Clay County, Missouri
Land Survey Document

BARRINGTON RIDGE–SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

PROPERTY DESCRIPTION:

A tract of land in the Southeast Quarter of Section 35, Township 52 North, Range 32 West of the Fifth Principal Meridian, in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°31'07" West, along the North line of said Southeast Quarter, 1474.32 feet to the Northwest corner of "BARRINGTON RIDGE – FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri, said corner also being the True Point of Beginning of the tract to be herein described; thence continuing North 89°31'07" West, along said North line, 633.46 feet; thence South 00°22'12" West, 40.83 feet; thence South 02°04'53" East, 153.77 feet; thence South 87°15'26" West 71.07 feet to a point on the Northeasterly right of way line of Missouri Highway 291, as now established; thence South 23°00'48" East, along said right-of-way line, 54.22 feet; thence Southeasterly along said right of way line, on a curve to the left, tangent to the last described course, having a radius of 1105.92 feet, a central angle of 18°59'43" and an arc length of 366.64 feet; thence departing said right-of-way line, North 14°46'33" East, 234.30 feet; thence South 72°03'27" East, 377.00 feet; thence North 14°45'33" East, 113.69 feet; thence Westerly along a curve to the right, having an initial tangent bearing of North 79°01'05" West, a radius of 350.00 feet, a central angle of 0°59'03" and an arc length of 6.02 feet; thence North 11°58'03" East, 50.00 feet; thence Easterly on a curve to the left, having an initial tangent bearing of South 78°01'57" East, a radius of 300.00 feet, a central angle of 20°20'12" and an arc length of 106.47 feet; thence North 81°38'01" East, 184.29 feet; thence Easterly on curve to the right, tangent to the last described course, having a radius of 375.00 feet, a central angle of 23°33'41" and an arc length of 154.21 feet; thence South 74°48'18" East, 161.50 feet; thence Northeasterly on a curve to the left, tangent to the last described course, having a radius of 25.00 feet, a central angle of 82°54'50" and an arc length of 36.18 feet; thence Northeasterly on a curve to the right, having a common tangent with the last described course, a radius of 350.00 feet, a central angle of 48°[illegible]'32" and an arc length of 319.18 feet to a point on the Southerly line of said "BARRINGTON RIDGE – FIRST PLAT"; thence North 74°43'54" West along said Southerly line, 155.98 feet; thence South 53°25'23" West along said Southerly line, 162.73 feet; thence North 8°39'27" West along said Southerly line, 103.19 feet; thence North 71°14'43" West along said Southerly line, 85.32 feet; thence North 89°39'27" West along said Southerly line, 121.58 feet; thence South 71°45'2[illegible]" West, along said Southerly line, 105.13 feet; thence South 89°15'24" West along said Southerly line, 131.76 feet; thence North 62°42'15" West along said Southerly line, 93.73 feet to the Southwest corner of said "BARRINGTON RIDGE – FIRST PLAT"; thence North 04°57'58" East along the West line of said "BARRINGTON RIDGE – FIRST PLAT", 35.62 feet; thence North 46°08'18" East along said West line, 47.95 feet; thence North 12°48'07" West along said West line, 120.88 feet; thence North 19°29'13" West along said West line, 50.00 feet; thence North 55°04'06" West along said West line, 149.89 feet, thence North 21°47'33" East, 169.00 feet to the True Point of Beginning. Containing 16.12 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

BARRINGTON RIDGE–SECOND PLAT

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, and 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 of 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 therefor 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.

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

BUILDING LINES: Building lines or 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.

NO ACCESS: No direct vehicular access shall be allowed from Lot 4 onto Missouri Highway 291.

TRACT I: Tract I (1.50 acres) is hereby reserved as a Storm Detention Facility and shall be maintained by the Barrington Ridge Homes Association as described in the Covenant to Maintain Storm Water Detention Facility recorded with this plat.

LANDSCAPE BUFFER: Landscape buffer is hereby reserved for the planting of trees and shrubs by the owner or developer. The building of structures thereon is prohibited.

PARKLAND DEDICATION: The developer elects to pay the City of Kansas City, Missouri, the sum of Sixteen Thousand Two Hundred Sixty and 92/100 Dollars ($16,260.92) in lieu of required park land dedication for Fifty-seven (57) single-family units pursuant to Section 66.128, Code of Ordinances, as amended.

FUTURE SUBDIVISIONS: Lots or tracts established by this plat may be further subdivided by application for lot split or minor subdivision as defined in Chapter 66, subdivisions, code of ordinances, and as described in the Community Unit Project Plan approved by Ordinance 021391 passed December 5, 2002. Provided building walls or openings on or adjacent to property lines shall be constructed with appropriate fire-resistive ratings as required by Chapter 18, Kansas City Building and Rehabilitation Code, Code of Ordinances.

IN WITNESS WHEREOF: MCBRIDE AND SON HOMES LAND DEVELOPMENT, INC, a Missouri corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 17th day of March, 2006

MCBRIDE AND SON HOMES LAND DEVELOPMENT, INC

By: ______________________
Jeff Berger, Secretary

STATE OF Missouri)
COUNTY OF Platte) SS

Be it remembered that on this 17th day of March, 2006, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jeff Berger to me personally known, who being by me duly sworn, did say that he is Secretary of MCBRIDE AND SON HOMES LAND DEVELOPMENT, INC, and that said instrument was signed in behalf of said corporation and that said Jeff Berger acknowledged 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 in the date herein last above written.

My Commission Expires: ______________________ (Notary Public - State of Missouri, Commissioned in Clay County, My Commission Expires August 16, 2008)

____
Notary Public

CITY PLAN COMMISSION

Approved: May 4, 2004

____
Chairman
Charles F. Myers

____
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

____
City Engineer
Stanley J. Harris, P.E.

____
Director
Stanley J. Harris, P.E.

COUNCIL

This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No. 060161 duly authenticated as passed this 2nd day of February, 2006.

____
Mayor
Kay Barnes

____
City Clerk
Millie M. Crossland

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
NE 98TH TERRACE/N OXFORD AVENUE		
586.72 Feet Northwesterly of the Centerline of N Crescent Court	270.00	------
113.29 Feet Easterly of the Centerline of N Crescent Court	290.36	125.00'
252.63 Feet Easterly of the Centerline of N Crescent Court	283.04	------
NE 100TH STREET/N CRESCENT COURT		
Centerline of NE 98th Terrace	295.97	------
50.00 Feet Northerly of the Centerline of NE 98th Terrace	285.93	25.00'
400.00 Feet Northerly of the Centerline of NE 98th Terrace	264.94	140.00'
540.00 Feet Northerly of the Centerline of NE 98th Terrace	268.85	------

This plat and survey of BARRINGTON RIDGE–SECOND PLAT were executed by John F. Lutjen & Associates, Inc., 6350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of BARRINGTON RIDGE–SECOND 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.

Signed ______________________
Jason S. Roudebush Mo. P.L.S. 2002014092

LUTJEN

Lutjen, Inc.

DATE: 3-16-06 | JOB NO. 04016 | FILE: BR2-FINAL PLAT

http://www.ClayCoGov.com