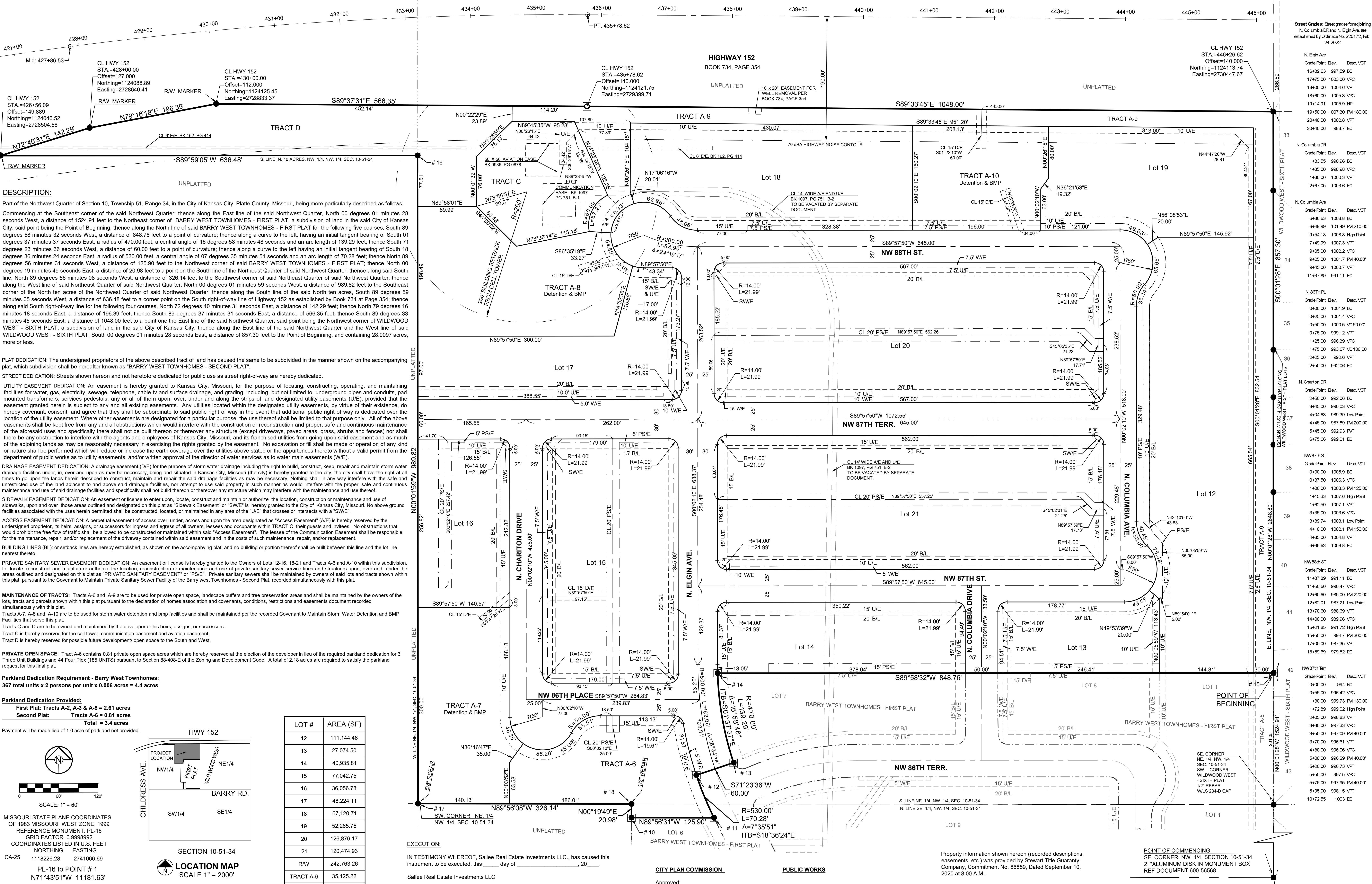


FINAL PLAT OF BARRY WEST TOWNHOMES - SECOND PLAT

PART OF THE NW 1/4 OF SEC. 10-51-34
IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

NE CORNER, NW 1/4, SECTION 10-51-34
NO MONUMENT RECOVERED, NO TRACE OF REFERENCE TIES
CALCULATED POSITION FROM, WILDWOOD WEST PLATS
REF DOCUMENT 600-43991



DESCRIPTION:
Part of the Northwest Quarter of Section 10, Township 51, Range 34, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows:
Commencing at the Southeast corner of the said Northwest Quarter; thence along the East line of the said Northwest Quarter, North 00 degrees 01 minutes 28 seconds West, a distance of 1524.91 feet to the Northeast corner of BARRY WEST TOWNHOMES - FIRST PLAT, a subdivision of land in the said City of Kansas City, said point being the Point of Beginning; thence along the North line of said BARRY WEST TOWNHOMES - FIRST PLAT for the following five courses, South 89 degrees 58 minutes 32 seconds West, a distance of 48.76 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 01 degrees 37 minutes 37 seconds East, a radius of 470.00 feet, a central angle of 16 degrees 58 minutes 48 seconds and an arc length of 139.29 feet; thence South 71 degrees 23 minutes 36 seconds West, a distance of 60.00 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of South 18 degrees 36 minutes 24 seconds East, a radius of 530.00 feet, a central angle of 07 degrees 35 minutes 51 seconds and an arc length of 70.28 feet; thence North 89 degrees 56 minutes 31 seconds West, a distance of 125.90 feet to the Northwest corner of said BARRY WEST TOWNHOMES - FIRST PLAT; thence North 00 degrees 19 minutes 49 seconds East, a distance of 20.98 feet to a point on the South line of the Northeast Quarter of said Northwest Quarter; thence along said South line, North 89 degrees 56 minutes 08 seconds West, a distance of 326.14 feet to the Southwest corner of said Northwest Quarter of said Northwest Quarter; thence along the West line of said Northwest Quarter of said Northwest Quarter, North 00 degrees 01 minutes 59 seconds West, a distance of 889.82 feet to the Southeast corner of the North ten acres of the said Northwest Quarter; thence along the South line of the said North ten acres, South 89 degrees 59 minutes 05 seconds West, a distance of 636.48 feet to a corner point on the South right-of-way line of Highway 152 as established by Book 734 at Page 354; thence along said South right-of-way line for the following four courses, North 72 degrees 40 minutes 31 seconds East, a distance of 142.29 feet; thence North 79 degrees 16 minutes 18 seconds East, a distance of 196.39 feet; thence South 89 degrees 37 minutes 31 seconds East, a distance of 566.35 feet; thence South 89 degrees 33 minutes 45 seconds East, a distance of 1048.00 feet to a point on the East line of the said Northwest Quarter, said point being the Northwest corner of WILDWOOD WEST - SIXTH PLAT, a subdivision of land in the said City of Kansas City; thence along the East line of the said Northwest Quarter and the West line of said WILDWOOD WEST - SIXTH PLAT, South 00 degrees 01 minutes 28 seconds East, a distance of 857.30 feet to the Point of Beginning, and containing 28.9097 acres, more or less.

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 "BARRY WEST TOWNHOMES - SECOND PLAT".
STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

UTILITY 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, sewerage, 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 services as to water main easements (W/E).

DRAINAGE EASEMENT DEDICATION: A drainage easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over and upon as may be necessary, being and situated in Kansas City, Missouri (the city) is hereby granted to the city, the city shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

SIDEWALK EASEMENT DEDICATION: An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of sidewalks, upon and over those areas outlined and designated on this plat as "Sidewalk Easement" or "SWE" is hereby granted to the City of Kansas City, Missouri. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "U/E" that crosses or intersects with a "SWE".

ACCESS EASEMENT DEDICATION: A perpetual easement of access over, under, across and upon the area designated as "Access Easement" (A/E) is hereby reserved by the undersigned proprietor, its heirs, assigns, or successors for ingress and egress of all owners, lessees and occupants within TRACT C, their guests and invitees. No obstructions that would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Access Easement". The lessee of the Communication Easement shall be responsible for the maintenance, repair, and/or replacement of the driveway contained within said easement and in the costs of such maintenance, repair, and/or replacement.

BUILDING LINES (BL) or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

PRIVATE SANITARY SEWER EASEMENT DEDICATION: An easement or license is hereby granted to the Owners of Lots 12-16, 18-21 and Tracts A-6 and A-10 within this subdivision, to locate, reconstruct and maintain or authorize the location, reconstruction or maintenance and use of private sanitary sewer service lines and structures upon, over and under the areas outlined and designated on this plat as "PRIVATE SANITARY EASEMENT" or "PSE". Private sanitary sewers shall be maintained by owners of said lots and tracts shown within this plat, pursuant to the Covenant to Maintain Private Sanitary Sewer Facility of the Barry west Townhomes - Second Plat, recorded simultaneously with this plat.

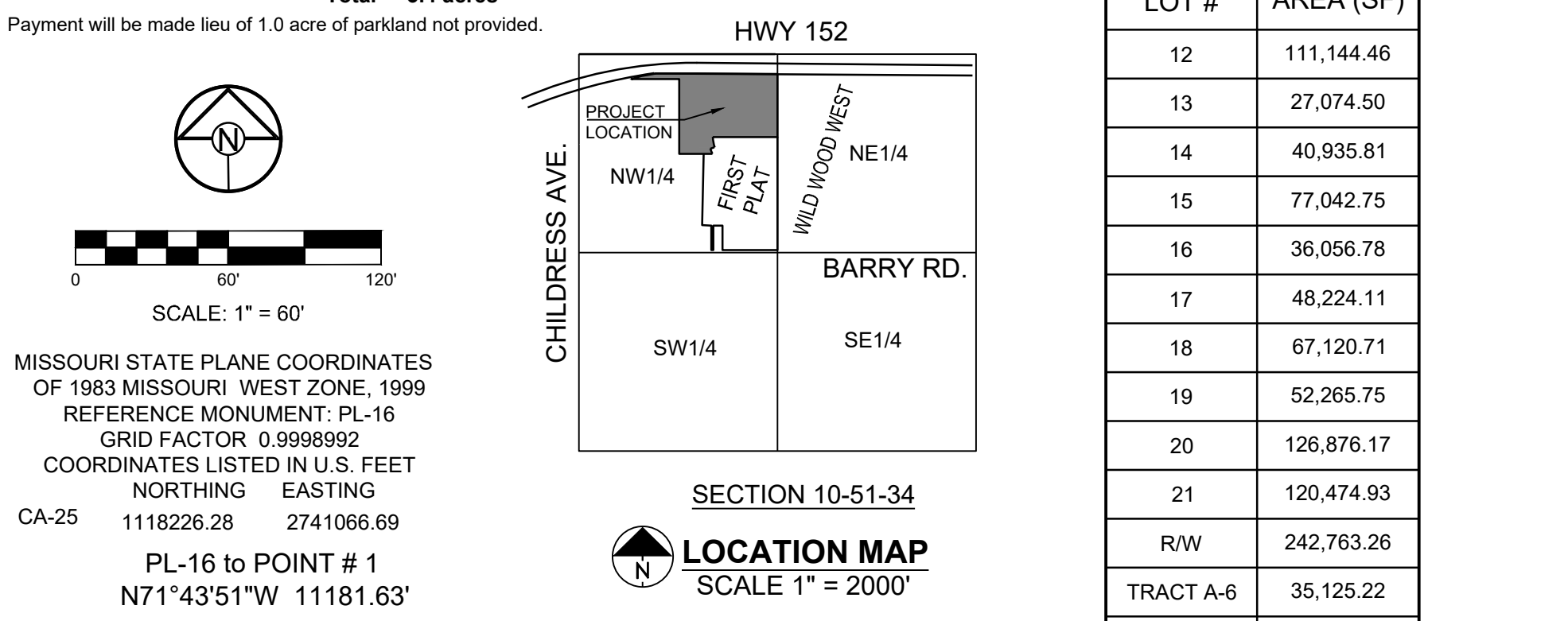
MAINTENANCE OF TRACTS: Tracts A-6 and A-9 are to be used for private open space, landscape buffers and tree preservation areas and shall be maintained by the owners of the lots, tracts and parcels shown within this plat pursuant to the declaration of homes association and covenants, conditions, restrictions and easements document recorded simultaneously with this plat.
Tracts A-7, A-8 and A-10 are to be used for storm water detention and bmp facilities and shall be maintained per the recorded Covenant to Maintain Storm Water Detention and BMP Facilities that serve this plat.
Tracts C and D are to be owned and maintained by the developer or his heirs, assigns, or successors.
Tract C is hereby reserved for the cell tower, communication easement and aviation easement.
Tract D is hereby reserved for possible future development/ open space to the South and West.

PRIVATE OPEN SPACE: Tract A-6 contains 0.81 private open space acres which are hereby reserved at the election of the developer in lieu of the required parkland dedication for 3 Three Unit Buildings and 44 Four Plex (185 UNITS) pursuant to Section 88-408-E of the Zoning and Development Code. A total of 2.18 acres are required to satisfy the parkland requirement for this final plat.

Parkland Dedication Requirement - Barry West Townhomes:
367 total units x 2 persons per unit x 0.006 acres = 4.4 acres

Parkland Dedication Provided:
First Plat: Tracts A-2, A-3 & A-5 = 2.61 acres
Second Plat: Tracts A-6 = 0.81 acres
Total = 3.4 acres

Payment will be made lieu of 1.0 acre of parkland not provided.



LOT #	AREA (SF)
12	111,144.46
13	27,074.50
14	40,935.81
15	77,042.75
16	36,056.78
17	48,224.11
18	67,120.71
19	52,265.75
20	126,876.17
21	120,474.93
R/W	242,763.26
TRACT A-6	35,125.22
TRACT A-7	42,694.11
TRACT A-8	52,313.58
TRACT A-9	62,938.91
TRACT A-10	32,286.38
TRACT C	28,854.91
TRACT D	55,115.05

EXECUTION:
IN TESTIMONY WHEREOF, Sallee Real Estate Investments LLC., has caused this instrument to be executed, this _____ day of _____, 20____.
Sallee Real Estate Investments LLC
By: R. Tyler Sallee, _____
ACKNOWLEDGMENT:
STATE OF _____)
COUNTY OF _____) ss.
BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State came R. Tyler Sallee, who personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person duly acknowledged the execution of same to be the act and deed of said company.
Notary Public
My Commission Expires: _____

CITY PLAN COMMISSION
Approved: _____
PUBLIC WORKS
Director: Michael Shaw, 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. _____ duly authenticated as passed this _____ day of _____, 20____.
Mayor: Quinton Lucas
City Clerk: Marilyn Sanders

Property information shown hereon (recorded descriptions, easements, etc.) was provided by Stewart Title Guaranty Company, Commitment No. 86859, Dated September 10, 2020 at 8:00 A.M.

SURVEYORS NOTES:
1. Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. 1/2" rebar with caps will be set as shown and at all lot corners. Curbs are notched at the prolongation of each interior lot line.

DEVELOPER:
SALLEE REAL ESTATE INVESTMENTS, LLC
3730 NE TROOD DRIVE
LEE'S SUMMIT, MO 64064

POINT OF COMMENCING
SE CORNER, NW 1/4, SECTION 10-51-34
2" ALUMINUM DISK IN MONUMENT BOX
REF DOCUMENT 600-56568

**FINAL PLAT OF
BARRY WEST TOWNHOMES
- SECOND PLAT**

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14020 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003800-F #LAC2001005237 #LS2002008859-F

DATE 08-25-2022
DRAWN BY JMT
CHECKED BY SCH
PROJ. NO. 21-205
SHEET NO. 1