Clay County, Missouri
Land Survey Document

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S36988
S36988

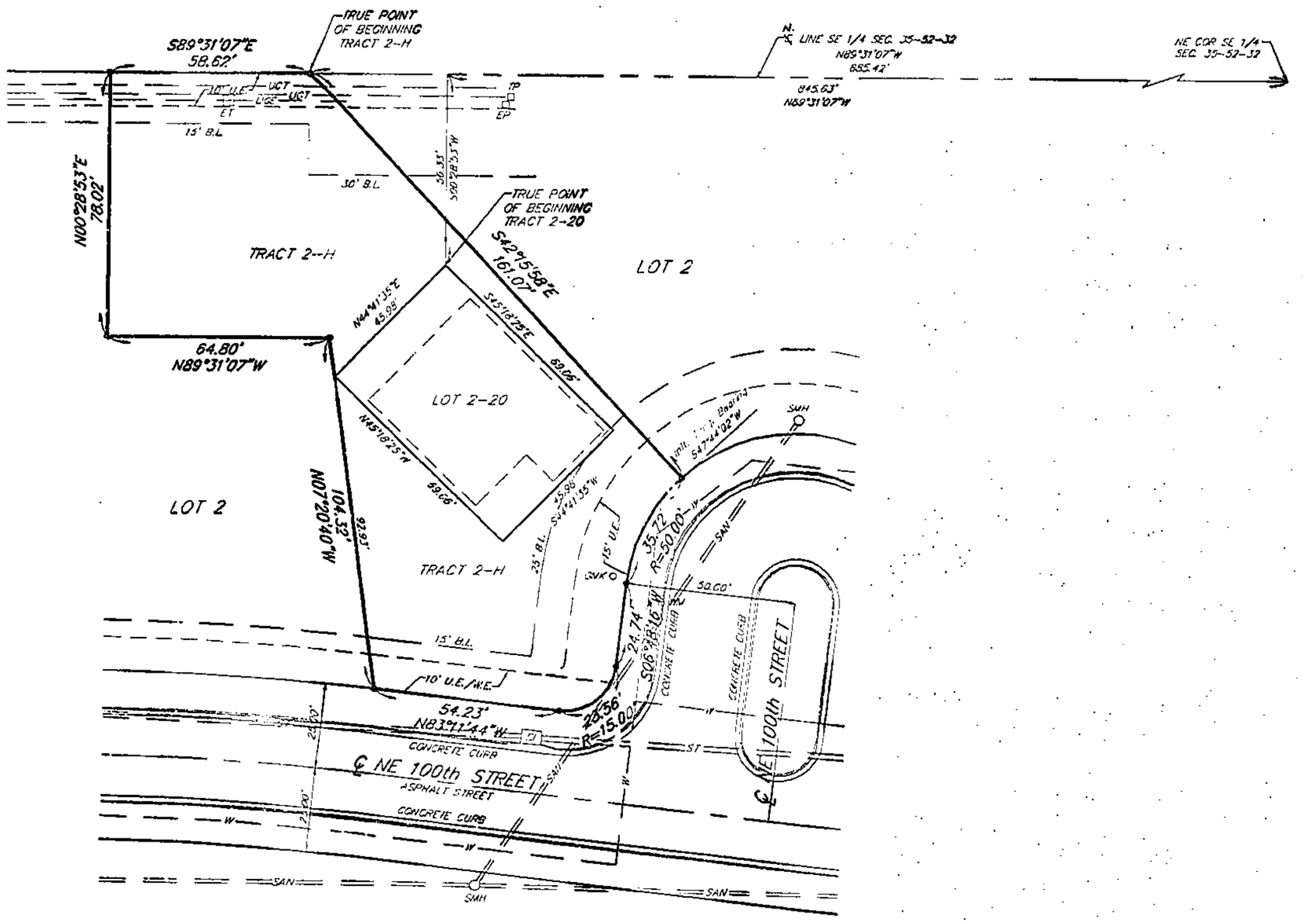
STATE OF MO.
CLAY COUNTY

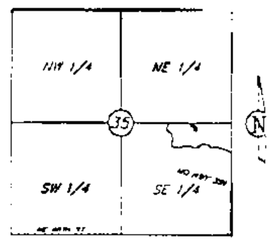
CERTIFICATE OF SURVEY

LOT 2-20 AND TRACT 2-H

BARRINGTON RIDGE – FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI





LOCATION MAP
Sec. 35, Twp. 52 N, Rge. 32 W
(N.T.S.)

LEGEND

ET – TRANSFORMER	O – CURB INLET
EP – ELECTRIC PEDESTAL	GMK – GAS LINE MARKER
TP – TELEPHONE PEDESTAL	SMH – SANITARY MANHOLE
—UCT— UNDERGROUND TELEPHONE	—W— WATER LINE
—UGE— UNDERGROUND ELECTRIC	—ST— STORM SEWER
—LCT— UNDERGROUND CABLE TV	—SAN— SANITARY SEWER

B.L. – BUILDING LINE
U.E. – UTILITY EASEMENT
W.E. – WATER EASEMENT
● – SET 1/2" BAR

Lot 2-20

All that part of Lot 2, BARRINGTON RIDGE– FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 35, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast Corner of the Southeast Quarter of said Section 35; thence North 89°31'07" West, along the North line of said Southeast Quarter, 855.42 feet; thence South 00°28'53" West, 36.33 feet to the True Point of Beginning of the tract to be herein described; thence South 42°15'58" East, 89.06 feet; thence South 44°41'35" West, 45.98 feet; thence North 45°18'25" West, 85.08 feet; thence North 44°41'35" East, 45.98 feet to the True Point of Beginning. Containing 3,175 square feet, more or less. To be known as Lot 2-20, BARRINGTON RIDGE – FIRST PLAT.

Tract 2-H

All that part of Lot 2, BARRINGTON RIDGE– FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 35, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast Corner of the Southeast Quarter of said Section 35; thence North 89°31'07" West, along the North line of said Southeast Quarter, 855.42 feet to the True Point of Beginning of the tract to be herein described; thence South 42°15'58" East, 161.07 feet to a point on the Northerly right-of-way line of NE 100th Street, as now established; thence Southerly, along said right-of-way line, on a curve to the left, having an initial tangent bearing of South 42°44'02" West and a radius of 50.00 feet, an arc distance of 35.72 feet; thence South 06°48'16" West, along said right-of-way line, 24.74 feet; thence Southwesterly, along said right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, an arc distance of 23.56 feet; thence North 83°11'44" West, along said right-of-way line, 54.23 feet; thence North 07°20'40" West, 104.32 feet; thence North 55°18'25" West, 88.80 feet; thence North 00°28'53" East, 78.02 feet to a point on the North line of said Southeast Quarter; thence South 89°31'07" East, along said North line, 58.62 feet to the True Point of Beginning. Except the following described tract of land: All that part of Lot 2, BARRINGTON RIDGE– FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 35, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast Corner of the Southeast Quarter of said Section 35; thence North 89°31'07" West, along the North line of said Southeast Quarter, 845.63 feet; thence South 00°28'53" West, 56.33 feet to the True Point of Beginning of the tract to be herein described; thence South 42°15'25" East, 69.06 feet; thence South 44°41'35" West, 45.98 feet; thence North 45°18'25" West, 84.08 feet; thence North 44°41'35" East, 45.98 feet to the True Point of Beginning. Containing 12,726 square feet, more or less. To be known as Tract 2-H, BARRINGTON RIDGE – FIRST PLAT.

IN WITNESS WHEREOF: LIGGETT CONSTRUCTION, INC., a Missouri Corporation, has by the Authority of its Board of Directors caused this instrument to be executed by its President this 31st day of November, 2003.

LIGGETT CONSTRUCTION, INC.
a Missouri Corporation

Terry D. Liggett, President

STATE OF Missouri
COUNTY OF Platte } ss

Be it remembered that on this 31st day of November, 2003 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Terry D. Liggett, to me personally known, who being by me duly sworn, did say that he is President of Liggett Construction, Inc., and that said instrument was signed in behalf of said corporation by the authority of its Board of Directors and that said Terry D. Liggett, acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Notary Public

My Commission Expires:

W. BURNS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Aug. 23, 2005

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION

SCALE
0' 20' 40'
SCALE: 1"=20'

I HEREBY CERTIFY that the Lot Split 031103 of the BARRINGTON RIDGE – FIRST PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.

11-03-03
Date

W. James Schone
W. James Schone PLS #1631

John F. Luljen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
3300 N. St. Clair Ave.
Kansas City, Missouri 64161
Phone: 816-587-4300
Fax: 816-587-1393

DATE: 10-28-03 | JOB No.: 03374 | File Name: BRTSPLIT

J:\SURVEY\BARRINGTON\BRTSPLIT