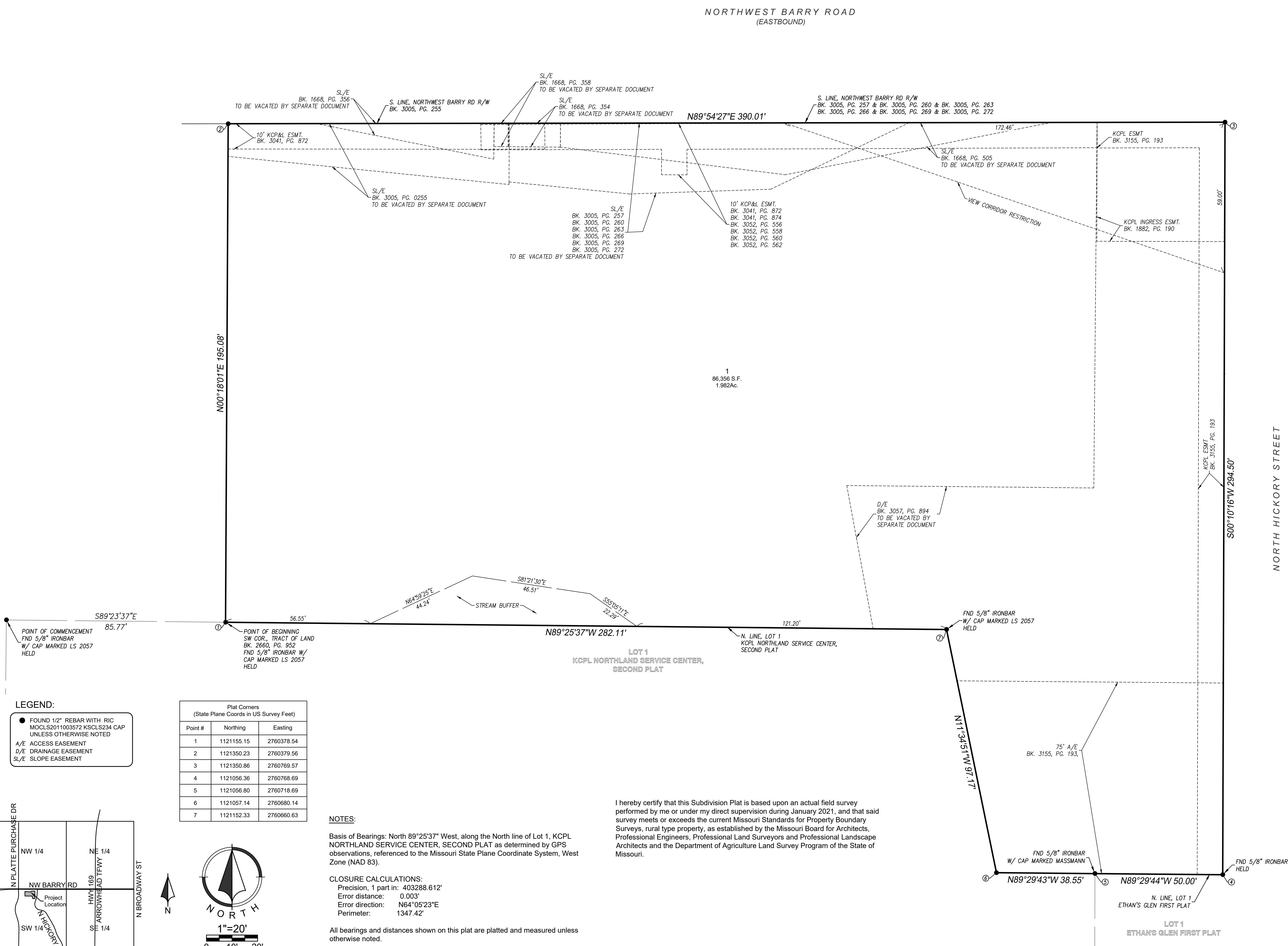


FINAL PLAT

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

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 follows:

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 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 West line and its Southerly prolongation, a distance of 195.08 feet to a point on the South right-of-way line of NW Barry Road, as now established; thence North 89°54'27" East, along said South right-of-way line, a distance of 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 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 86,356 square feet, or 1.982 acres, more or less.

DEDICATION

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "BARRY CAR WASH"

The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all 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 Flood Insurance Rate Map (FIRM), Number 29095C0126G, effective January 20, 2017.

Execution:

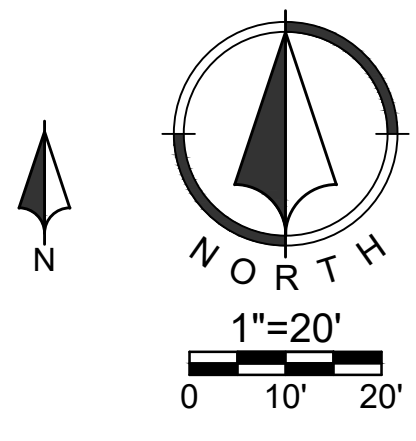
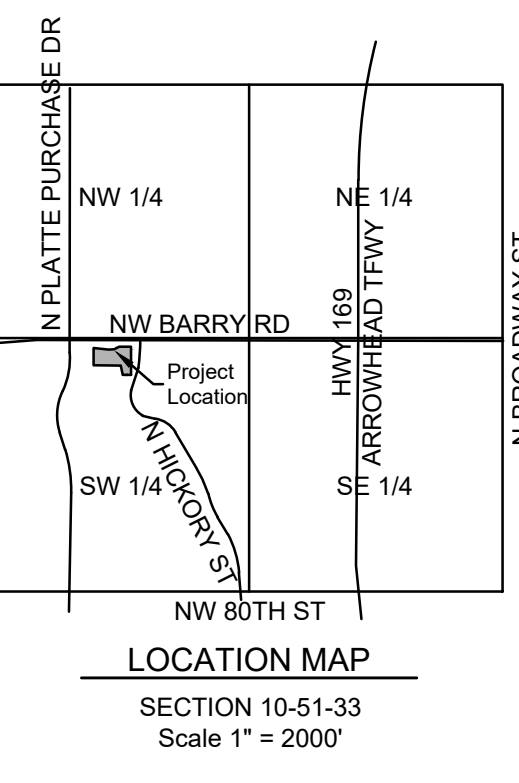
OWNER of described property: BETTER WASH AT BARRY ROAD LLC
 In testimony whereof, the undersigned owner(s) has/have hereunto set their hand(s) this _____ day of _____, 2021.

Better Wash at Barry Road LLC, _____
 STATE OF _____)
 COUNTY OF _____) ss
 On this _____ day 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 free act and deed.

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.

Notary public: _____
 My commission expires: _____
 CITY PLAN COMMISSION: _____ PUBLIC WORKS: _____
 Approved: _____
 Sherri K. McIntyre, P.E., Director

CITY 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__.
 Quinton Lucas, Mayor _____ Marilyn Sanders, City Clerk _____



Jed A.M. Baughman, Missouri PLS-2014020708
 RIC MO CLS-2011003572
 jbaughman@ric-consult.com

BARRY ROAD CAR WASH

Prepared For:
 NORTHPOINT DEVELOPMENT
 4825 NW 41st St, Suite 500
 Riverside, MO
 (816) 888-7380

Date of Preparation:
 October 18, 2021

**Renaissance
Infrastructure
Consulting**

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