Clay County, Missouri
Land Survey Document

THE ESTATES AT BARRINGTON WOODS
A Subdivision in Kansas City, Clay County, Missouri

STREET GRADES

LOCATION	ELEV.	V.C.T.
N. OVERTON AVE.		
℄ of M-291 Hwy.	302.70	None
60' N. of ℄ of M-291 Hwy.	301.49	None
325' N. of ℄ of M-291 Hwy.	298.76	30'
950' N. of ℄ of M-291 Hwy.	284.44	300'
1250' N. of ℄ of M-291 Hwy.	298.68	None
NE 98th PLACE		
℄ of N. Evanston Ave.	299.58	None
40' W. of ℄ of N. Evanston Ave.	298.78	15'
250' W. of ℄ of N. Evanston Ave.	304.00	50'
700' W. of ℄ of N. Evanston Ave.	299.50	35'
784.18' W. of ℄ of N. Overton Ave.	300.77	None
N. EVANSTON AVE.		
℄ of NE 98th Street	302.93	None
150' N. of ℄ of NE 98th Street	299.93	50'
350' N. of ℄ of NE 98th Street	287.75	None
415' N. of ℄ of NE 98th Street	283.00	15'
℄ of NE 98th Terrace	283.62	None
N. ARLINGTON AVE.		
℄ of NE 98th Street	300.16	None
30' N. of ℄ of NE 98th Street	299.56	15'
150' N. of ℄ of NE 98th Street	293.12	None
275' N. of ℄ of NE 98th Street	286.87	15'
℄ of NE 98th Terrace	297.49	None
NE 98th TERRACE		
℄ of N. Evanston Ave.	285.40	None
321.52' W. of ℄ of N. Evanston Ave.	282.71	100'
556.97' W. of ℄ of N. Evanston Ave.	288.04	None

STATE PLANE COORDINATES

PT. NO.	NORTHING	EASTING
1	344,390.437	853,644.884
2	344,454.233	853,462.744
3	344,458.260	853,451.828
4	344,459.689	853,452.381
5	344,472.854	853,422.870
6	344,613.921	853,460.078
7	344,614.287	853,458.279
8	344,629.194	853,461.439
9	344,628.180	853,493.702
10	344,636.352	853,549.270
11	344,633.573	853,595.855
12	344,620.672	853,643.355
13	344,625.135	853,652.402
14	344,604.151	853,646.045
15	344,601.748	853,654.890
16	344,563.014	853,654.459
17	344,518.874	853,662.102
18	344,415.006	853,653.450

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°48'19" 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 10.58 Acres, more or less

STATE PLANE TRAVERSE TABLE

FROM	NORTHING	EASTING	BEARING	DISTANCE (Grid Meters)	TO
CEER	342,948.489	854,401.799	N 07°01'30" E	1146.772	TP-1
TP-1	344,088.852	854,542.051	N 72°41'39" W	544.843	TP-2
TP-2	344,448.728	854,021.873	N 68°44'27" W	267.210	TP-3
TP-3	344,345.615	853,772.847	N 70°41'48" W	135.588	P.O.B.

All bearings and coordinates shown on this plat are based on the Missouri State Plane Coordinate System (NAD 1983) West Zone, using a combined grid factor of 0.9998982. The coordinates are listed in meters.

DEDICATION: The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as THE ESTATES AT BARRINGTON WOODS.

LANDSCAPE BUFFER ZONE: This strip is reserved for the planting of trees or shrubs by the owner or developer. The building of structures hereon is prohibited.

STREETS: The streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES: Building setback lines are hereby established as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the street line.

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated Utility Easement (U.E.), provided that the easement granted herein is subject to any and all existing easements. Where other Easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above Easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said Easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the Easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to Utility Easements and/or the Director of Water Services as to Water Main Easements.

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 Services 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.

UNDESIRABLE NOISE LEVELS: The area described herein lies adjacent to Missouri Route 291 as such, such development may be subject to desirable noise levels due to traffic generation. Appropriate measures should be taken through acoustical site planning and/or acoustical construction to reduce the impact of undesirable noise levels.

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

MONEY IN LIEU OF PARKLAND: The developer elects to pay The City of Kansas City, Missouri, a sum of $11,987.62 in lieu of required Parkland Dedicating for 42 Single Family Units pursuant to Section 66-128, Code of General Ordinances, as amended.

TRACT B: is a landscaping tract and shall be maintained by the Barrington Woods Homeowners Association as described in the Declaration of Restrictions recorded simultaneously with this plat.

Tract B within Barrington Ridge First Plat is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to Covenant to Maintain Storm Water Detention Facility Plat of The Estates At Barrington Woods, recorded simultaneously with this plat.

IN WITNESS WHEREOF: MCBRIDE & SON HOMES KANSAS CITY, LLC, a Missouri Limited Liability Company, licensed to do business in the State of Missouri, has caused these presents to be executed this 15th day of March 2004.

MCBRIDE & SON HOMES KANSAS CITY, LLC, A MISSOURI LIMITED LIABILITY COMPANY

By: McBRIDE & SON HOMES, INC., Managing Member

By: James R. Piper, Sr., Vice President

State of Missouri }
County of St. Louis } s.s.

Be it remembered that on this 15th day of March 2004 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came James R. Piper, Sr., to me personally known, who being by me duly sworn, did say that he is the Vice President of McBRIDE & SON HOMES, INC., a Missouri Corporation, and that said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors and acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

My Commission Expires: December 26, 2006

Notary Public

City Plan Commission

Approved June 14, 2003

Chairman
Charles F. Myers

Assistant Secretary
Virginia L. Dean

Public Works Department

City Engineer
Stanley J. Harris, P.E.

Acting Director
Stanley J. Harris, P.E.

City Council

This is to certify that the within plat was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. ______ duly authenticated as passed this ______ day of March.

Mayor
Kay Barnes

City Clerk
Millie M. Crossland

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 accepted 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.

3-12-04

ERIC A. RAVER, 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 110
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-0712
WPEI@SWBELL.NET

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

REV.	REVISIONS DESCRIPTION	DATE

JOB NO. 3103
SCALE: NOTED
DATE: 03/24/03
DRAFTER: JAN/CNS
CHK'D: B.P.
SHEET NO. 2 of 2

http://www.ClayCoGov.com