Clay County, Missouri
Land Survey Document
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Grantor: BARRY POINTE OFFICE PARK
Grantee: BARRY POINTE OFFICE PARK FIRST PLAT
Robert T Sevier, Recorder

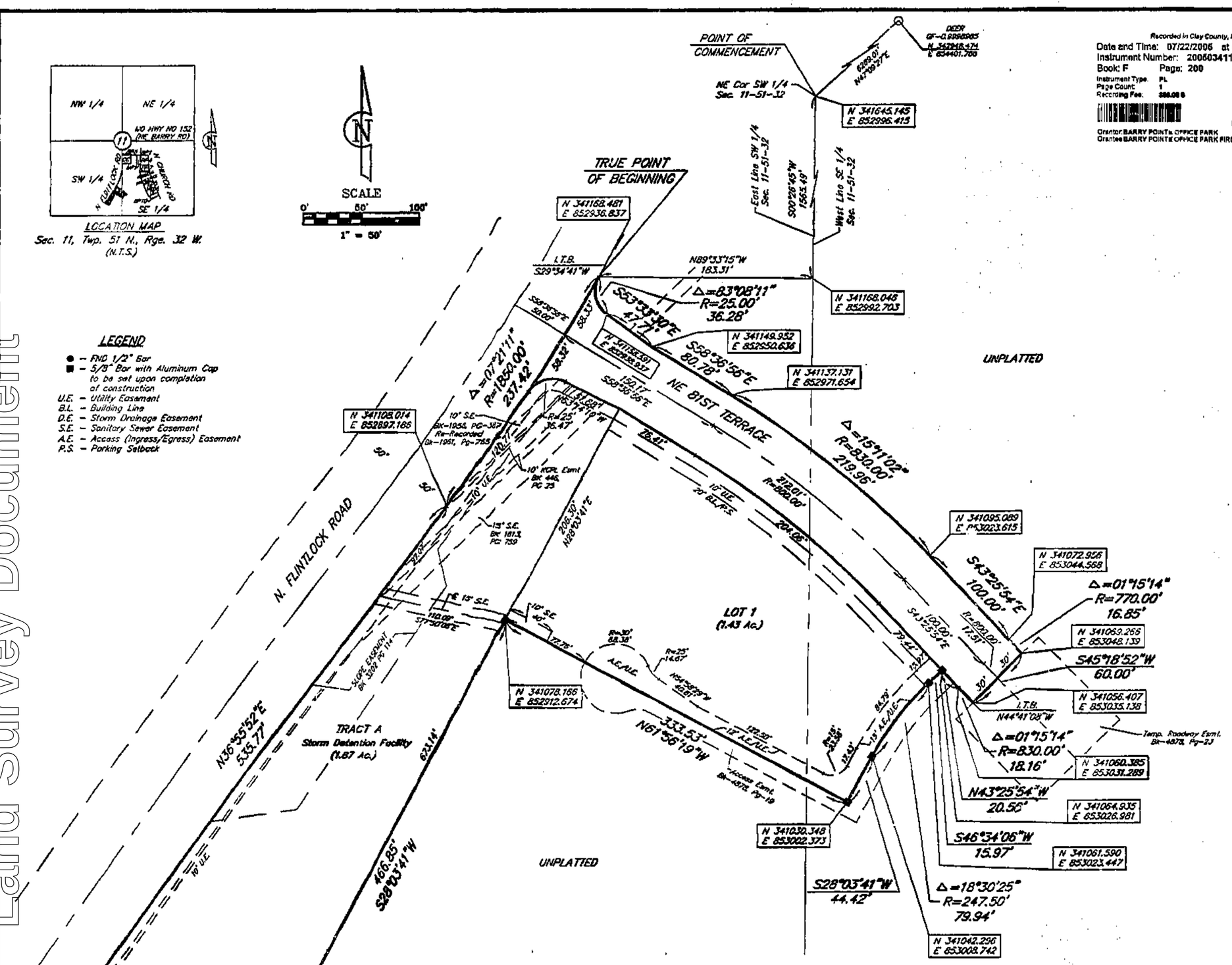
BARRY POINTE OFFICE PARK--FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

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

SCALE
0' 50' 100'
1" = 50'

LEGEND
- ● – FND 1/2" 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
- A.E. – Access (Ingress/Egress) Easement
- P.S. – Parking Setback



STREET GRADES

GRADE POINT	ELEV.	V.C.T.
NE 81ST TERRACE		
Centerline of N Flintlock Road	113.05	------
75.00 Feet Easterly of the Centerline of N Flintlock Road	111.55	15.00'
200.00 Feet Easterly of the Centerline of N Flintlock Road	110.30	80.00'
500.00 Feet Easterly of the Centerline of N Flintlock Road	124.70	100.00'
600.00 Feet Easterly of the Centerline of N Flint'ck Road	125.90	------

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 .99989985 . COORDINATES ARE IN METERS.

This plat and survey of BARRY POINTE OFFICE PARK–FIRST PLAT were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of BARRY POINTE OFFICE PARK–FIRST 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 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.

5-4-05
Date

Signed: W. James Schoma
W. James Schoma, PLS #1989

LEGAL DESCRIPTION:

A subdivision of land in the Southeast Quarter and the Southwest Quarter of Section 11, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southwest Quarter; thence South 0°28'43" West along the East line of said Southwest Quarter, 1565.49 feet; thence North 89°33'15" West, 183.31 feet to the True Point of Beginning of the tract to be herein described; thence Southerly on a curve to the left, having an initial tangent bearing of South 29°34'41" West, a radius of 25.00 feet, a central angle of 83°08'11", an arc distance of 36.28 feet; thence South 53°33'30" East, 47.71 feet; thence South 89°35'56" East, 80.79 feet; thence Easterly on a curve to the right, tangent to the last described course, having a radius of 830.00 feet, a central angle of 15°11'02", an arc distance of 219.96 feet; thence South 43°25'54" East, 100.00 feet; thence Southeasterly on a curve to the left, tangent to the last described course, having a radius of 770.00 feet, a central angle of 01°15'14", an arc distance of 16.85 feet; thence South 45°18'52" West, 60.00 feet; thence Northwesterly on a curve to the right, having an initial tangent bearing of North 44°41'08" West, a radius of 830.00 feet, a central angle of 01°15'14", an arc distance of 18.16 feet; thence North 43°25'54" West, 20.56 feet; thence South 46°34'06" West, 15.97 feet; thence Southerly on a curve to the left, tangent to the last described course, having a radius of 247.50 feet, a central angle of 18°30'25", an arc distance of 79.94 feet; thence South 28°03'41" West, 44.42 feet; thence North 61°56'19" West, 333.53 feet; thence South 28°03'41" West, 466.85 feet to a point on the North line of WILD OAK, a subdivision in Kansas City, Clay County, Missouri; thence North 61°56'19" West along said North line, 173.52 feet to a point on the Easterly right-of-way line of N. Flintlock Road, as now established; thence North 35°55'52" East along said Easterly line, 535.77 feet; thence Northeasterly along said Easterly line, on a curve to the left, tangent to the last described course, having a radius of 1850.00 feet, a central angle of 07°21'11", an arc distance of 237.42 feet to the True Point of Beginning. Containing 3.98 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:

BARRY POINTE OFFICE PARK–FIRST PLAT

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.

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

TRACT A: Tract A (1.87 acres) is hereby reserved as a Storm Detention Facility and shall be maintained by the Barry Pointe Business Park Association as described in the Covenant to Maintain Storm Water Detention Facility Agreement recorded as Document No. 702275 in Book 4844 at Page 63.

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 are also hereby granted to the public for access to adjacent property through areas marked as Access Easement or "A.E."

CROSS ACCESS: The right of ingress/egress between Lot 1 and future lots is hereby granted in accordance with the Declaration of Restrictions recorded by Document No. 707769 in Book 4841 at Page 26 (Amended in Book 4892 at Page 14).

NOTE: N. Flintlock Road was realigned and part of its right-of-way was released by Ordinance #030533, recorded as Document No. 529398 in Book 4389 at Page 193.

NOTE: Grading Consent was granted to the City of Kansas City by Book 3202 at Page 118.

IN WITNESS WHEREOF: BARRY POINTE OFFICE PARK, LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 11th day of May, 2005.

BARRY POINTE OFFICE PARK, LLC

John Ferguson, Manager

STATE OF MISSOURI } SS
COUNTY of Clay }

Be it remembered that on this 11th day of May, 2005 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 the duly sworn did say that he is Manager of BARRY POINTE OFFICE PARK, LLC, and that said instrument was signed in behalf of said company and that said John Ferguson 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.

My Commission Expires: Sept. 25, 2007

Danette Stopford
Notary Public

DANETTE STOPFORD
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
My Com. Expires Sept. 25, 2007

CITY PLAN COMMISSION
Approved: July 5, 2004
Charles F. Myers
Chairman
Charles F. Myers
Virginia L. Walsh
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS
Director
Asst. City Engineer
Stanley J. Harris, P.E.
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. 050754 and duly authenticated as passed this 28th day of April, 2005.
Kay Barnes
Mayor, Kay Barnes
Mitie M. Crossland
City Clerk
Mitie M. Crossland

Revised: 4-19-05

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planning
engineering
landscape architecture

DATE: 9-19-04 | Job No.– 04110 | File Name– MOB–PLAT