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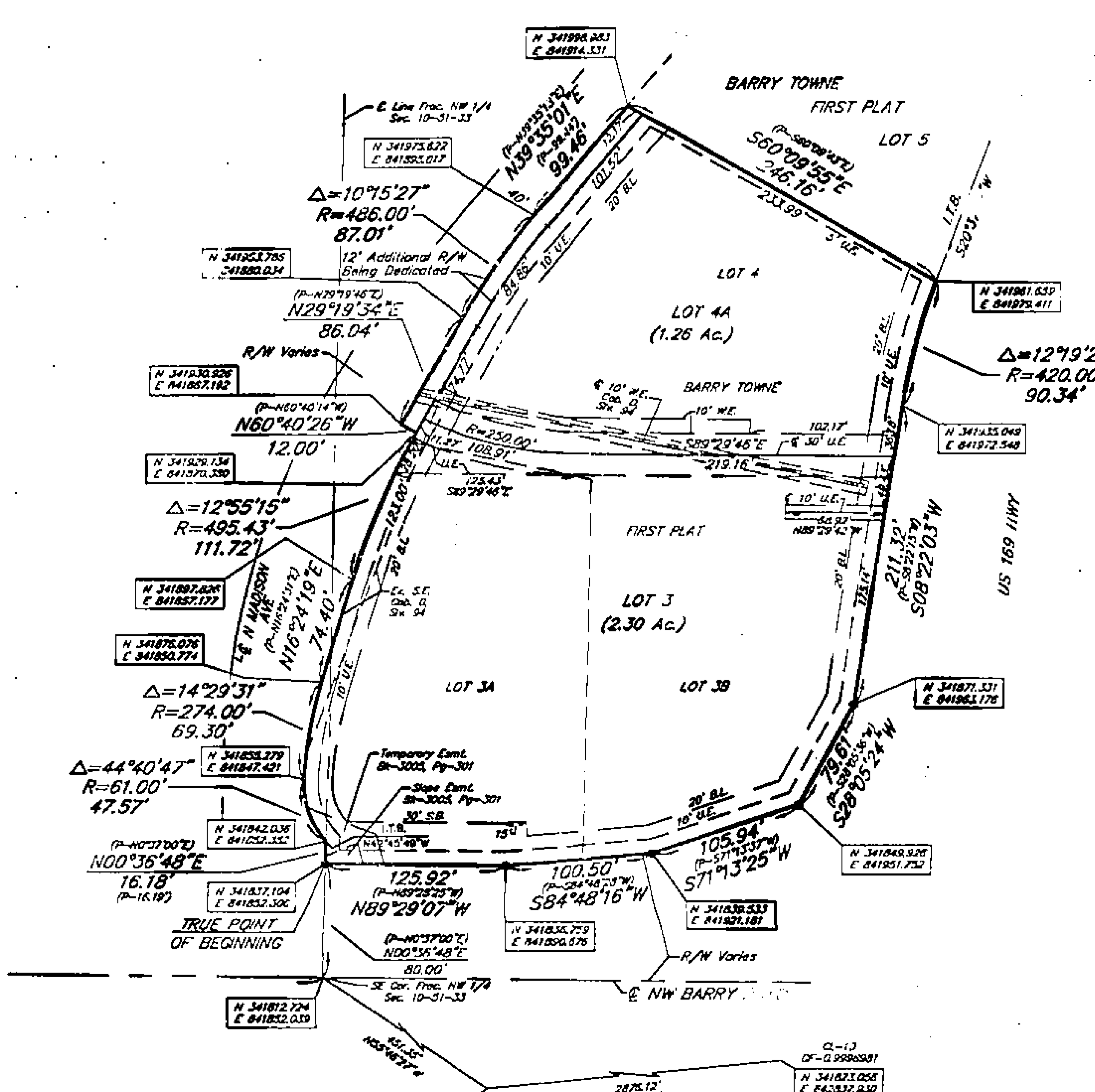
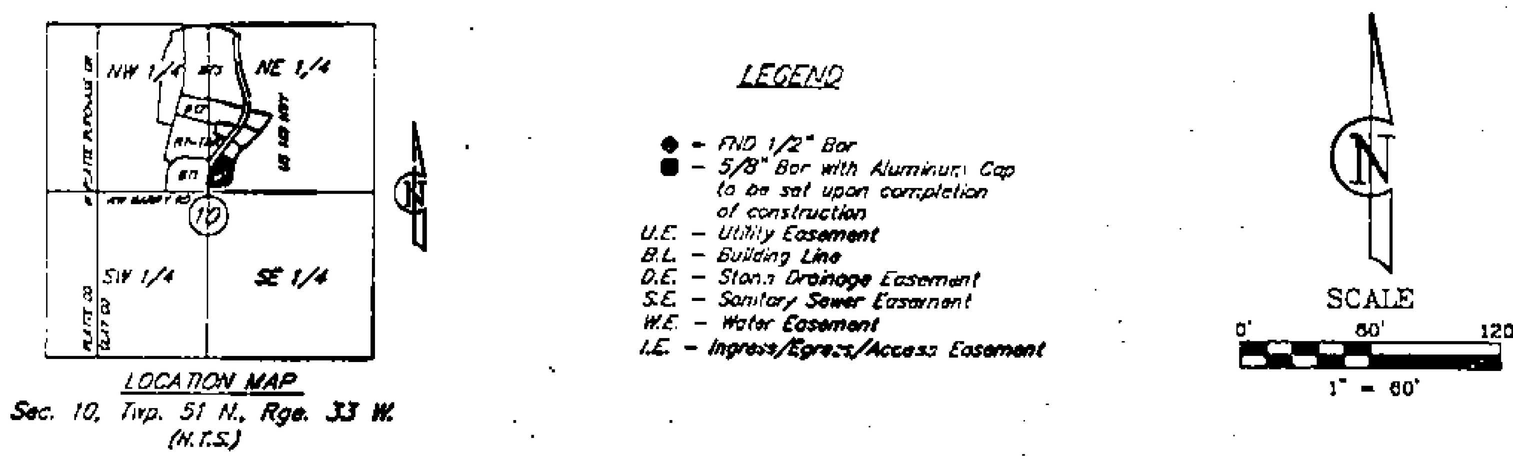
BARRY TOWNE–FIRST PLAT, REPLAT OF LOT 3A, LOT 3B AND LOT 4

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI





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 .9998981. COORDINATES ARE IN METERS.

LEGAL DESCRIPTION:

A replat and subdivision of all of Lot 3A, Lot 3B and Lot 4, BARRY TOWNE–FIRST PLAT, a subdivision in the Fractional Northwest Quarter and the Northeast Quarter of Section 10, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Fractional Northwest Quarter; thence North 0°36'48" East (P–N0°37'00"E) along the East line of said Fractional Northwest Quarter, 80.00 feet to a point on the Easterly right-of-way line of N. Madison Avenue, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence continuing North 0°36'48" East (P–N0°37'00"E) along said Easterly line, 16.18 feet (P–16.19'); thence Northerly along said Easterly line, on a curve to the right, having an initial tangent bearing of North 42°45'48" West, a radius of 61.00 feet, a central angle of 44°40'47", an arc distance of 47.57 feet; thence Northerly along said Easterly line, on a curve to the right, having a common tangent with the last described course, a radius of 274.00 feet, a central angle of 14°29'31", an arc distance of 69.30 feet; thence North 16°24'19" West (P–N16°24'31"W), along said Easterly line, 74.40 feet; thence Northeasterly along said Easterly line, on a curve to the right, tangent to the last described course, having a radius of 495.43 feet, a central angle of 12°55'15", an arc distance of 111.72 feet; thence North 60°40'26" West (P–N60°40'14"W) along said Easterly line, 12.00 feet; thence North 29°19'34" East (P–N29°19'46"E) along said Easterly line, 86.04 feet; thence Northerly along said Easterly line, on a curve to the right, tangent to the last described course, having a radius of 486.00 feet, a central angle of 10°15'27", an arc distance of 87.01 feet; thence North 39°35'01" East (P–N39°35'13"E) along said Easterly line, 99.46 feet (P–99.44') to a point on the Southwesterly corner of Lot 5, said BARRY TOWNE–FIRST PLAT; thence South 60°09'55" East, (P–S60°09'43"E), along the Southerly line of said Lot 5, 246.16 feet to a point on the Westerly right-of-way line of US 169 Highway, as now established; thence Southerly, along said Westerly line, on a curve to the left, having an initial tangent bearing of South 20°37'27" West, a radius of 420.00 feet, a central angle of 12°19'27" West, a radius of 420.00 feet, a central angle of 12°19'27", an arc distance of 90.34 feet; thence South 08°22'03" West (P–S08°22'15"W) along said Westerly line, 211.32 feet; thence South 28°05'24" West (P–S28°05'36"W) along said Westerly line, 79.61 feet; thence South 71°13'25" West (P–S71°13'37"W) along said Westerly line, 105.94 feet to a point on the Northerly right-of-way line of NW Barry Road, as now established; thence South 84°48'16" West (P–S84°48'28"W) along said Northerly line, 100.50 feet; thence North 89°29'07" West (P–N89°28'25"W) along said Northerly line, 125.92 feet to the True Point of Beginning. Containing 3.83 acres, more or less.

NOTE: There shall be no direct vehicular access allowed from Lot 3 onto NW Barry Road.

NOTE: The owners of Lots 3 and 4A have granted and conveyed to each other, for use in common with others entitled to use the same, a non-exclusive, reciprocal easement for the passage and parking of vehicles over and across the parking and driveway areas located on their respective lots, as the same may from time to time be constructed and maintained for such use, and for the passage and accommodation of pedestrians over and across the parking, driveways and sidewalk areas of their respective lots, as the same may from time to time be constructed and maintained for such use, subject to such reservations, prohibitions, limitations and other conditions as have been or may be set forth by private agreement between the owners.

This plat and survey of BARRY TOWNE–FIRST PLAT, REPLAT OF LOT 3A, LOT 3B AND LOT 4 were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of BARRY TOWNE – FIRST PLAT, REPLAT OF LOT 3A, LOT 3B AND LOT 4 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.

8-27-01
Date

Signed: _______________
W. James Schowe RLS #1989

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:

BARRY TOWNE – FIRST PLAT, REPLAT OF LOT 3A, LOT 3B AND LOT 4

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.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

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.

BUILDING HEIGHT LANGUAGE: The subject property is located within the Kansas City International Airport height zone map, Document I38-27, dated March 1962 and is within the transitional surface and ILS approach surface. The height of any structure shall not exceed elevation 1100 to 1140 (USGS Datum).

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.

STREET GRADES: Street Grades for N. Madison Avenue were previously established by Ordinance No. 950228, passed March 2, 1995.

STREET GRADES: Street Grades for NW Barry Road were previously established by Ordinance No. 50968, passed January 31, 1986.

IN WITNESS WHEREOF: BARRY TOWNE FF HOLDINGS, L.L.C., a Missouri limited liability company, licensed to do business in the State of Missouri, has caused these presents to be executed this ____ day of __________, 2001.

BARRY TOWNE FF HOLDINGS, L.L.C.
A Missouri limited liability company

By: MD MANAGEMENT, INC.
A Missouri corporation, Manager

By: _______________
Thomas S. Morgan, Vice President

MO SEAL

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

On the 27th day of August 2001 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas S. Morgan, to me personally known to be the person described in and who executed the foregoing instrument, who, being by me duly sworn, stated that he is the Vice President of MD Management, Inc., a Missouri corporation, Manager of BARRY TOWNE FF HOLDINGS, L.L.C., a Missouri limited liability company, and who executed the same as such vice president the foregoing instrument on behalf of said corporation and said company, and such person duly acknowledged the execution of the same to be the act and deed of said corporation and said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Amy L. John
Notary Public

My Commission Expires: __________

CITY PLAN COMMISSION

Approved
____
Chairman – Charles F. Myers

____
Asst. Secretary – Virginia L. Walsh

PUBLIC WORKS

____
City Engineer – Stanley J. Harris, P.E.

____
Director – George E. Wolf, Jr., P.E.

010329
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. 011165 duly authenticated as passed this day 11 of Oct. 2001.

____
Mayor – Kay Barnes

____
City Clerk – Catherine T. Rocha

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: 8-8-01	Job No. – 00349	File Name – 340-PLT

Clay County, Missouri Land Survey Document

http://www.ClayCoGov.com