City Planning Commission Recommended Approval Subject to Conditions Case No: CLD-FnPlat-2022-00002

Reference Source of the subject property is Doc. No. 2021029713, Doc. No.

Jed A.M. Baughman, Missouri PLS-2014020708

RIC MO CLS-2011003572

jbaughman@ric-consult.com

2021029714, Doc. No. 2021029715, Doc. No. 2021029716, Doc. No. 2021029717, Doc. No. 2021029718, Doc. No. 2021029719, Doc. No.

2021029720, Doc. No. 2021029721, Doc. No. 2021029722 & Doc. No.

2021029723 of the Clay County Missouri Recorder of Deeds.

Hearing Date: 02-15-2022

NW 80TH ST

LOCATION MAP

SECTION 10-51-33

Scale 1" = 2000'

FINAL PLAT

BARRY ROAD CAR WASH

A REPLAT OF LOTS 1 THRU 5, BLOCK 2, ORIGINAL TOWN OF BARRY, ALONG WITH ALL THAT PART OF LOT 1, KCPL NORTHLAND SERVICE CENTER, SUBDIVISIONS IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

DESCRIPTION NORTHWEST BARRY ROAD (EASTBOUND) All that part of Lots 1 thru 5, Block 2, ORIGINAL TOWN OF BARRY, along with all that part of Lot 1, KCPL NORTHLAND SERVICE CENTER, subdivisions in Kansas City, Clay County, Missouri, being more particularly described by Jed A.M. Baughman, PLS No. 2014020708 of Renaissance Infrastructure Consulting, Inc. as Commencing at the Northwest corner of Lot 1, KCPL NORTHLAND SERVICE CENTER, SECOND PLAT, a subdivision in said Kansas City, Clay County, Missouri; thence South 89°23'37" East, a distance of 85.77 feet to a J-BK. 1668, PG. 358 TO BE VACATED BY SEPARATE DOCUMENT point on the Southerly prolongation of the West line of Lot 1, Block 2, said ORIGINAL TOWN OF BARRY, said point being the Point of Beginning of the tract of land herein described; thence North 00°18'01" East, along said S. LINE. NORTHWEST BARRY RD R/W BK. 1668, PG. 356 West line and its Southerly prolongation, a distance of 195.08 feet to a point on the South right-of-way line of NW S. LINE, NORTHWEST BARRY RD R/W TO BE VACATED BY SEPARATE DOCUMENT -BK. 3005, PG. 257 & BK. 3005, PG. 260 & BK. 3005, PG. 263 √-BK. 1668, PG. 354 Barry Road, as now established; thence North 89°54'27" East, along said South right-of-way line, a distance of BK. 3005, PG. 255 TO BE VACATED BY SEPARATE DOCUMENT BK. 3005, PG. 266 & BK. 3005, PG. 269 & BK. 3005, PG. 272 N89°54'27"E 390.01' 390.01 feet to a point on the West line of said Lot 1, KCPL NORTHLAND SERVICE CENTER; thence South 00°10'16" West, along said East line, a distance of 293.19 feet; thence North 89°29'44" West, continuing along said East line, a distance of 50.00 feet to the Northeast corner of said Lot 1, KCPL NORTHLAND SERVICE BK. 3155, PG. 193 CENTER, SECOND PLAT; thence North 89°29'43" West, along the North line of said Lot 1, a distance of 38.55 feet; thence North 11°34'51" West, continuing along said North line, a distance of 97.17 feet; thence North 89°25'37" West, continuing along said North line, a distance of 282.11 feet to the Point of Beginning, containing TO BE VACATED BY SEPARATE DOCUMENT 86,356 square feet, or 1.982 acres, more or less. **DEDICATION** TO BE VACATED BY SEPARATE DOCUMENT BK. 3041, PG. 872 BK. 3005, PG. 257 BK. 3041, PG. 874 PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to KCPL INGRESS ESMT. BK. 3005, PG. 260 ►BK. 3052, PG. 556 be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "BARRY BK. 3005, PG. 263 √BK. 1882, PG. 190 BK. 3052, PG. 558 BK. 3005, PG. 266 CAR WASH" BK. 3052, PG. 560 BK. 3005, PG. 269 BK. 3052, PG. 562 BK. 3005, PG. 272 The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all TO BE VACATED BY SEPARATE DOCUMENT land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat. 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. FLOOD PLAIN: The subject property is located in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain according to the Jackson County, Missouri and Incorporated Areas 86,356 S.F. Flood Insurance Rate Map (FIRM), Number 29095C0126G, effective January 20, 2017. OWNER of described property: BETTER WASH AT BARRY ROAD LLC In testimony whereof, the undersigned owner(s) has/have hereunto set their hand(s) this Better Wash at Barry Road LLC, В́К. 3057, PG. 894 STATE OF ____ TO BE VACATED BY SEPARATE DOCUMENT COUNTY OF 2021 before me personally appeared the above persons, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said county and state the day and year last written above. `─STREAM BUFFER ~ FND 5/8" IRONBAR S89°23'37"E Notary public _____ ~W/ CAP MARKED LS 2057 POINT OF COMMENCEMENT -POINT OF BEGINNING N89°25'37"W 282.11' My commission expires: FND 5/8" IRONBAR SW COR., TRACT OF LAND KCPL NORTHLAND SERVICE CENTER, BK. 2660, PG. 952 W/ CAP MARKED LS 2057 SECOND PLAT FND 5/8" IRONBAR W/ LOT 1 CITY PLAN COMMISSION: PUBLIC WORKS: CAP MARKED LS 2057 KCPL NORTHLAND SERVICE CENTER, SECOND PLAT Sherri K. McIntyre, P.E., Director LEGEND: Plat Corners (State Plane Coords in US Survey Feet) ● FOUND 1/2" REBAR WITH RIC CITY COUNCIL MOCLS2011003572 KSCLS234 CAP Point # Northing UNLESS OTHERWISE NOTED This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by 1121155.15 2760378.54 A/E ACCESS EASEMENT D/E DRAINAGE EASEMENT Ordinance No. _____ duly authenticated as passed this ___ day of ___ BK. 3155, PG. 193, 1121350.23 2760379.56 SL/E SLOPE EASEMENT 1121350.86 2760769.57 2760768.69 1121056.36 Quinton Lucas, Mayor Marilyn Sanders, City Clerk 1121056.80 2760718.69 1121057.14 I hereby certify that this Subdivision Plat is based upon an actual field survey 2760680.14 performed by me or under my direct supervision during January 2021, and that said 1121152.33 2760660.63 survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, rural type property, as established by the Missouri Board for Architects, Basis of Bearings: North 89°25'37" West, along the North line of Lot 1, KCPL Professional Engineers, Professional Land Surveyors and Professional Landscape NORTHLAND SERVICE CENTER, SECOND PLAT as determined by GPS Architects and the Department of Agriculture Land Survey Program of the State of □ NW 1/4 observations, referenced to the Missouri State Plane Coordinate System, West FND 5/8" IRONBAR W/ CAP MARKED MASSMANN FND 5/8" IRONBAR Zone (NAD 83). **CLOSURE CALCULATIONS:** N89°29'43"W 38.55' √_⑤ N89°29'44"W 50.00' Precision, 1 part in: 403288.612' BARRY ROAD CAR WASH Error distance: 0.003' Error direction: N64°05'23"E ETHAN'S GLEN FIRST PLAT Perimeter: 1347.42' Prepared For: NORTHPOINT DEVELOPMENT All bearings and distances shown on this plat are platted and measured unless ETHAN'S GLEN FIRST PLAT 4825 NW 41st St, Suite 500 otherwise noted.

Riverside, MO (816) 888-7380

Date of Preparation:

Kansas City, Kansas 66103

www.ric-consult.com

October 18, 2021