Clay County, Missouri
Land Survey Document

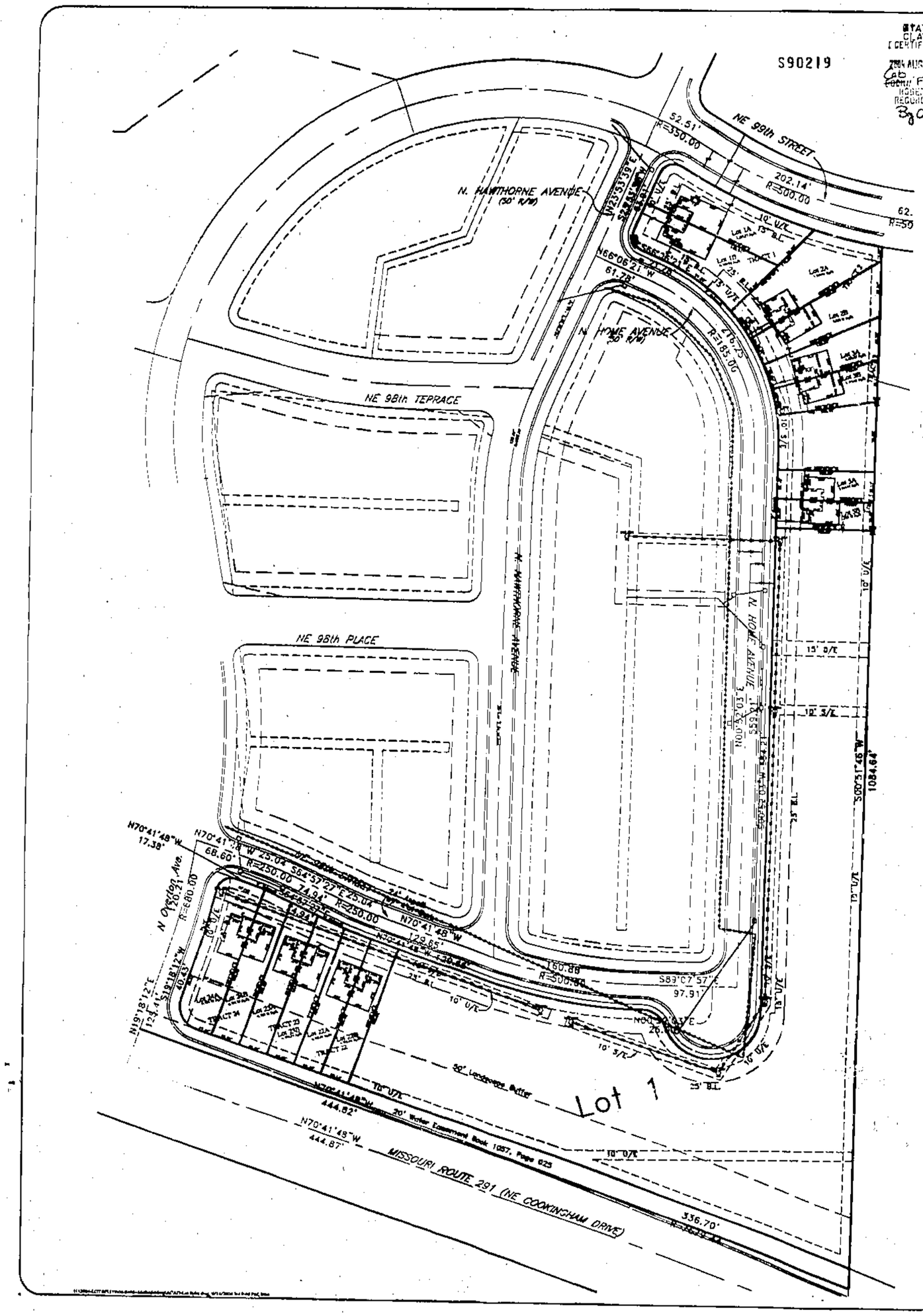
http://www.ClayCoGov.com

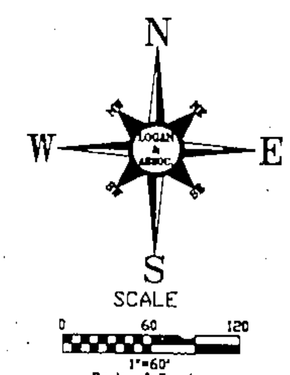
STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
2004 AUG 24 A 9:13 P
Book F Page 142
ROBERT L. SPIVEY
RECORDER OF DEEDS
By Charlene Carter
Deputy

S90219

CERTIFICATE OF SURVEY

Tracts 22-24,1-3 & 5 of Lot 1, The Village at Barrington Woods, A subdivision in Kansas City, Clay County, Missouri Section 35, Township 52N, Range 32W





Basis of Bearings
Bearings shown hereon are based on the recorded plat of The Village at Barrington Woods

Legend

- Sanitary Sewer manhole
- Curb Inlet
- Electric Box
- Set 1/2" Rebar w/cap LS 3520
- SS — Sanitary Sewer Line
- ST — Storm Sewer Line
- W — Water Line
- CC Set Curb Cut at prolongation of property line

SURVEYOR'S GENERAL NOTES:

1). Information shown on this survey was taken from Transcon Title Commitment No. L210331-O Dated April 20, 2004

2). This tract of land does not lie within a Regulatory Floodplain.

3). Utility locations shown are scaled from maps provided by the various utility companies or maps provided by the client. If any construction or excavation is to be done in the area, it is the contractor's responsibility to call the MISSOURI ONE CALL SYSTEM (MISSOURI DIG RITE) (1-800-344-7483) for utility locations prior to any construction or excavation.

4). Curb cuts were set at the prolongation of the lot lines.

5). Lot Split No. 0446

IN TESTIMONY WHEREOF:
McBride & Son Homes Kansas City, LLC., a Missouri Corporation has caused these presents to be Executed this 19 day of August 2004.

McBride & Son Homes Kansas City, LLC.

Justin Honey President — Seal

State of Missouri)
)ss
County of Clay,)

Be it remembered on this 19 day of August, 2004, before me, a notary public in and for the County and State last above written, came Justin Honey, President of McBride & Son Homes Kansas City, LLC., a Missouri Corporation, to me personally known to be the same person, who signed and acknowledged the foregoing instrument as their free act and deed.

IN WITNESS WHEREOF:
I have hereunto set my hand and affixed my notarial seal at my office on the day and year last above written.

My Commission Expires: 11-27-05

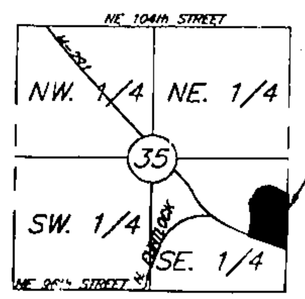
MY COMMISSION EXPIRES NOVEMBER 22, 2005 — Notary Public

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.

RESTRICTED ACCESS:
There shall be no rights of direct vehicular access onto Missouri Route 291 from Lot 1.

UNDESIRABLE NOISE LEVELS:
The area described herein lies adjacent to Missouri Route 291 as such, such development may be subject to undesirable 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.

APPROVED
NO PLAT REQUIRED
City Planning Commission
Date 8-23-04



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

8-14-04 revised per city comments JWS
8-6-04 revised per city comments SHE
7-21-04 revised per city comments WJS

THIS SURVEY PREPARED FOR:
McBride & Son
8800 Ralph Street, Suite 100
Pleasant Valley, Missouri 64068

Certificate of Survey
Tracts 22-24, 1, 2, 3 & 5 of Lot 1

THE VILLAGE AT BARRINGTON WOODS
KANSAS CITY, CLAY COUNTY, MISSOURI

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY: That the accompanying survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Surveys, to the best of my professional information, knowledge and belief.

STATE OF MISSOURI — JAMES W. SCHEIDT — NUMBER LS-2003 — Date 8-19-04

LOGAN & ASSOCIATES, INC.
Professional Engineers
Professional Land Surveyors
8697 Royal, Suite A
Pleasant Valley, Missouri 64068
(816) 781-7626
Fax (816) 781-7633

Job No: 04-0498
File: 04-0498.dwg
Scale: 1"=20'
Drawn By: WJS Date: 5-20-04
Check By: SHE Date: 5-20-04

Sheet No. 1 OF 3