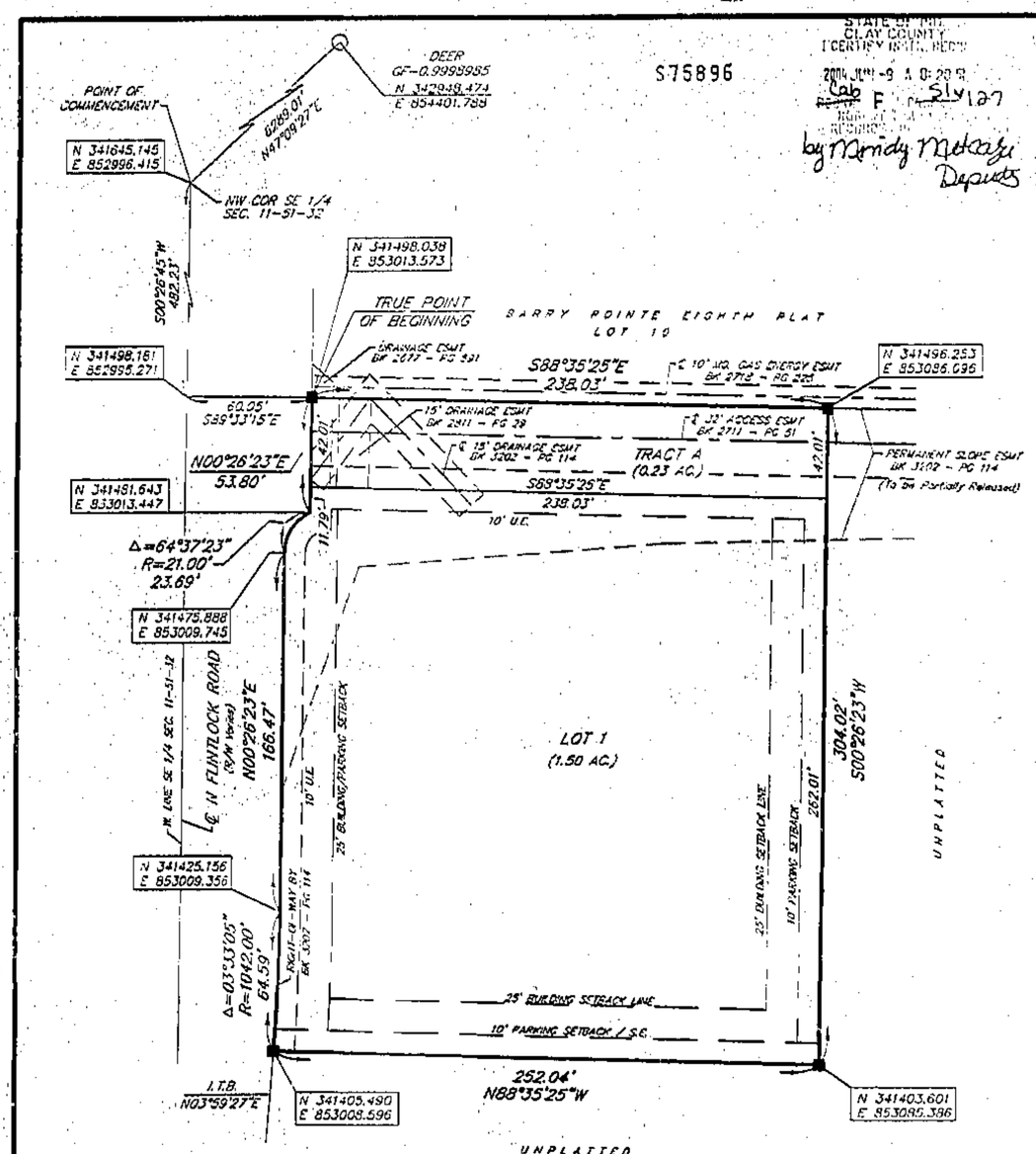
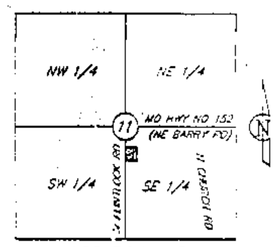
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com





LOCATION MAP
Sec. 11, Twp. 51 N., Rge. 32 W.
(N.T.S.)

SCALE
0' 40' 80'
1" = 40'

LEGEND

- ● – FND 5/8" Bar
- ■ – 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

S75896

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTR. WERE
2004 JAN -9 A 8:28
Book E Page 5V127
by Mandy Metcalfe Deputy

CORNER CAFE AT BARRY POINTE

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 .9999032 . COORDINATES ARE IN METERS.

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:

CORNER CAFE AT BARRY POINTE

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.), provided that the easement granted herein is subject to any and all existing easements. 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 appurtenance 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.

TRACT A: Tract A (0.23 acres) is hereby reserved as an Access Tract and shall be maintained by the Barry Pointe Business Park Association as described in the Declaration of Restrictions.

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 purposes of fire and police protection, maintenance of water mains, sanitary and storm sewer line, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such rights 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 rights of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked as Tract A.

NOTE: The permanent slope easement granted to the City of Kansas City in Book 3202 at Page 114 is to be partially released with the recording of this plat.

This plat and survey of CORNER CAFE AT BARRY POINTE were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of CORNER CAFE AT BARRY POINTE 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.

2-11-04
Date

Signed: W. James Schowe PLS #1989
W. James Schowe

LEGAL DESCRIPTION:

A subdivision of land in the Southeast Quarter of Section 11, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Southeast Quarter; thence South 0°26'45" West, along the West line of said Southeast Quarter, 482.23 feet; thence South 89°33'15" East, 60.05 feet to the point on the Easterly right-of way of N. Flintlock Road, as now established, said point being the True Point of Beginning of the tract to be herein described; thence South 88° 35'25" East, 238.03 feet; thence South 0°26'23" West, 304.02 feet; thence North 88°35'25" West, 252.04 feet to the point on the Easterly right-of-way of said N. Flintlock Road; thence Northerly, along said Easterly right-of-way line, on a curve to the left, having an initial tangent bearing of North 03°59'27" East, a radius of 1042.00 feet, a central angle of 03°33'05", an arc distance of 64.59 feet, thence North 0°26'23" East, along said Easterly right-of-way line, 165.47 feet; thence Northeasterly, along said Easterly right-of-way line, on a curve to the right, tangent with the last described course, having a radius of 21.00 feet, a central angle of 64°37'23", an arc distance of 23.69 feet, thence North 0°26'23" East, along said Easterly right-of-way line, 53.80 feet to the True Point of Beginning. Containing 1.73 acres, more or less.

LOT 1

IN WITNESS WHEREOF: RULE PROPERTIES, LLC, a Missouri Limited Liability Company licensed to do business in the State of Missouri, has caused these presents to be executed this 12 day of February, 2004.

RULE PROPERTIES, LLC
a Missouri Limited Liability Company
Ed Rule — Manager

STATE OF Missouri
COUNTY OF Platte } SS

Be it remembered that on this 12 day of February 2004, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ed Rule to me personally known, who being by me duly sworn, did say that he is Manager of RULE PROPERTIES, LLC, and that said instrument was signed in behalf of said company and that said Ed Rule acknowledged said instrument to be the free act and deed of said company.

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

M. BURNS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Aug. 20, 2005

My Commission Expires: _____
Notary Public

TRACT A

IN WITNESS WHEREOF: 152 & I-35 INVESTORS, L.P., a Missouri Limited Partnership licensed to do business in the State of Missouri, has caused these presents to be executed this 12 day of February, 2004.

152 & I-35 INVESTORS, L.P.,
a Missouri Limited Partnership
John Ferguson — Managing Partner

STATE OF Missouri
COUNTY OF Clay } SS

Be it remembered that on this 12th day of February, 2004, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John Ferguson, to me personally known, who being by me duly sworn, did say that he is Managing Partner of 152 & I-35 INVESTORS, L.P., and that said instrument was signed in behalf of said partnership, and that said John Ferguson acknowledged said instrument to be the free act and deed of said partnership.

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

My Commission Expires: 2-20-05
Notary Public

CITY PLAN COMMISSION
Approved: October 21, 2003
Charles F. Myers
Chairman
Charles F. Myers
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS
pp. City Engineer
Stanley J. Harris, P.E.
Acting Director
Stanley J. Harris, P.E.

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. 040130 duly authenticated as passed this 26th day of January 2004.
Kay Barnes
Mayor
Kay Barnes
City Clerk
Mille M. Crossland

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-8350
Fax: 816-587-8360

DATE: 2-11-04 | Job No.- 03277 | File Name- CL-FCAT