Clay County, Missouri
Land Survey Document

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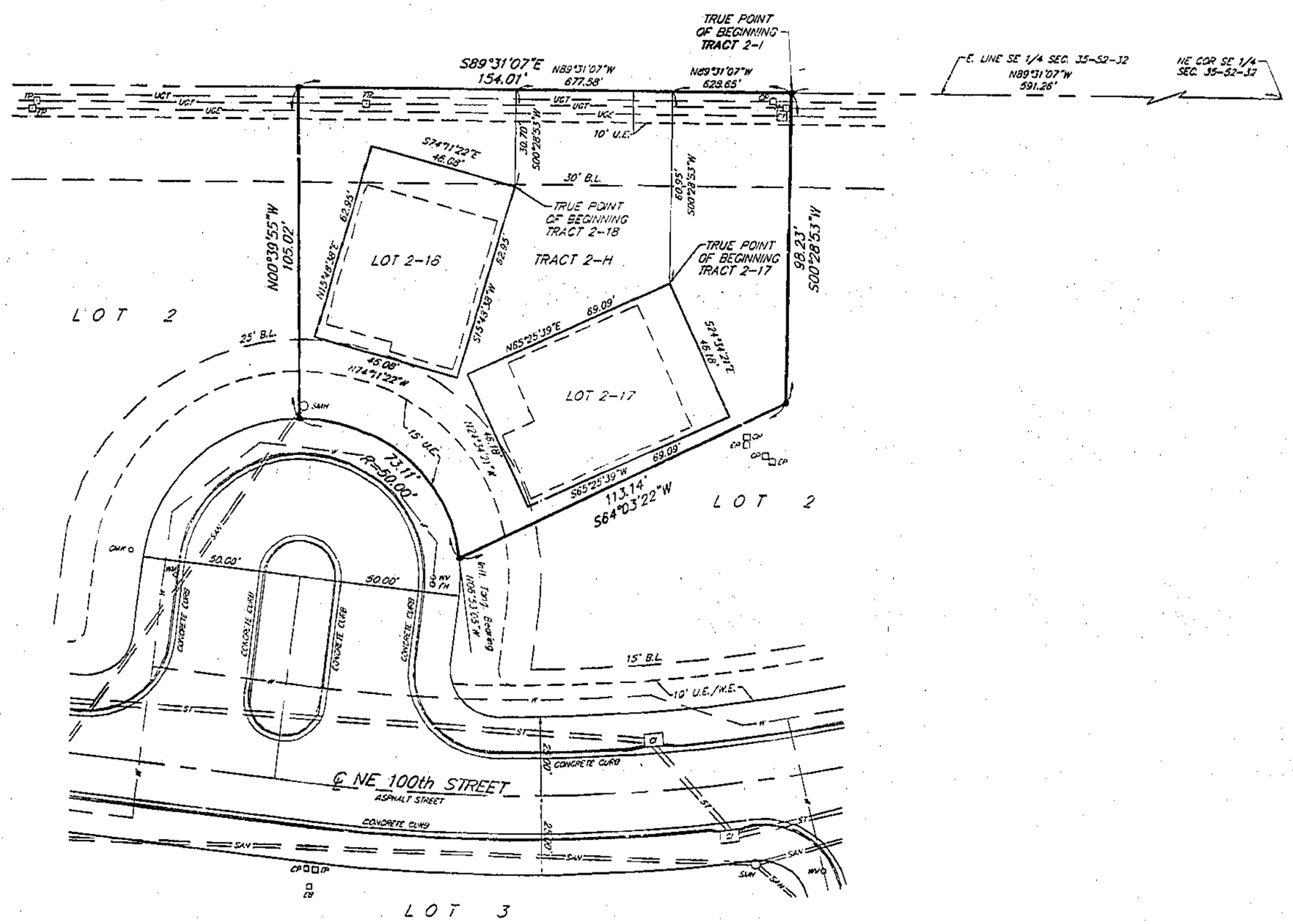
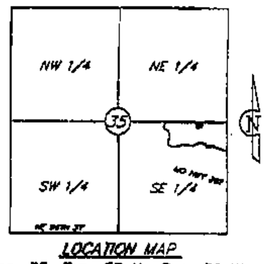
STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTR. RECD
2004 JAN 12 P 1:59
Cab F Sev
RECORD I. SEVIER
RECORDER OF DEEDS
by Jessica Jones
Deputy

S47019

CERTIFICATE OF SURVEY

LOTS 2–17 & 2–18 AND TRACT 2–I
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

WM – WATER METER	EB – ELECTRIC BOX
WV – WATER VALVE	EP – ELECTRIC PEDESTAL
FH – FIRE HYDRANT	CI – CURB INLET
TP – TELEPHONE PEDESTAL	SMH – SANITARY MANHOLE
CP – CABLE TV PEDESTAL	GMK – GAS LINE MARKER
ET – TRANSFORMER	

—UGT— UNDERGROUND TELEPHONE
—UGE— UNDERGROUND ELECTRIC
—UCT— UNDERGROUND CABLE TV
—W— WATER LINE
—ST— STORM SEWER
—SAN— SANITARY SEWER

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

LOT 2–17

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 00°31'07" West, along the North line of said Southeast Quarter 628.65 feet; thence South 00°28'53" West, 60.93 feet to the True Point of Beginning of the tract to be herein described; thence South 34°34'21" East, 46.18 feet; thence South 65°25'39" West, 69.09 feet; thence North 34°34'21" West, 46.18 feet; thence North 65°25'39" East, 69.09 feet to the True Point of Beginning. Containing 3,191 square feet, more or less.

LOT 2–18

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, 677.58 feet; thence South 00°28'53" West, 30.70 feet to the True Point of Beginning of the tract to be herein described; thence South 15°46'38" West, 62.95 feet; thence North 74°11'22" West, 46.08 feet; thence North 15°46'38" East, 62.95 feet; thence South 74°11'22" East, 46.08 feet to the True Point of Beginning. Containing 2,901 square feet, more or less.

TRACT 2–I

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, 591.26 feet to the True Point of Beginning of the tract to be herein described; thence South 00°28'53" West 90.23 feet; thence South 64°03'22" West, 113.14 feet to a point on the Northerly right-of-way line of Northeast 100th Street, as now established; thence Northerly and Westerly along said Northerly right-of-way line, on a curve to the left, having an initial tangent bearing of North 16°53'02" West and a radius of 50.00 feet, an arc distance of 73.11 feet; thence North 00°39'55" West, 105.02 feet to a point on the North line of said Southeast Quarter; thence South 89°31'07" East, along said North line, 134.01 feet to the True Point of Beginning. Except the following described tracts 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: 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 628.65 feet; thence South 00°28'53" West, 60.93 feet to the True Point of Beginning of the tract to be herein described; thence South 34°34'21" East, 46.18 feet; thence South 65°25'39" West, 69.09 feet; thence North 34°34'21" West, 46.18 feet; thence North 65°25'39" East, 69.09 feet to the True Point of Beginning. 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, 677.58 feet; thence South 00°28'53" West, 30.70 feet to the True Point of Beginning of the tract to be herein described; thence South 15°46'38" West, 62.95 feet; thence North 74°11'22" West, 46.08 feet; thence North 15°46'38" East, 62.95 feet; thence South 74°11'22" East, 46.08 feet to the True Point of Beginning.

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 _____ day of _____, 2004.

LIGGETT CONSTRUCTION, INC.
a Missouri Corporation

Terry D. Liggett, President

STATE OF Missouri
COUNTY OF Platte } ss

Be it remembered that on this _____ day of _____, 2004, 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, acknowledges 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: _____

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

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary
By
File No. S-03127 Date 1/7/04

Cab. F
12/4/03 JDM

I HEREBY CERTIFY that the Lot Split 03139 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 platting of subdivisions to the best of my professional knowledge and belief.

1-08-04
Date

John Sakuma PLS #2689

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

John E. Tuttjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
3300 N. Ash Ave.
Kansas City, Missouri 64161
Phone: 816-587-4300
Fax: 816-587-1370

DATE: 01-02-04 | Job No.– 03432 | File Name–BR1SPLIT

J:\SURVEY\BARRICTON\BR1SPLIT