Clay County, Missouri
Land Survey Document

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Grantor LES DEVELOPMENT
Grantee BARRY TOWNE PROFESSIONAL PARK 1ST PL
Robert T Sevier, Recorder

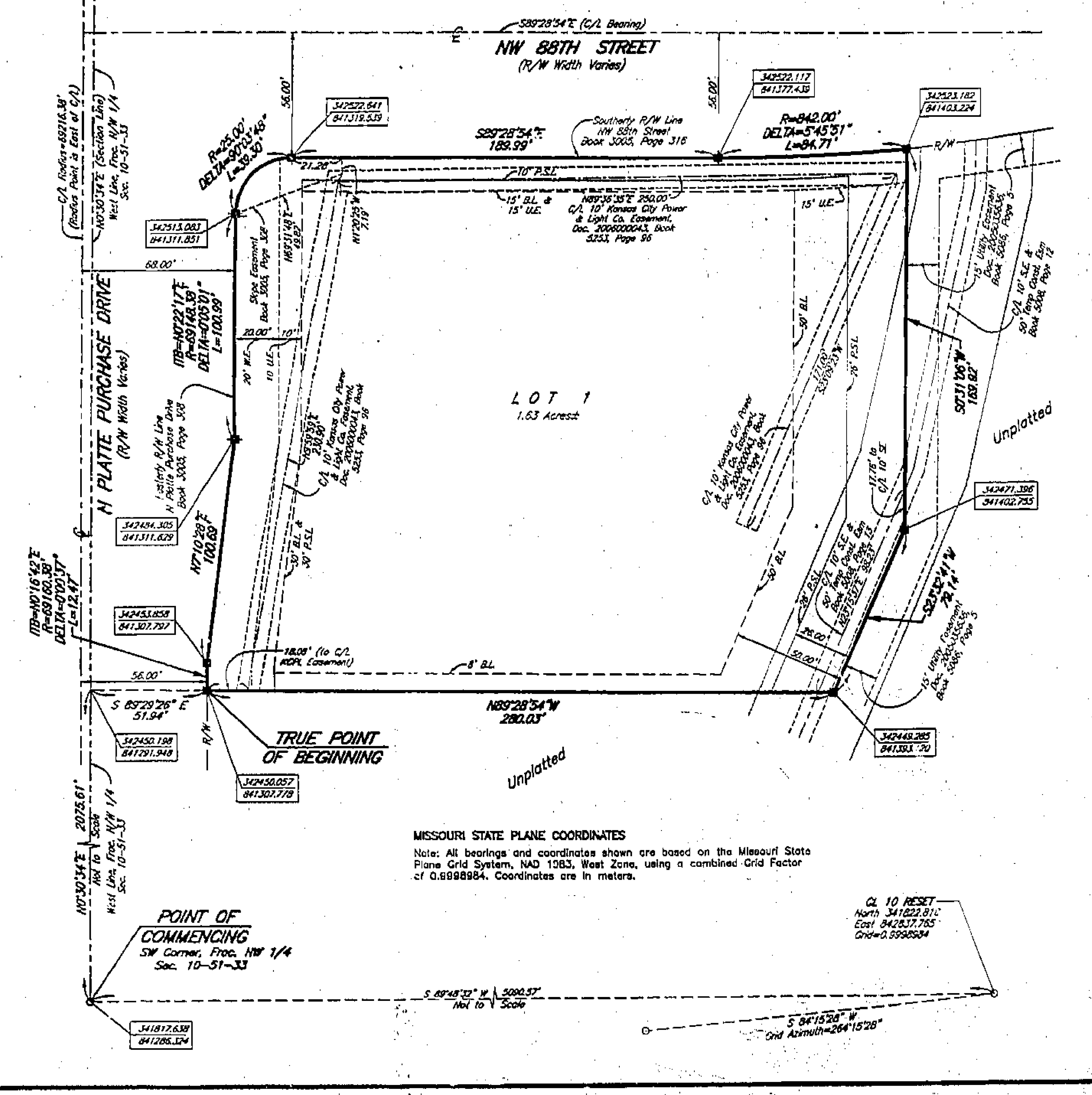
BARRY TOWNE PROFESSIONAL PARK FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 1 of 1)

DESCRIPTION:

A tract of land in the Fractional Northwest Quarter of Section 10, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Fractional Northwest Quarter; thence North 0°30'34" East along the West line of said Fractional Northwest Quarter, 2075.61 feet; thence South 89°29'26" East, 51.94 feet to the True Point of Beginning of the tract to be herein described, said point being also a point on the Easterly right-of-way line of N. Platte Purchase Drive, as now established; thence Northerly along said Easterly line, on a curve to the right, having an initial tangent bearing of North 0°16'42" East, a radius of 69160.38 feet, a central angle of 0°00'37", an arc distance of 12.47 feet; thence North 07°10'28" East along said Easterly line, 100.69 feet; thence Northerly along said Easterly line, on a curve to the right, having an initial tangent bearing of North 0°22'17" East, a radius of 69148.38 feet, a central angle of 0°05'01", an arc distance of 100.99 feet; thence Northeasterly along said Easterly line, on a curve to the right, having a common tangent with the last described course, a radius of 25.00 feet, a central angle of 90°03'48", on an arc distance of 39.30 feet to a point on the Southerly right-of-way line of NW 88th Street, as now established; thence South 89°28'54" East along said Southerly line, 188.99 feet; thence Easterly along said Southerly line, on a curve to the left, tangent to the last described course, having a radius of 842.00 feet, a central angle of 5°45'51", an arc distance of 84.71 feet; thence South 0°31'06" West, 169.92 feet; thence South 23°32'41" West, 79.14 feet; thence North 89°28'54" West, 280.03 feet to the True Point of Beginning. Containing 1.63 acres, more or less.



MISSOURI STATE PLANE COORDINATES

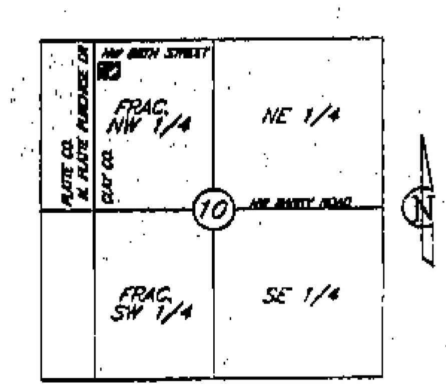
Note: All bearings and coordinates shown are based on the Missouri State Plane Grid System, NAD 1983, West Zone, using a combined Grid Factor of 0.9998984. Coordinates are in meters.

SCALE

1" = 30'

LEGEND

- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- ● – Fnd 5/8" Bar
- U.E. – Utility Easement
- B.L. – Building Line
- P.S.L. – Parking Setback Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- R – Radius
- L – Arc Distance
- NR – Not Radial
- I.T.B. – Initial Tangent Bearing
- W.E. – Waterline Easement
- R/W – Right of Way
- Esm. – Easement



LOCATION MAP
Sec. 10, Twp. 51 N., Rge. 33 W.
(N.T.S.)

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 PROFESSIONAL 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 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 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.

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.

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 boundary line.

PARKING SETBACK LINE: "Parking Setback Lines" or "P.S.L." is hereby established as shown on the accompanying plat and no parking spaces shall be established between this line and the boundary line.

STREET GRADES: There are no Streets being dedicated with this Plat. Street grades for N Platte Purchase Drive were established by Ordinance No. 990613 passed May 6, 1999. Street grades for NW 88th Street were established by Ordinance No. 000302 passed March 9, 2000.

BUILDING HEIGHT RESTRICTION: The subject property is located within the Kansas City International Airport Height Zone Map, Document No. 138-27, dated March 1982 and is within the transitional surface and ILS approach surface. The height of any structure shall not exceed elevation 1100 to 1140 (USGS Datum).

CROSS ACCESS: The right of ingress and egress between Lot 1 as shown hereon and future adjoining Lots or Tracts is hereby granted by this Plat. Cross access and cross parking easements are recorded in the Declaration of Easements, Covenants and Restrictions recorded June 10, 2005 in Document No. 2005026558, in Book 5029, at Page 52.

IN WITNESS WHEREOF: LES DEVELOPMENT, LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 4th day of Ja[illegible]

By: [signature]
Susan L. Storm, Administrator
LES Development, LLC

STATE OF Missouri)
) SS:
COUNTY OF Platte)

Be it remembered that on this 4 day of January 2006, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Susan L. Storm, to me personally known, who being by me duly sworn, did say that she is the Administrator of LES Development, LLC, a Missouri limited liability company licensed to do business in the State of Missouri, and that said instrument was signed in behalf of said limited liability company, by authority of its members, and she acknowledged said instrument to be the free act and deed of said limited liability company.

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

Cynthia M. McConnell
Notary Public

My Commission Expires: 05-13-2006

"NOTARY SEAL"
Cynthia M. McConnell, Notary Public
Clay County, State of Missouri
My Commission Expires 5/13/2006

CITY PLAN COMMISSION

Approved: April 5, 2006

[signature]
Chairman
Charles F. Myers

[signature]
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

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

[signature]
Director of Public Works
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. 060005 duly authenticated as passed this 12 day of January 2006.

[signature]
Mayor
Kay Barnes

[signature]
City Clerk
Millie M. Crossland

CERTIFICATION:

This plat and survey of "BARRY TOWNE PROFESSIONAL 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 TOWNE PROFESSIONAL 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.

1-09-06
Date

Signed: [signature]
W. James Galloway, RLS #1989

SHEET 1 of 1

Lutjen, Inc.
8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

LUTJEN

Date: 1-3-2005	Job No. 04004	City File: SD 1169

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Cab G
2/21/06 Cm

http://www.ClayCoGov.com