Clay County, Missouri
Land Survey Document

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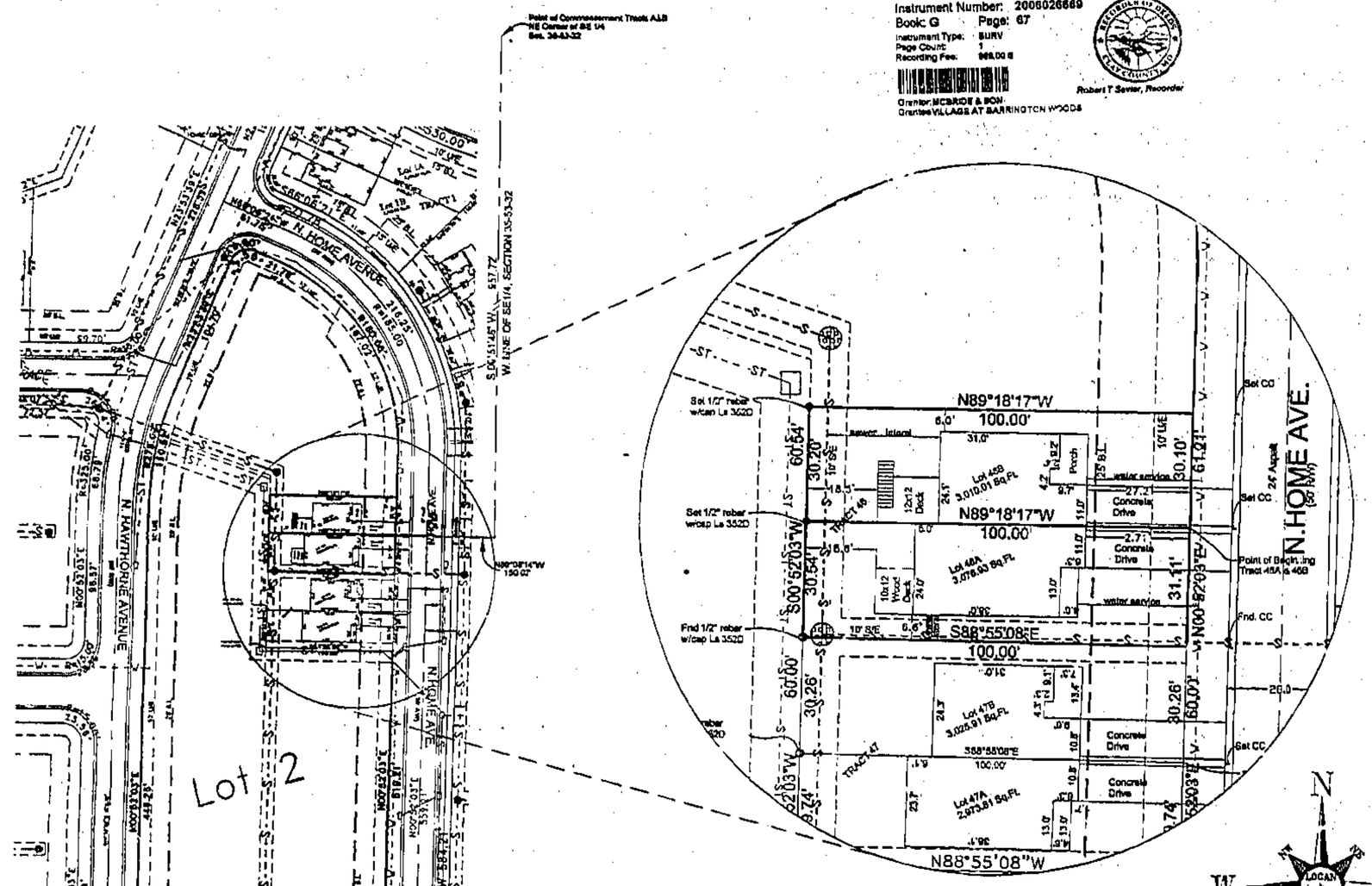
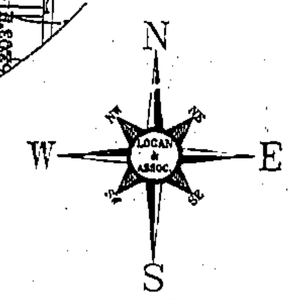
Recorded in Clay County, Missouri
Date and Time: 06/22/2006 at 09:00:19 AM
Instrument Number: 2006026669
Book: G Page: 67
Instrument Type: SURV
Page Count: 1
Recording Fee: $19.00
Grantor: MCBRIDE & SON
Grantee: VILLAGE AT BARRINGTON WOODS
Robert T Sevier, Recorder

PLAT OF SURVEY

Tract 46 of Lot 2, The Village at Barrington Woods, A subdivision in Kansas City, Clay County, Missouri Section 35, Township 52N, Range 32W



Detail
Scale 1"=20'



SCALE
0 60 120
1"=60'

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

Legend

- Sanitary Sewer manhole
- Curb Inlet
- Set 1/2" Rebar w/cap LS 3520
- Sanitary Sewer Line
- ST Storm Sewer Line
- W Water Line
- CC Set Curb Cut at prolongation of property line
- E ELECTRIC
- C CABLE
- G GAS
- T TELEPHONE

PROPERTY DESCRIPTION (Lot 46A of Tract 46 of Lot 2, THE VILLAGE OF BARRINGTON WOODS)

All that part of Lot 2, THE VILLAGE AT BARRINGTON WOODS, a subdivision in Kansas City, Clay County, Missouri, being described as follows:
Commencing at the Northeast corner of the Southeast Quarter of Section 35, Township 52 North, Range 32 West;
Thence South 00°51'46" West along the West line of said Southeast Quarter, a distance of 957.72 feet;
Thence North 89°08'14" West, a distance of 150.02 feet to the Point of Beginning, also being on the Westerly right of way line of North Home Avenue (as now established);
Thence North 89°18'17" West along a line being the center of a party wall and the extension thereof, a distance of 100.00 feet;
Thence South 00°52'03" West, a distance of 30.54 feet;
Thence South 88°55'08" East, a distance of 100.00 feet to a point on said Westerly right of way line;
Thence North 00°52'03" East, along said Westerly right of way line, a distance of 30.10 feet;
the Point of Beginning;
Containing 3,076.93 square feet, more or less.

PROPERTY DESCRIPTION (Lot 46B of Tract 46 of Lot 2, THE VILLAGE OF BARRINGTON WOODS)

All that part of Lot 2, THE VILLAGE AT BARRINGTON WOODS, a subdivision in Kansas City, Clay County, Missouri, being described as follows:
Commencing at the Northeast corner of the Southeast Quarter of Section 35, Township 52 North, Range 32 West;
Thence South 00°51'46" West along the West line of said Southeast Quarter, a distance of 957.72 feet;
Thence North 89°08'14" West, a distance of 150.02 feet to the Point of Beginning and a point on the Westerly right of way line of North Home Avenue (as now established);
Thence North 00°52'03" East along said Westerly right of way line, a distance of 30.10 feet;
Thence North 89°18'17" West, a distance of 100.00 feet;
Thence South 00°52'03" West, a distance of 30.20 feet;
Thence South 89°18'17" East along a line being the center of a party wall and the extension thereof, a distance of 100.00 feet to the Point of Beginning;
Containing 3,010.01 square feet, more or less.

SURVEYOR'S GENERAL NOTES:
1). Information shown on this survey was taken from Thomson Title Corporation as Commitment No.L21332-C, Dated: April 20, 2006

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

3). Utility locations shown were ...ated from maps provided by the various utility companies or maps provided by the client. If any construction or excavation is to be done in this 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._____

IN TESTIMONY WHEREOF:
McBride & Son Homes Kansas City, LLC., a Missouri Corporation has caused these presents to be Executed this 19 day of June, 2006.

McBride & Son Homes Kansas City, LLC.

Charles D. Heiser Jr., General Manager

State of Missouri)
) ss
County of Clay)

Be it remembered on this 19 day of June, 2006, before me, a notary public in and for the County and State last above written, came Charles D. Heiser Jr., General Manager of McBride & Son Homes Kansas City, LLC., a Missouri Corporation, to me personally known to be the same person, who signed and acknowledged the within 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.

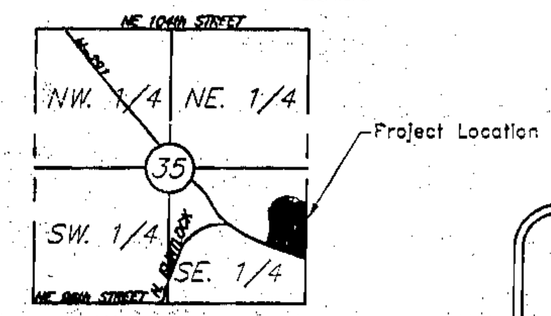
My Commission Expires: 11-22-09
Notary Public

DEBORAH J. BALES
Notary Public - Notary Seal
STATE OF MISSOURI - CLAY COUNTY
My Commission Expires: November 22, 2009
Commission #: 03486020

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.



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

APPROVED
NO PLAT REQUIRED
Secretary
By
File No. LS0654 Date 6-21-06

Revised 6-14-06 per city comments DWS

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

I HEREBY CERTIFY that this survey was executed by me or under my direct supervision in accordance with the current Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, to the best of my professional information, knowledge and belief.

LS0654

THIS SURVEY PREPARED FOR:
McBride & Son
1031 NW Vivion Road
Riverside, Missouri 64150

Certificate of Survey
Tract 46 of Lot 2

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

OGAN & ASSOCIATES, INC.
Professional Engineers & Professional Land Surveyors
8007 Royal, Suite A
Pleasant Valley, Missouri 64068
(816) 781-7020
Fax (816) 781-7403

Job No: 06-0620LS
DRAWING NAME: 06-0620
Scale: 1"=60'
Drawn By: DWS Date: 5-11-06
Check By: DWS Date: 5-11-06
Sheet No. 1 OF 1