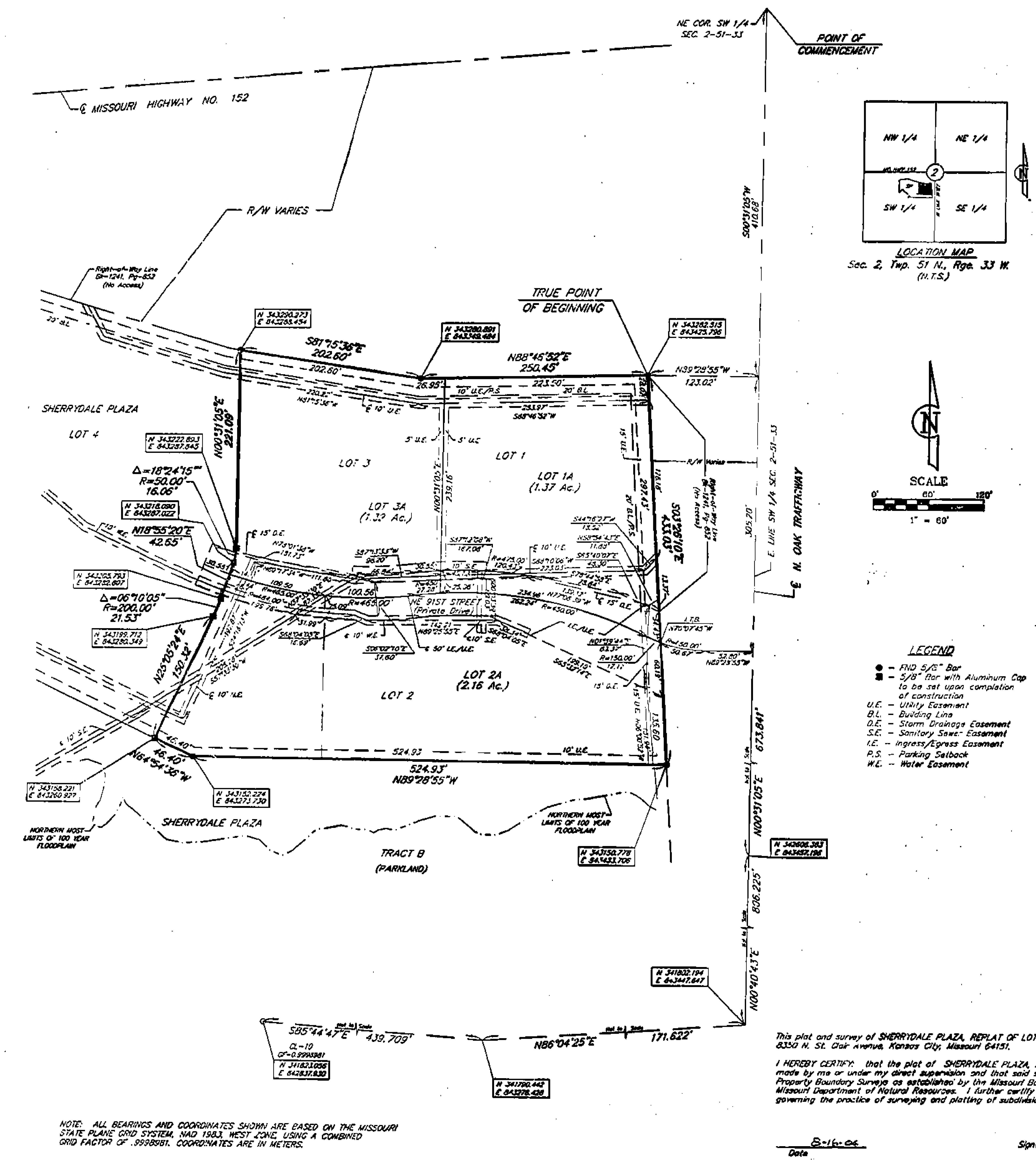
Clay County, Missouri
Land Survey Document

S98501

STATE OF MO.
CLAY COUNTY
2004 OCT -8 P 2:16
Cab. F Slv
Book F Page 150
ROBERT T. SEVIER
RECORDER OF DEEDS
By Sue Richardson Deputy

SHERRYDALE PLAZA, REPLAT OF LOTS 1, 2 AND 3

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



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
- I.E. – Ingress/Egress Easement
- P.S. – Parking Setback
- W.E. – Water Easement

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 of Lots 1, 2 and 3, SHERRYDALE PLAZA, a subdivision of land in the Southwest Quarter of Section 2, Township 51, Range 33, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of said Southwest Quarter; thence South 0°31'05" West along the East line of the Southwest Quarter, 410.68 feet; thence North 89°29'55" West, 123.02 feet to a point on the Westerly right-of-way line of N. Oak Trafficway, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence South 03°26'10" East along said Westerly line, 433.03 feet to the Northeast corner of Tract B, said SHERRYDALE PLAZA; thence North 89°28'55" West along the North line of said Tract B, 524.93 feet; thence North 64°54'36" West along said North line, 46.40 feet to the Southeast corner of Lot 4, said SHERRYDALE PLAZA; thence North 25°05'24" East along the East line of said Lot 4, 150.32 feet; thence Northerly along said East line on a curve to the left, being tangent to the last described course, having a radius of 200.00 feet, a central angle of 06°10'05", an arc length of 21.53 feet; thence North 18°55'20" East along said East line, 42.65 feet; thence Northerly along said East line, on a curve to the left, being tangent to the last described course, having a radius of 50.00 feet, a central angle of 18°24'15", an arc distance of 16.06 feet; thence North 00°31'05" East along said East line, 221.09 feet to a point on the Southerly right-of-way line of Missouri Highway No. 152, as now established; thence South 81°15'36" East along said Southerly line, 202.60 feet; thence North 88°45'52" East along said Southerly line, 250.45 feet to the True Point of Beginning. Containing 4.83 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:

SHERRYDALE PLAZA, REPLAT OF LOTS 1, 2 AND 3

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 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 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.

CROSS ACCESS: Rights of ingress and egress across NE 91st Street (Private Drive) shown hereon have been granted pursuant to the Declaration of Easements, Covenants and Restrictions – Sherrydale West dated June 26, 2001, recorded June 29, 2001 as Doc. No. 056327 in Book 3361 at Page 473.

IN WITNESS WHEREOF: SHERRYDALE, 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 17th day of August, 2004.

SHERRYDALE, L.L.C.
a Missouri limited liability company

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

By: [signature]
Thomas S. Morgan, Vice President

STATE OF Kansas)
COUNTY OF Johnson) SS

Be it remembered that on this 17th day of August, 2004 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas S. Morgan, to me personally known, who being by me duly sworn, did say that he is Vice President of MD MANAGEMENT, INC., a Missouri corporation, Manager of SHERRYDALE, L.L.C., a Missouri limited liability company, 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 S. Morgan acknowledged said instrument to be the free 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.

My Commission Expires: CAROL L. CRAIG Notary Public - State of Kansas My Appt. Expires 3-1-05

Carol L. Craig
Notary Public

CITY PLAN COMMISSION

Approved: June 1, 2004

[signature]
Chairman – Charles F. Myers

[signature]
Asst. Secretary – Virginia L. Walsh

PUBLIC WORKS

[signature]
City Engineer – Stanley J. Harris, P.E.

[signature]
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. 040971 duly authenticated as passed this 16 day of September, 2004.

Kay Barnes
Mayor – Kay Barnes

[signature]
City Clerk – Millie M. Crossland

This plat and survey of SHERRYDALE PLAZA, REPLAT OF LOTS 1, 2 AND 3 were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of SHERRYDALE PLAZA, REPLAT OF LOTS 1, 2, AND 3 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.

8-16-04
Date

Signed: [signature]
W. James Schowe PLS #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

DATE: 8-13-04	Job No. – 99126	File Name–SD-REPLAT

1ST American Title

http://www.ClayCoGov.com