

STATE OF MISSOURI SS
COUNTY OF PLATTE
I CERTIFY INSTRUMENT RECEIVED

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RECORDED BOOK 1119 PG. 176
GLORIA BOYER, PLATTE CO. RECORDER

Gloria Boyer

**PLATTE COUNTY MISSOURI CERTIFICATION
RECORDER OF DEEDS**

The Recorder of Deeds has added this page to your document per compliance with State law under Exempt Status RSMo 59.310.4 (effective January 1, 2002)

#Pgs. 1 + 5 \$ 18.75 /\$17.25

EXEMPT DOCUMENT

BK 1119 PG 0176

This Page Is Part Of Document-Do Not Detach

Rev. 9-1-03

✓ office of the City Clerk - KCMO

ORDINANCE NO. 051096

Accepting various easements and deeds in Kansas City, Platte County, Missouri and directing the City Clerk to record the acceptance.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That various easements and deeds in Kansas City, Platte County, executed by the following persons, and which appear of record as the instrument numbers and respective books and pages as follows:

Name of Grantors	Instr. No.	Book	Page	Easement Type
1. Park Hill School District	010287	1060	88	General Warranty Deed
2. Park Hill School District	010288	1060	89	Temporary Easement
3. Citizens Bank & Trust	010289	1060	90	Temporary Easement
4. Park Place Professional Bldg LLC	010290	1060	91	Temporary Easement
5. North Lakes Homes Association	012523	1062	313	Storm Drainage Easement

and described in Exhibit A, which is attached hereto and incorporated herein by reference, all recorded in the office of the Recorder of Deeds for Platte County, Missouri, at Platte City, are hereby accepted. That upon the effective date of this Ordinance, the City Clerk is hereby directed to cause this Ordinance and Exhibit A to be recorded in the office of the Recorder of Deeds for Platte County, Missouri, at Kansas City.

Approved as to form and legality:

Authenticated as Passed

KAY BARNES, Mayor

City Clerk

Mark P. Jones
Assistant City Attorney

DATE PASSED **SEP 08 2005**



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EXHIBIT A

LEGALS FOR ORDINANCE NO. 051096

All that part of the Northwest Quarter of the Southeast Quarter of Section 12, Township 51 N., Range 34 W in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of said Quarter, Quarter Section; thence South 89 degrees 50 minutes 23 seconds East along the Northerly line of said Quarter, Quarter Section, a distance of 760.51 feet, more or less, to a point 440 feet West of the Westerly right-of-way line of North Stoddard Avenue, as now established, as measured perpendicular to the Westerly line thereof, said point being also the most North, Northwest corner of that certain tract of land described in the Missouri Warranty Deed, recorded as Document No. 37006 in Book 218 at Page 262 in the Office of the Recorder of Deeds in said County and State; thence South 00 degrees 18 minutes 37 seconds West along a line 440 feet West of and parallel with the Westerly right-of-way line of said North Stoddard Avenue, being also along the West line of that certain tract of land described in said Missouri Warranty Deed, a distance of 40 feet to a point on the Southerly right-of-way line of NW. Barry Road, as now established and the Point of Beginning of the tract of land to be herein described; thence South 89 degrees 50 minutes 23 seconds East along the Southerly right-of-way line of said NW. Barry Road, 40 feet South of and parallel with the Northerly line of said Quarter, Quarter Section, a distance of 40 feet, more or less, to a point 400 feet West of the of the Westerly right-of-way line of said North Stoddard Avenue, as measured perpendicular to the Westerly line thereof; being also a point on the East line of that certain tract of land described in said Missouri Warranty Deed; thence South 00 degrees 18 minutes 37 seconds West along a line 400 feet West of and parallel with the Westerly right-of-way line of said North Stoddard Avenue, being also along the East line of that certain tract of land

described in said Missouri Warranty Deed, a distance of 9.43 feet, more or less, to a point 71.50 feet South (right) of the proposed centerline of said NW. Barry Road; thence North 89 degrees 50 minutes 40 seconds West along a line 71.50 feet South of and parallel with the proposed centerline of said NW. Barry Road, a distance of 40 feet, more or less, to a point 440 feet West of the Westerly right-of-way line of said North Stoddard Avenue, as measured perpendicular to the Westerly line thereof, being also a point on the West line of that certain tract of land described in said Missouri Warranty Deed; thence North 00 degrees 18 minutes 37 seconds East along a line 440 feet West of and parallel with the Westerly right-of-way line of said North Stoddard Avenue, being also along the West line of that certain tract of land described in said Missouri Warranty Deed, a distance of 9.43 to the Point of Beginning. Containing 377 square feet, more or less.

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All that part of the Northwest Quarter of the Southeast Quarter of Section 12, Township 51 N., Range 34 W in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of said Quarter, Quarter Section; thence South 89 degrees 50 minutes 23 seconds East along the Northerly line of said Quarter, Quarter Section, a distance of 760.51 feet, more or less, to a point 440 feet West of the Westerly right-of-way line of North Stoddard Avenue, as now established, as measured perpendicular to the Westerly line thereof, said point being also the most North, Northwest corner of that certain tract of land described in the Missouri Warranty Deed, recorded as Document No. 37006 in Book 218 at Page 262 in the Office of the Recorder of Deeds in said County and State; thence South 00 degrees 18 minutes 37 seconds West along a line 440 feet West of and parallel with the Westerly right-of-way line of said North Stoddard Avenue, being also along the West line of that certain tract of land described in said Missouri Warranty Deed, a distance of 40 feet to a point on the Southerly right-of-way line of NW. Barry Road, as now established and the Point of Beginning of the tract of land to be herein described; thence South 89 degrees 50 minutes 23 seconds East along the Southerly right-of-way line of said NW. Barry Road, 40 feet South of and parallel with the Northerly line of said Quarter, Quarter Section, a distance of 40 feet, more or less, to a point 400 feet West of the of the Westerly right-of-way line of said North Stoddard Avenue, as measured perpendicular to the Westerly line thereof; being also a point on the East line of that certain tract of land described in said Missouri Warranty Deed; thence South 00

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degrees 18 minutes 37 seconds West along a line 400 feet West of and parallel with the Westerly right-of-way line of said North Stoddard Avenue, being also along the East line of that certain tract of land described in said Missouri Warranty Deed, a distance of 57.92 feet, more or less, to a point 120 feet South (right) of the proposed centerline of said NW. Barry Road; thence North 89 degrees 50 minutes 40 seconds West along a line 120 feet South of and parallel with the proposed centerline of said NW. Barry Road, a distance of 40 feet, more or less, to a point 440 feet West of the Westerly right-of-way line of said North Stoddard Avenue, as measured perpendicular to the Westerly line thereof, being also a point on the West line of that certain tract of land described in said Missouri Warranty Deed; thence North 00 degrees 18 minutes 37 seconds East along a line 440 feet West of and parallel with the Westerly right-of-way line of said North Stoddard Avenue, being also along the West line of that certain tract of land described in said Missouri Warranty Deed, a distance of 57.92 to the Point of Beginning. Containing 1,940 net square feet, more or less.

EXCEPT the following described tract of land:

All that part of the Northwest Quarter of the Southeast Quarter of Section 12, Township 51 N., Range 34 W in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of said Quarter, Quarter Section; thence South 89 degrees 50 minutes 23 seconds East along the Northerly line of said Quarter, Quarter Section, a distance of 760.51 feet, more or less, to a point 440 feet West of the Westerly right-of-way line of North Stoddard Avenue, as now established, as measured perpendicular to the Westerly line thereof, said point being also the most North, Northwest corner of that certain tract of land described in the Missouri Warranty Deed, recorded as Document No. 37006 in Book 218 at Page 262 in the Office of the Recorder of Deeds in said County and State; thence South 00 degrees 18 minutes 37 seconds West along a line 440 feet West of and parallel with the Westerly right-of-way line of said North Stoddard Avenue, being also along the West line of that certain tract of land described in said Missouri Warranty Deed, a distance of 40 feet to a point on the Southerly right-of-way line of NW. Barry Road, as now established and the Point of Beginning of the tract of land to be herein described; thence South 89 degrees 50 minutes 23 seconds East along the Southerly right-of-way line of said NW. Barry Road, 40 feet South of and parallel with the Northerly line of said Quarter, Quarter Section, a distance of 40 feet, more or less, to a point 400 feet West of the of the Westerly right-of-way line of said North Stoddard Avenue, as measured perpendicular to the Westerly line thereof; being also a point on the East line of that certain tract of land described in said Missouri Warranty Deed; thence South 00 degrees 18 minutes 37 seconds West along a line 400 feet West of and parallel with the Westerly right-of-way line of said North Stoddard Avenue, being also along the East line of that certain tract of land described in said Missouri Warranty Deed, a distance of 9.43 feet, more or less, to a point 71.50 feet South (right) of the proposed centerline of said NW. Barry Road; thence North 89 degrees 50 minutes 40 seconds West along a line 71.50 feet South of and parallel with the proposed centerline of said NW. Barry Road, a distance of 40 feet, more or less, to a point 440 feet West of the Westerly right-of-way line of said North Stoddard Avenue, as measured perpendicular to the Westerly line thereof, being also a point on the West line of that certain tract of land described in said Missouri Warranty Deed; thence North 00 degrees 18 minutes 37 seconds East along a line 440 feet West of and parallel with the Westerly right-of-way line of said North Stoddard Avenue, being also along the West line of that certain tract of land described in said Missouri Warranty Deed, a distance of 9.43 to the Point of Beginning.

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EXHIBIT A

LEGALS FOR ORDINANCE NO. 051096

3. All that part of Lot 6, BARRY PARK PLAZA SIXTH PLAT, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 6, being also the Northeast corner Lot 4, BARRY PARK PLAZA FOURTH PLAT, a subdivision in said City, County and State, according to the recorded plat thereof and a point on the Southerly right-of-way line of NW. Barry Road, as now established 60 feet South of the Northerly line of the Southeast Quarter of Section 12, Township 51 N., Range 34 W.; thence South 89 degrees 50 minutes 23 seconds East (South 89 degrees 49 minutes 18 seconds East, Plat), along the North line of said Lot 6, being also along the Southerly right-of-way line of said NW. Barry Road, 60 feet South of and parallel with the Northerly line of the Southeast Quarter of said Section 12, a distance of 186.35 feet (201.55 feet, Plat), more or less, to the Northeast corner of said Lot 6, being also a point on the West line of Lot 3, BARRY PARK PLAZA THIRD PLAT, a subdivision in said City, County and State, according to the recorded plat thereof; thence South 00 degrees 24 minutes 08 seconds West (South 00 degrees 25 minutes 13 seconds, West, Plat), along the East line of said Lot 6, being also along the West line of said lot 3, a distance of 22.95 feet, more or less, to a point 105 feet South (right) of the proposed centerline of said NW. Barry Road; thence North 89 degrees 50 minutes 40 seconds West along a line 105 feet South of and parallel with the proposed centerline of said NW. Barry Road, a distance of 27.50 feet, more

or less, to a point 105 feet South (right) of the proposed centerline of said NW. Barry Road at Station 401+20; thence North 00 degrees 09 minutes 20 seconds East, perpendicular to the last described course, a distance of 15 feet, more or less, to a point 90 feet South (right) of the proposed centerline of said NW. Barry Road at Station 401+20; thence North 89 degrees 50 minutes 40 seconds West along a line 90 feet South of and parallel with the proposed centerline of said NW. Barry Road, a distance of 133.76 feet, more or less, to a point on the East line of the 25 feet wide access easement as shown across said Lot 6, BARRY PARK PLAZA SIXTH PLAT; thence South 00 degrees 10 minutes 10 seconds West (South 00 degrees 11 minutes 15 seconds West, Plat), along the East line of said 25 feet wide access easement, a distance of 5 feet, more or less, to a point 95 feet South (right) of the proposed centerline of said NW. Barry Road; thence North 89 degrees 50 minutes 40 seconds West along a line 95 feet South of and parallel with the proposed centerline of said NW. Barry Road, a distance of 25.00 feet, more or less, to a point on the West line of said Lot 6, being also a point on the East line of said Lot 4; thence North 00 degrees 10 minutes 10 seconds East (North 00 degrees 11 minutes 15 seconds East, Plat), along the West line of said Lot 6, being also along the East line of said Lot 4, a distance of 12.97 feet to the Point of Beginning. Containing 2,021 square feet, more or less.

Reference to Lot 3, BARRY PARK PLAZA THIRD PLAT and Lot 4, BARRY PARK PLAZA FOURTH PLAT, is for informational purposes only and no part of said Lots 3 or 4 is intended to be included as part of this description.

4. All that part of Lot 4, BARRY PARK PLAZA FOURTH PLAT, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 4, being also the Northwest corner of Lot 6, BARRY PARK PLAZA SIXTH PLAT, a subdivision in said City, County and State, according to the recorded plat thereof and a point on the Southerly right-of-way line of NW. Barry Road, as now established, 60 feet South of the Northerly line of the Southeast Quarter of Section 12, Township 51 N., Range 34 W.; thence South 00 degrees 10 minutes 10 seconds West (South 00 degrees 11 minutes 15 seconds West, Plat), along the East line of said 4, being also along the West line of said Lot 6, a distance of 12.97 feet, more or less, to a point 95 feet South (right) of the proposed centerline of said NW. Barry Road; thence North 89 degrees 50 minutes 40 seconds West along a line 95 feet South of and parallel with the proposed centerline of said NW. Barry Road, a distance of 170.87 feet, more or less, to a point on the Northwesterly line of said lot 4, being also a point on the Easterly right-of-way line of North Congress Avenue, as now established; thence Northeasterly and Easterly along the Northwesterly line of said Lot 4, being also along the Easterly right-of-way line of said North Congress Avenue, along a curve to the right, having an initial tangent bearing of North 28 degrees 53 minutes 46 seconds East, a radius of 25 feet and a central angle of 61 degrees 15 minutes 51 seconds, an arc length of 26.73 feet to a point on the Southerly right-of-way line of NW. Barry Road, C:\Documents and Settings\mlabuck\My Documents\CIMO PROJECTS FILE\PROJECT 8057 NW Barry Rd. 1B1 Congress to Stoddard\TR # 42 Park Place Prof Bldg\temp-constr-Tract-42-TCE.doc

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EXHIBIT A

LEGALS FOR ORDINANCE NO. 051096

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5. CONTAINING 15,517 square feet or 0.36 ACRES

ALL THAT PART OF THE PRIVATE OPEN AREA IN NORTH LAKES – FIRST PLAT, A SUBDIVISION IN PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7, SAID NORTH LAKES – FIRST PLAT, THENCE S34°08'13"W, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 235.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHEAST CORNER OF SAID PRIVATE OPEN AREA; THENCE N89°10'12"W, ALONG THE SOUTH LINE OF SAID PRIVATE OPEN AREA AND THE SOUTH LINE OF SAID PLAT OF NORTH LAKES – FIRST PLAT, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID PRIVATE OPEN AREA AND THE MOST SOUTHEASTERLY CORNER OF LOT 4, SAID NORTH LAKES – FIRST PLAT; THENCE N26°48'28"E, ALONG THE WEST LINE OF SAID PRIVATE OPEN AREA AND THE EAST LINES OF SAID LOT 4 AND LOT 5, SAID NORTH LAKES – FIRST PLAT, A DISTANCE OF 164.45 FEET TO THE SOUTHEAST CORNER OF LOT 6, SAID NORTH LAKES – FIRST PLAT; THENCE N25°16'15"E, CONTINUING ALONG SAID WEST LINE OF SAID PRIVATE OPEN AREA AND THE EAST LINE OF SAID LOT 6, A DISTANCE OF 101.13 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF NW 77TH STREET AS NOW ESTABLISHED; THENCE S56°10'12"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 81.20 FEET TO THE POINT OF BEGINNING.

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