Clay County, Missouri
Land Survey Document

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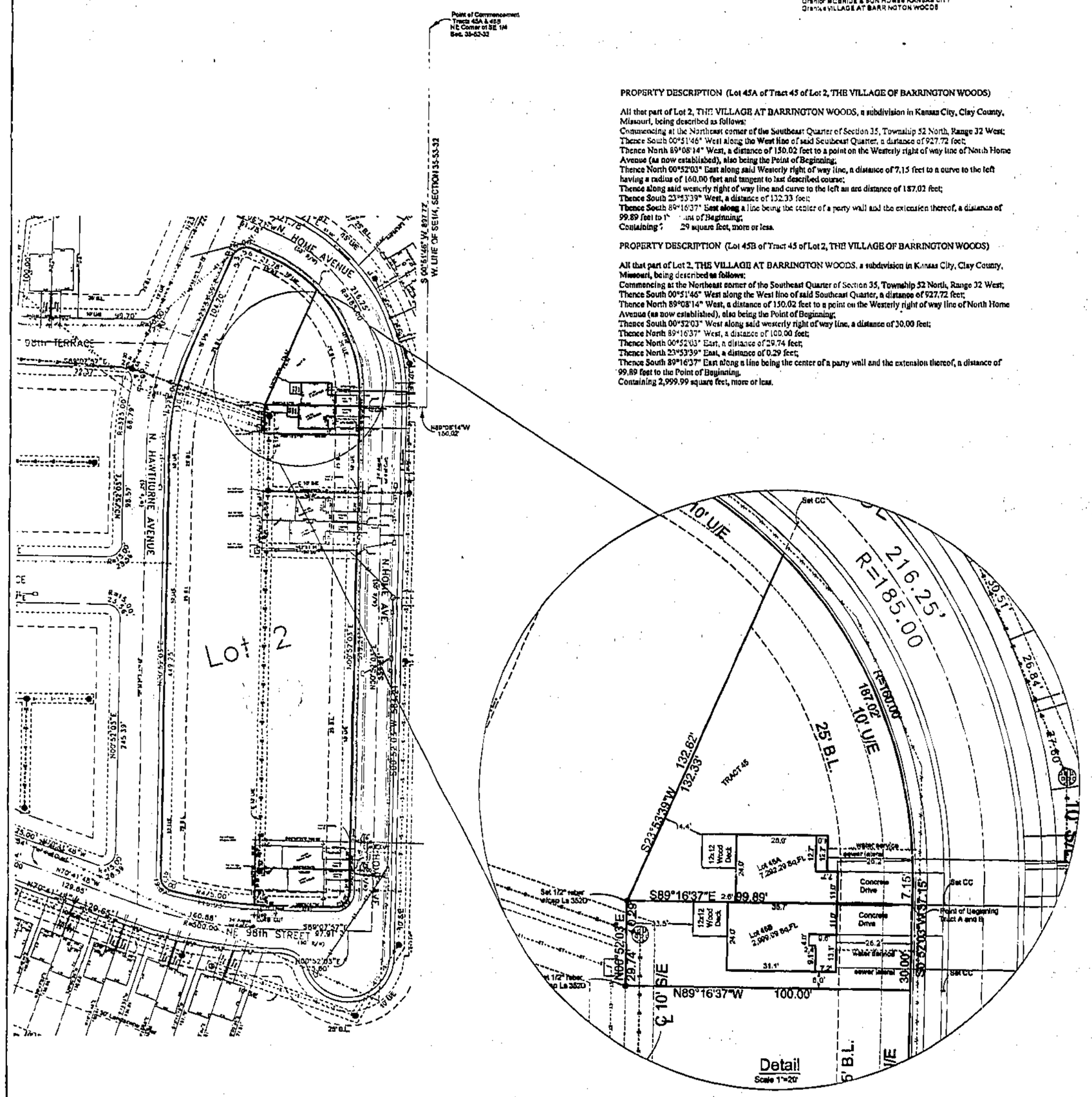
Robert T. Sevier, Recorder
Grantor MCBRIDE & SON HOMES KANSAS CITY
Grantee VILLAGE AT BARRINGTON WOODS

PLAT OF SURVEY

Tract 45 of Lot 2, The Village at Barrington Woods, A subdivision in Kansas City, Clay County, Missouri Section 35, Township 52N, Range 32W

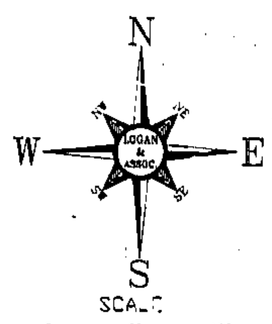


PROPERTY DESCRIPTION (Lot 45A of Tract 45 of Lot 2, THE VILLAGE OF BARRINGTON WOODS)

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 927.72 feet;
Thence North 89°08'14" West, a distance of 150.02 feet to a point on the Westerly right of way line of North Home Avenue (as now established), also being the Point of Beginning;
Thence North 00°52'03" East along said Westerly right of way line, a distance of 7.15 feet to a curve to the left having a radius of 160.00 feet and tangent to last described course;
Thence along said westerly right of way line and curve to the left an arc distance of 187.02 feet;
Thence South 23°53'39" West, a distance of 132.33 feet;
Thence South 89°16'37" East along a line being the center of a party wall and the extension thereof, a distance of 99.89 feet to the Point of Beginning;
Containing 7,262.29 square feet, more or less.

PROPERTY DESCRIPTION (Lot 45B of Tract 45 of Lot 2, THE VILLAGE OF BARRINGTON WOODS)

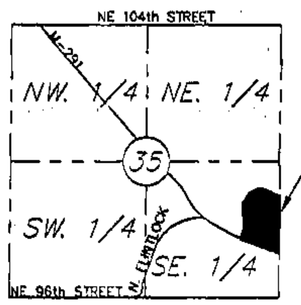
All that part of Lot 2, THE VILLAGE AT BARRINGTON WOODS, a subdivision in Kansas City, Clay County, Missouri, being described as follows:
Commencing at the Northeast corner of the Southeast Quarter of Section 35, Township 52 North, Range 32 West;
Thence South 00°51'46" West along the West line of said Southeast Quarter, a distance of 927.72 feet;
Thence North 89°08'14" West, a distance of 150.02 feet to a point on the Westerly right of way line of North Home Avenue (as now established), also being the Point of Beginning;
Thence South 00°52'03" West along said westerly right of way line, a distance of 30.00 feet;
Thence North 89°16'37" West, a distance of 100.00 feet;
Thence North 00°52'03" East, a distance of 29.74 feet;
Thence North 23°53'39" East, a distance of 0.29 feet;
Thence South 89°16'37" East along a line being the center of a party wall and the extension thereof, a distance of 99.89 feet to the Point of Beginning.
Containing 2,999.99 square feet, more or less.



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
- G GAS
- C CABLE
- T TELEPHONE



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

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

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

3). Utility locations, electric, gas, telephone and cable lines are within the Utility Easements. 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. LS06103

IN TESTIMONY WHEREOF:
McBride & Son Homes Kansas City, LLC., a Missouri Corporation has caused these presents to be Executed this 25 day of October, 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 25 day of October, 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 Expire: 11-22-09

DEUGHAN - GALLS
Notary Public - Notary Seal
STATE OF MISSOURI • CLAY COUNTY
My Commission Expires: November 22, 2009
Commission # 03422033

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 was 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
Secretary
By
File No. 06103 Date 10-25-2006

LS 06103

THIS SURVEY PREPARED FOR:
McBride & Son
1851 NE Vivion Road
Kansas City, Missouri 64118

Plat of Survey
Tract 45 of Lot 2

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 Plat of Survey for Tract 45 of Lot 2, Village of Barrington Woods 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 Property Boundary Surveys as established by the Missouri Board of Architects, Professional Engineers, Land Surveyors, Landscape Architects 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 believe the plat to be true to the best of my professional knowledge and belief.

LOGAN & ASSOCIATES, INC.
Professional Engineers
Professional Land Surveyors
6807 Royal, Suite A
Pleasant Valley, Missouri 64068
(816) 781-7620
Fax (816) 781-7480

Job No. 05-1524
Scale: 1"=60'
Drawn By: WJS
Check By: SWS
Date:
Sheet No. 1 OF 1

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