Clay County, Missouri
Land Survey Document

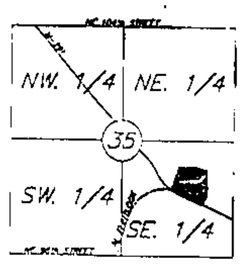
http://www.ClayCoGov.com

S65333

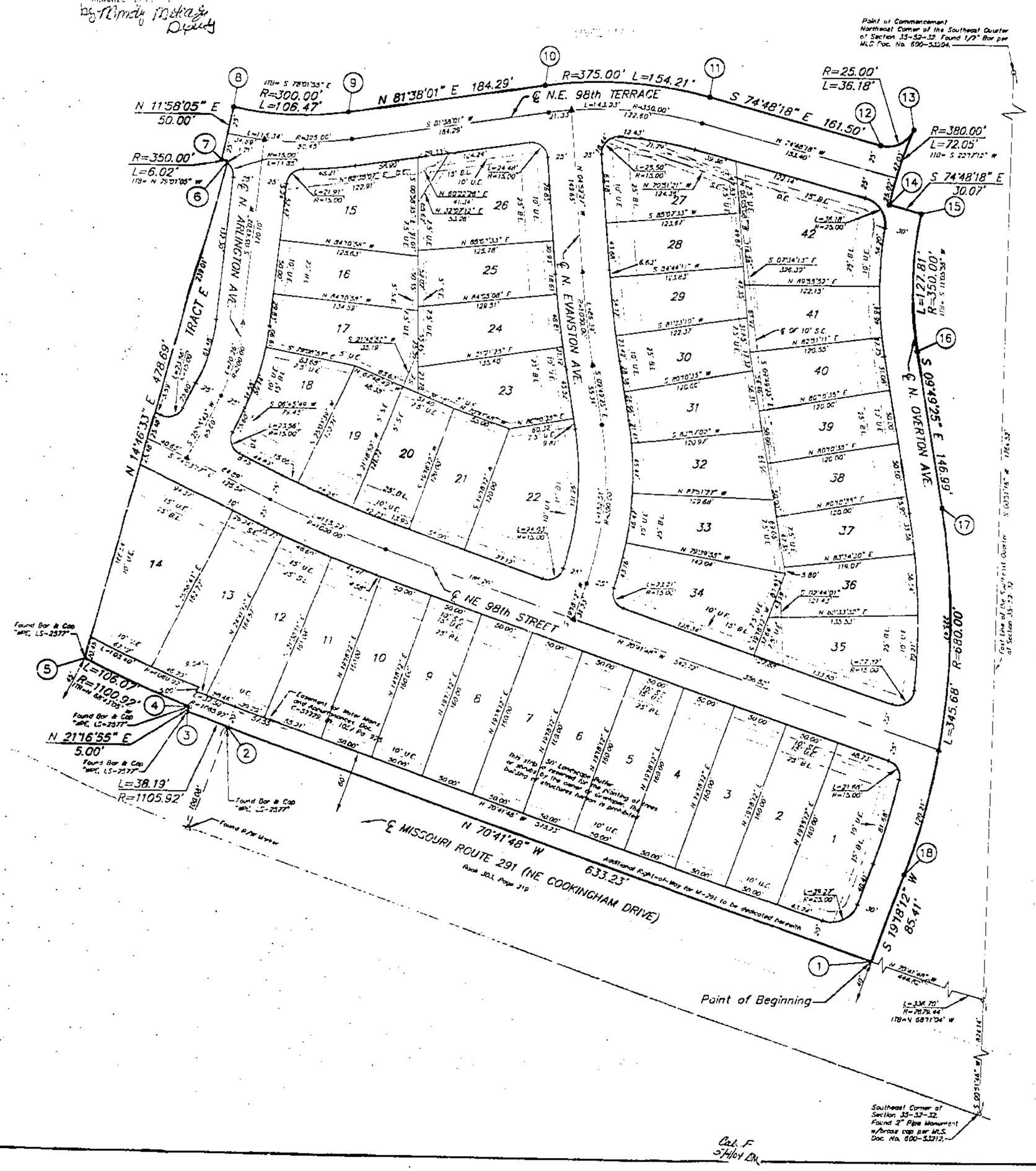
STATE OF MO
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
2004 APR 20 P 3:15
BOOK 4449 F PAGE 100
INDEX
RECORDER
By Mindy Mehaffy Deputy

THE ESTATES AT BARRINGTON WOODS

A Subdivision in Kansas City, Clay County, Missouri



SECTION LOCATION
Sec. 35, Twp. 52, Rge. 32
(Not to Scale)



LEGEND

- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement
- W.E. = Water Main Easement
- Δ Denotes Existing Permanent Monument
- ▲ Denotes Permanent Monument to be Set after Street Construction
- C Denotes Found Existing Bar
- ● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2377

N

SCALE: 1"=50'
0 5' 25' 50' 100'

BOUNDARY DESCRIPTION:

A tract of land in the Southeast Quarter of Section 35, Township 52, Range 32, Kansas City, Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of said Southeast Quarter;
Thence South 0°51'46" West, along the East line of said Southeast Quarter, a distance of 1746.52 feet to a point on the Northerly right-of-way line of Missouri Route 291, as now established;
Thence northwesterly, along said Northerly right-of-way line, on a curve to the left, having an initial tangent bearing of North 68°11'04" West, a radius of 7679.44 feet, an arc distance of 336.70 feet to a point of tangency;
Thence North 70°41'48" West, along said Northerly right-of-way line, a distance of 444.82 feet to the Point of Beginning;
Thence continuing North 70°41'48" West, along said Northerly right-of-way line, a distance of 633.23 feet to a point of curve;
Thence Northwesterly, along said Northerly right-of-way line, along a curve to the right, to which the preceding course is tangent, having a radius of 1105.92 feet, an arc distance of 38.19 feet;
Thence North 21°16'55" East, along said Northerly right-of-way line, a distance of 5.00 feet;
Thence Northwesterly, along said Northerly right-of-way line, on a curve to the right, having an initial tangent bearing of North 68°43'05" West, a radius of 1100.92 feet, an arc distance of 106.07 feet;
Thence departing said Northerly right-of-way line, North 14°46'33" East, a distance of 478.69 feet;
Thence Westerly, along a curve to the left, having an initial tangent bearing of North 79°01'05" West, a radius of 350.00 feet, an arc distance of 6.02 feet;
Thence North 11°58'05" East, 50.00 feet to a point on a curve having a radius of 300.00 feet;
Thence Easterly along said curve to the left, with an initial tangent bearing of South 78°01'55" East, an arc distance of 106.47 feet to a point of tangency;
Thence North 81°38'01" East, 184.29 feet to a point of curvature;
Thence along said curve to the right, with a radius of 375.00 feet, an arc distance of 154.21 feet to a point of tangency;
Thence South 74°48'18" East, 161.50 feet to a point of curvature;
Thence along said curve to the left, with a radius of 25.00 feet, an arc distance of 36.18 feet to a point on a curve having a radius of 380.00 feet;
Thence Southerly along said curve to the left, with an initial tangent bearing of South 22°17'12" West, an arc distance of 72.05 feet;
Thence South 74°48'18" East, a distance of 30.07 feet;
Thence Southerly along a curve to the left, having an initial tangent bearing of South 11°05'56" West, a radius of 350.00 feet, an arc distance of 127.81 feet to a point of tangency;
Thence South 09°49'25" East, along a line tangent to the preceding course, a distance of 146.99 feet to a point of curve;
Thence Southerly along a curve to the right, to which the preceding course is tangent, having a radius of 680.00 feet, an arc distance of 345.68 feet to a point of tangency;
Thence South 19°18'12" West, along a line tangent to the preceding course, a distance of 85.41 feet to the Point of Beginning.

Containing 10.96 Acres, more or less.

RESTRICTED ACCESS: There shall be no rights of direct vehicular access onto Missouri Route 291 from Lots 1 through 14, inclusive.

NOTE:

There is an easement granted by Benita D. Esterly, widow of Joseph B. Esterly (grantor) to Robert S. Fouse and Dora M. Fouse, husband and wife (grantees), their heirs and assigns, in the Missouri Warranty Deed filed December 6, 1955 with the Clay County Recorder, in Book 557, at Page 145, which reads as follows:
"Together with an easement for water rights to the spring located on the premises retained by the grantor, but in consideration of the granting of said easement, the grantees herein do hereby assume and agree to pay the maintenance costs in connection with said spring."

This surveyed parcel appears to part of "the premises retained by the grantor." The Surveyor was unable to locate either the spring noted above, or any signs of access from the parcel benefited in this easement onto the surveyed property. The location and extent of this easement are undetermined by this survey.

SURVEYOR'S CERTIFICATION: I hereby certify that the Plat of THE ESTATES AT BARRINGTON WOODS subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for an Urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI
ERIC A. RAMER
LS-2577
REGISTERED LAND SURVEYOR

3-15-04

Eric A. Ramer, MO LS No. 2577

Signature and stamp in purple ink indicates an original signed copy by this Surveyor, any other color is not an original copy.

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE1@SWBELL.NET

FINAL PLAT
THE ESTATES AT BARRINGTON WOODS
SE 1/4 OF SEC. 35, TWP. 52, RGE. 32
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS			
PRV	DESCRIPTION	DATE	

JOB NO.	3103
SCALE:	NOTED
DATE:	03/24/03
DRAFTER:	JAN/CNS
CHKD:	B.P.
SHEET NO.	1 of 2