Clay County, Missouri
Land Survey Document

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S83397

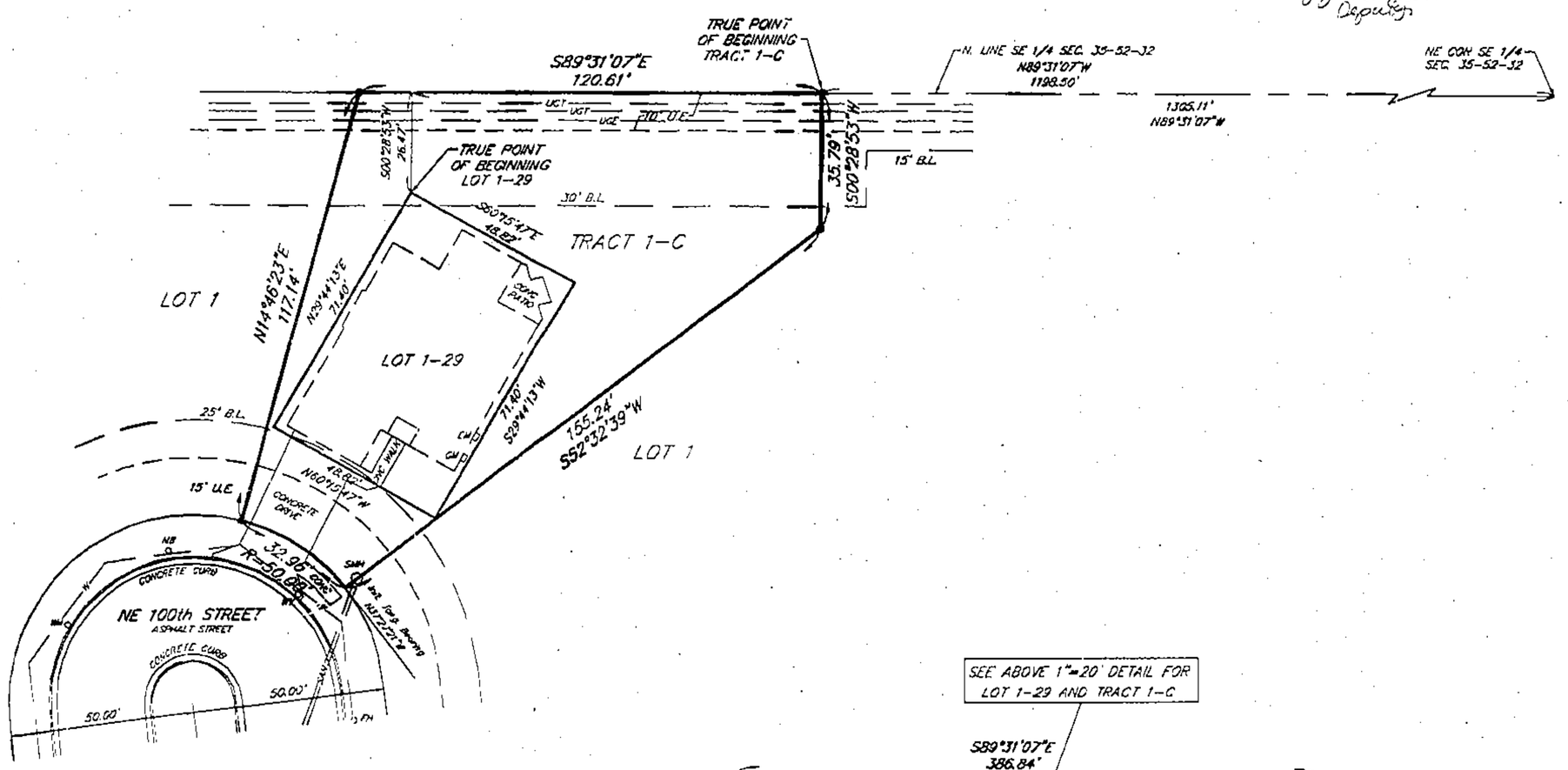
STATE OF MO
CLAY COUNTY
2004 JUL 20 1 8:03 P
Book 134
by Jessica Gann
Deputy

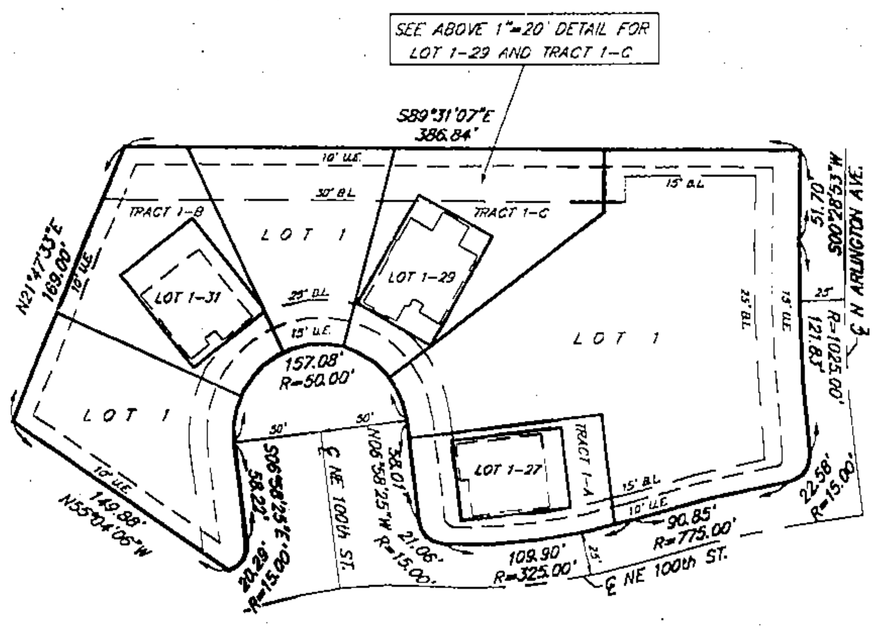
CERTIFICATE OF SURVEY

LOT 1–29 AND TRACT 1–C

BARRINGTON RIDGE – FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI





Lot 1–29

All that part of Lot 1, 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, 1305.11 feet; thence South 00°28'53" West, 26.47 feet to the True Point of Beginning of the tract to be herein described; thence South 60°15'47" East, 48.82 feet; thence South 29°44'13" West, 71.40 feet; thence North 60°15'47" West, 48.82 feet; thence North 29°44'13" East, 71.40 feet to the True Point of Beginning. Containing 3,486 square feet, more or less. To be known as Lot 1–29, BARRINGTON RIDGE – FIRST PLAT.

Tract 1–C

All that part of Lot 1, 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 1198.50 feet to the True Point of Beginning of the tract to be herein described; thence South 00°28'53" West, 35.79 feet; thence South 52°32'39" West, 155.24 feet to a point on the Northerly right–of–way line of NE 100th Street, as now established; thence Westerly, along said Northerly right–of–way line on a curve to the left, having an initial tangent bearing of North 37°27'21" West and a radius of 50.00 feet, an arc distance of 32.96 feet; thence North 14°46'23" East, 117.14 feet to a point on the North line of said Southeast Quarter; thence South 89° 31'07" East, along said North line, 120.61 feet to the True Point of Beginning. Except the following described tract of land: All that part of Lot 1, 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, 1305.11 feet; thence South 00°28'53" West, 26.47 feet to the True Point of Beginning of the tract to be herein described; thence South 60°15'47" East, 48.82 feet; thence South 29°44'13" West, 71.40 feet; thence North 60°15'47" West, 48.82 feet; thence North 29°44'13" East, 71.40 feet to the True Point of Beginning. Containing 6,354 square feet, more or less. To be known as Tract 1–C, BARRINGTON RIDGE – FIRST PLAT.

IN WITNESS WHEREOF: DENNIS KOLKA, a single person, has caused these presents to be executed this 22nd day of June 2004.

Dennis Kolka

Dennis Kolka – a single person

STATE OF Missouri } SS:
COUNTY OF Clay }

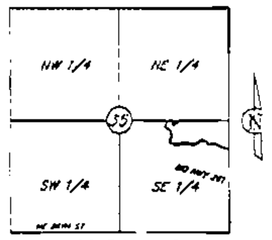
On this 22nd day of June, 20 04, before me appeared DENNIS KOLKA, who declared himself to be single and unmarried, to me known to be the person described in and who executed the foregoing instrument; and acknowledged that he executed the same as his free act and deed.

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

RENEE L. BAASH
Notary Public - Notary Seal
State of Missouri
Clay County
My Commission Expires: July 23, 2007

Notary Public

My Commission Expires: April 03, 2007



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

LEGEND

WM – WATER METER	EM – ELECTRIC METER
WV – WATER VALVE	GM – GAS METER
FH – FIRE HYDRANT	SMH – SANITARY MANHOLE
MB – MAILBOX	● – SET 1/2" BAR

B.L. – BUILDING LINE
U.E. – UTILITY EASEMENT

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

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
7/8/04

N

SCALE
0' 50' 100'

SCALE: 1"=50'

I HEREBY CERTIFY, that the Lot Split 04A3 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.

6-28-04
Date

W. James Sykes – PLS #2080

John L. Tuljen & Associates, Inc.
Civil Engineers – Land Surveyors
Landscape Architects
6300 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-1330
Fax: 816-587-1380

DATE: 06-22-04 | Job No.– 04312 | File Name–BR1SPLIT

J:\SURVEY\BARNGTON\BR1SPLIT