Clay County, Missouri
Land Survey Document

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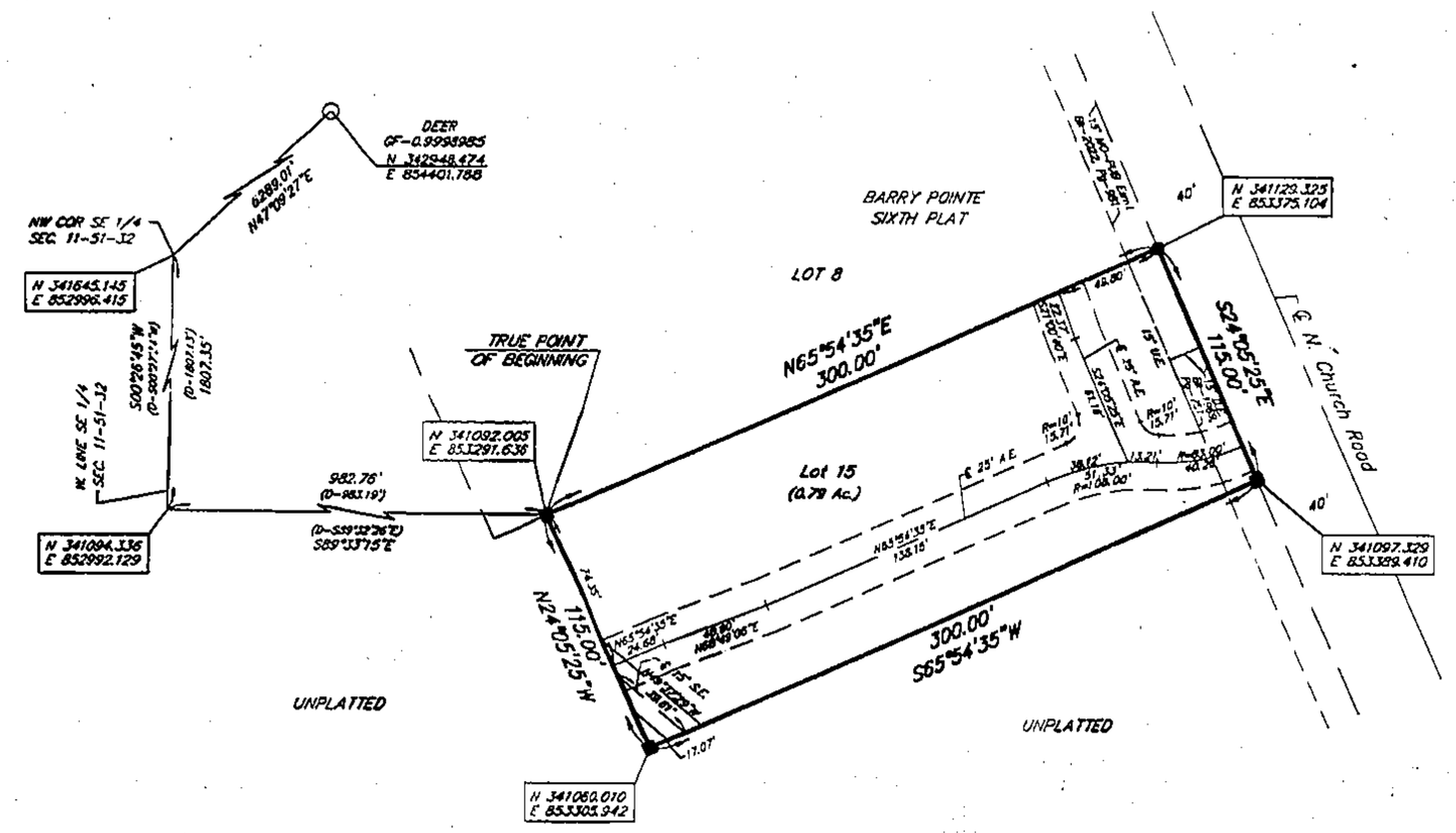
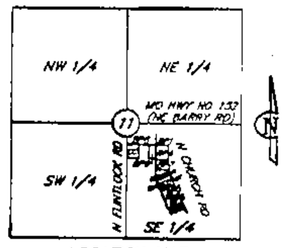
Robert T Spiner, Recorder
Grantor CHRISTIAN BROTHERS AUTOMOTIVE CORP
Grantee BARRY POINTE TENTH PLAT

BARRY POINTE–TENTH PLAT

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 .9999985 . COORDINATES ARE IN METERS.





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
- A.E. – Access Easement

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

I HEREBY CERTIFY: that the plat of BARRY POINTE–TENTH 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.

5-17-05
Date

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

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 (D – South 0°27'34" West) along the West line of said Southeast Quarter, 1807.35 feet (D – 1807.13 feet); thence South 89°33'15" East (D – South 89°32'26" East), 982.76 feet (D – 983.19 feet) to the True Point of Beginning of the tract to be herein described, said point being also a point on the Southerly line of BARRY POINTE – SIXTH PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 65°54'35" East, along said Southerly line, 300.00 feet to a point on the Westerly line of North Church Road, as now established; thence South 24°05'25" East, along said Westerly line, 115.00 feet; thence South 65°54'35" West, 300.00 feet; thence North 24°05'25" West, 115.00 feet to the True Point of Beginning. Containing 0.79 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–TENTH 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.

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.

CROSS ACCESS: The right of ingress and egress between Lot 15 and any existing or future lots of the Barry Pointe development is hereby granted in accordance with the Declaration of Restrictions recorded on December 2, 2004, in Book 4841 at Page 35.

NOTE: The Covenant to Maintain Storm Water Detention Facility was recorded in Book 4844 at Page 63 and affects this plat.

IN WITNESS WHEREOF: CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION, a Texas corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 29 day of June, 2005.

CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION

STATE OF Kansas }
COUNTY OF Harris } SS:

Mark Carr — President

Be it remembered that on this 29 day of June, 2005, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mark Carr, to me personally known, who being by me duly sworn, did say that he is President of CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION, a Texas corporation, and that said instrument was signed in behalf of said corporation and that said Mark Carr 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 in the date herein last above written.

PAULA L. BARON
MY COMMISSION EXPIRES
February 2, 2006

My Commission Expires: _____

Paula L. Baron
Notary Public

CITY PLAN COMMISSION

Approved: January 20, 2004

Charles F. Myers
Chairman
Charles F. Myers

Vivian L. Wash
Asst. Secretary
Vivian L. Wash

PUBLIC WORKS

for 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. 050794 duly authenticated as passed this 30th day of October, 20_____.

Kay Barnes
Mayor
Kay Barnes

Mary Ann Grossland
City Clerk
Mary Ann Grossland

Cal. G
11/15/05

LUTJEN

Lutjen, Inc.
8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4220
816.587.1350 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

DATE: 5-15-05 | Job No.– 03474 | File Name– BP10-PLAT

http://www.ClayCoGov.com