PLEASE RETURN LEGIBLE RECORDED
MAP TO THE CITY CLERK'S OFFICE.

Final Plat of
Briarcliff Professional Plaza 3Ac.

a subdivision lying in part of the Northwest Fractional Quarter of Section 10 and part of the Southwest Fractional Quarter of Section 3, all in Township 50 North Range 33 West, in Kansas City, Clay County, Missouri

Recorded in Clay County, Missouri
Date and Time: 08/10/2009 at 09:48:06 AM
Instrument Number: 2009020744
Book G Page: 188
Grantor BRIARCLIFF DEVELOPMENT CO
Grantee BRIARCLIFF PROFESSIONAL PLAZA 3AC
Robert T Sevier, Recorder

Property Description:

All that part of Blocks 2, 3, and 4, WILSON RITCHEY ADDITION, a subdivision in the Northeast Quarter of Section 10, Township 50, Range 33, lying North of No. 9 Highway and lying South of 71 Highway, as said highways are now located in Kansas City, Clay County, Missouri.

And:

All that part of the South Half of the Southwest Quarter of Section 3, Township 50, Range 33, in Kansas City, Clay County, Missouri, described as follow: Beginning at the intersection of the South line of said Quarter Section with the County line between Clay and Platte Counties; thence East along said South line, 441.46 to a point which is 15 feet West of the intersection of said South line with Southwesterly right-of-way line of the former Kansas City, Clay county and St. Joseph Railway Company; thence North, at right angles from the last described course, to said Southwesterly right-of-way line; thence Northwesterly along said Southwesterly line to an intersection with said County line; thence South, along said County line, 209.03 feet to the point of beginning; Except that part of thereof now in West Platte Road, formerly US Highway No. 71.

Surveyor's Property Description:

All that part of the SW Fractional Quarter of Section 3 and that part of the NW Fractional Quarter of Section 10, all in Township 50 North, Range 33 West, Kansas City, Clay County, Missouri, more particularly described as follows:

BEGINNING at the northwest corner of the NW Fractional Quarter of said Section 10; thence North 00 degrees 32 minutes 31 seconds East, along the west line of the SW Fractional Quarter of said Section 3, 81.85 feet to the south right of way line of NW Platte Road; thence South 65 degrees 07 minutes 55 seconds East, along the said south right of way line, 367.29 feet; thence southeasterly, on a curve to the right, having a radius of 2804.93 feet, an arc distance of 408.52 feet; thence South 10 degrees 11 minutes 13 seconds East, 20.58 feet to a point on the west right of way line of NW Briarcliff Parkway; thence South 38 degrees 14 minutes 49 seconds West, along the said west right of way line, 126.56 feet to a point on the north right of way line of Missouri State Highway No. 9; thence North 65 degrees 59 minutes 16 seconds West, along the said north right of way line, 157.87 feet; thence northwesterly, on a curve to the left, having a radius of 2889.79 feet, an arc distance of 508.74 feet to a point on the west line of the NW Fractional Quarter of said Section 10, thence North 00 degrees 48 minutes 58 seconds East, along the said west line, 162.93 feet to the POINT OF BEGINNING.

Containing in all 132,805 square feet or 3.052 acres, more or less.

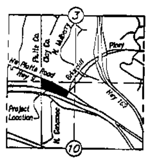
Surveyors Notes:

1. All bearings and coordinates shown are based on the Missouri State Plane Coordinate System, U.S. Feet, using a combined grid factor of 0.99990300. This combined grid factor has been derived from the published latitude, longitude and elevation of CL-21 by using Corpscon with the result being NAVD 83.

   CL-21 N. 333900.628 E. 841875.076 (Meters) N. 1,095,472.299 E. 2,762,031.531 State Plane (U.S. Feet)

   CL-21 to the Point of Beginning of this Plat S33°6'31"W 3851.19 ft.

2. Azimuths are shown clockwise from North.
3. 5/8" Iron Bars with Aluminum Caps will be set at the plat boundary corners upon completion of construction, unless shown and noted otherwise.
4. We have reviewed the "Flood Insurance Rate Map", Community Panel No. 290173 0073D, last revised August 3, 1985 & 290173 0085B, last revised August 5, 1985, as published by the Federal Emergency Management Agency. Our review of this map indicate that the premises of this plat lie within "Zone A16", which is defined Area of 100-year flood; base flood elevations and flood hazard factor determined.
5. Subject property has a Cross Easement for Access, Ingress and Egress from Clay to Platte County as set forth in the instrument recorded 5/28/08 in Book 5980 at Page 132, as Document No. 2008018631.



Section 3 & 10, T.50N., R.33W.
VICINITY MAP
Scale: 1" = 2000'

I hereby certify that the plat of "**Briarcliff Professional Plaza 3Ac.**" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors, and that the results of said survey are represented on this drawing to the best of my professional knowledge and belief.

Johnny R. Ireland LS-2000001917
Olsson Associates LC-366

4/24/09
Date

Plat Dedication:

The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "**Briarcliff Professional Plaza 3Ac.**"

Easement Dedication:

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 easements (U/E), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. 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 a valid permit from the department of public works as to utility easements and/or written approval of the director of water service as to water main easements.

Building Lines:

Building lines or setback lines are hereby established and no building or portion thereof shall be built between this line and the lot line nearest thereto.

Street Dedication:

Street shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

Right of Entrance:

The right of entrance and egress in 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 service 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 U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

Restricted Access:

No direct vehicular access to Missouri State Highway No. 9 from Lots 1a and 1b of "**Briarcliff Professional Plaza 3Ac.**" is permitted.

Cross Access:

The right of ingress-egress between Lot 1a and 1b is hereby granted in accordance with Doc. No. 2009020745 recorded simultaneously herewith.

Undesirable Noise Levels:

The area described herein lies adjacent to Missouri State Highway No. 9 and as such development may be subject to undesirable noise levels due to traffic generation. Appropriate measures should be taken through acoustical site planning and/or acoustical construction to reduce the impact of undesirable noise levels.

Downtown Airport Height:

The subject property is located within the Charles B. Wheeler Downtown Airport Height Zone Map Dated June 25, 2003 and is within the transitional surface and ILS approach surface. The maximum height of any structure shall not exceed 1000 feet.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed their name.

Greenside Investments, LLC, a Missouri Limited Liability Company, has caused these presents to be signed this 23 day of April 2009.

BY: Briarcliff Development Company, a Missouri corporation, manager and sole member.

By: James I Dorman
President

(No Seal)

State of Missouri)
) SS
County of Clay)

Be it remembered, that on the 23 day of April 2009, before the undersigned, a notary public in and for the County and State aforesaid came James I Dorman, to me personally known, who being by me duly sworn did say that he is the President of Briarcliff Development Company, and that said instrument was signed on behalf of said company as President of said company and that James I Dorman acknowledged said instrument to be the free act and deed of said company.

(Seal)
Notary Public

My commission expires: October 22, 2012

Notary Public - Notary Seal
State of Missouri
Commissioned for Clay County
My Commission Expires: October 22, 2012

CITY PLAN COMMISSION:

Approved: March 18, 2008

Chairman - Evert Asjes III
Assistant Secretary - Virginia L. Walsh

PUBLIC WORKS:

City Engineer - Gregory J. Rokos P.E.
Director - Stanley G. 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. 081173 duly authenticated as passed this 11th day of December 2008.

Mayor - Mark Funkhouser
City Clerk - Vicki Thompson

SEAL OF KANSAS CITY MISSOURI INCORPORATED 1850

Developer/Prepared For:
Briarcliff Development Company
Attn: James I Dorman
4151 N. Mulberry Drive, Suite 205
Kansas City, MO 64116
Telephone (816) 741-6540
Fax (816) 746-5138

Prepared By:
Olsson Associates
1251 NW Briarcliff Pkwy., Ste. 50
Kansas City, MO 64116
Telephone (816) 361-1177
Fax (816) 361-1386

REV NO.	DATE	REVISIONS DESCRIPTION	BY
1	08-29-07	Original Submission	JRS
2	05-02-08	Revised per Comments	JRS
3	10-14-08	Revised per City Comments	JRS

REVISIONS

OLSSON ASSOCIATES
1251 NW Briarcliff Parkway, Suite 50, Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1380

Final Plat
Briarcliff Professional Plaza 3Ac.
Kansas City, Missouri
2008

SHEET 1 of 2

Cab G
9-10-09
CM