESTATE
DEVELOPMENT, INC.
a Missouri Corporation

Thomas E. Steadman, Vice President

Donald K. Hagan, Assistant Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

Be it remembered that on this 2nd day of October, 2000, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas E. Steadman, to me personally known, who being by me duly sworn, did say that he is Vice President of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Thomas E. Steadman 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.

JANET L. CASNAHAN
NOTARY PUBLIC STATE OF MISSOURI
RAY COUNTY

My commission expires: MY COMMISSION EXP. JUNE 10,2002

Notary Public

CITY PLAN COMMISSION

Approved ______

Chairman - Charles F. Myers

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved 10/20/00

City Engineer - Stanley J. Harris, P.E.

Director - George E. Wolf, Jr., P.E.

V000216

Entry Number

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. 001423 duly authenticated as passed this 26 day of Oct, 2000.

Mayor - Kay Barnes

City Clerk - Catherine T. Rocha

This plat and survey of **NORTH BRIGHTON COMMERCE CENTER** were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **NORTH BRIGHTON COMMERCE CENTER** 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 Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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.

9-24-00
Date

Signed: W. James Schowe, RLS #1989

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1393

DATE: 9-29-00 | Job No. - 99173 | File Name - NBCC-PLT