Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
Date and Time: 04/04/2007 at 02:43:06 PM
Instrument Number: 2007013417
Book: G Page: 110
Instrument Type: SURV
Page Count: 1
Recording Fee: $66.00 S
Grantor: BALDWIN PROPERTIES INC
Grantee: BARRY RIDGE FIRST PLAT
Robert T Bowler, Recorder

SURVEYOR'S GENERAL NOTES:

1). Information shown on this survey was taken from First American Title as Commitment No. 687871 Dated March 20, 2006

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

3). Utility locations shown were 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._____

IN TESTIMONY WHEREOF: BALDWIN PROPERTIES, INC., a Missouri Corporation, has caused these presents to be executed this 9th day of June, 2006

BALDWIN PROPERTIES, INC.

By: Ron Baldwin
Ronald G. Baldwin, President

STATE OF MISSOURI)
) ss
COUNTY OF)

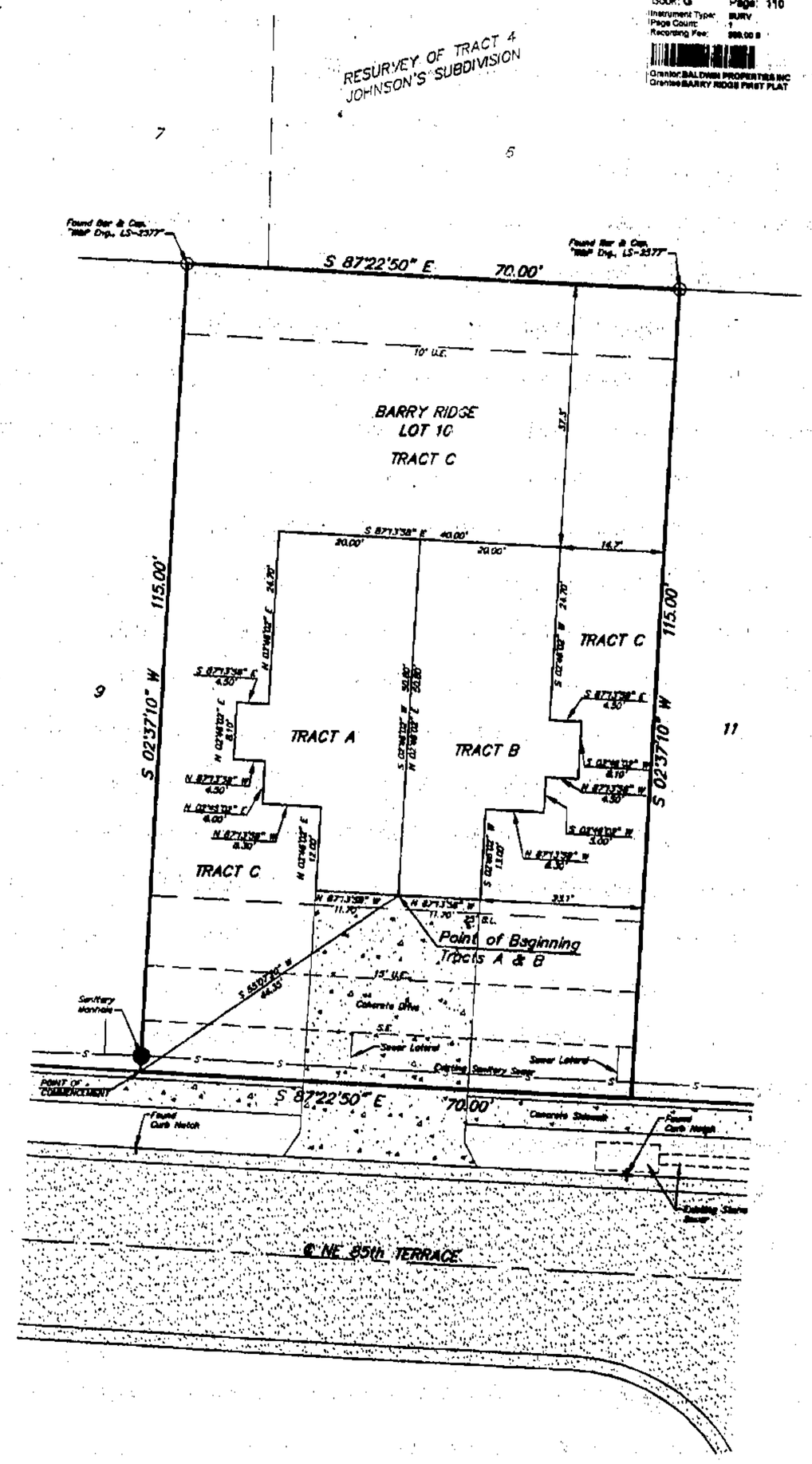
On this 9th day of June 2006 before me, a Notary Public in and for said County and State, personally appeared, Ronald G. Baldwin, President of BALDWIN PROPERTIES, INC., a Missouri Corporation, known to me to be the person who executed the foregoing instrument in behalf of said Corporation, and acknowledged to me that he executed the same as his free act and deed for the purposes therein stated.

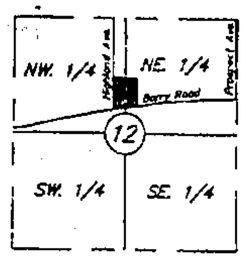
IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office on the day and year last above written.

My Commission Expire: 2/11/2006

Debra A Smith
Notary Public
Debra A Smith

DEBRA A. SMITH
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
BUCHANAN COUNTY
MY COMMISSION EXPIRES: 02/11/2006





SECTION LOCATION
Sec. 12, Twp. 51, Rng. 33
(Not to Scale)

N

SCALE: 1"=10'
0' 5' 2.5' 5' 10' 20'

LOT 10, BARRY RIDGE FIRST PLAT:

TRACT A:

All that part of Lot 10, BARRY RIDGE FIRST PLAT, a subdivision in the North Half of Section 12, Township 51, Range 33, in Kansas City, Clay County, Missouri, described as follows:

Commencing at the Southwest corner of said Lot 10;
Thence North 55°07'20" East, a distance of 44.35 feet to a point on the exterior face of an existing duplex foundation wall, said point being the Point of Beginning;
Thence North 87°13'58" West, a distance of 11.70 feet, this and the following eight (8) courses being along said exterior face;
Thence North 02°46'02" East, a distance of 12.00 feet;
Thence North 87°13'58" West, a distance of 8.30 feet;
Thence North 02°46'02" East, a distance of 6.00 feet;
Thence North 87°13'58" West, a distance of 4.50 feet;
Thence South 02°46'02" West, a distance of 8.10 feet;
Thence South 87°13'58" East, a distance of 4.50 feet;
Thence North 02°46'02" East, a distance of 24.70 feet;
Thence South 87°13'58" East, a distance of 20.00 feet to a point in the interior dividing wall of said duplex;
Thence South 02°46'02" West, a distance of 50.80 feet to the Point of Beginning.

TRACT B:

All that part of Lot 10, BARRY RIDGE FIRST PLAT, a subdivision in the North Half of Section 12, Township 51, Range 33, in Kansas City, Clay County, Missouri, described as follows:

Commencing at the Southwest corner of said Lot 10;
Thence North 55°07'20" East, a distance of 44.35 feet to a point on the exterior face of an existing duplex foundation wall, said point being the Point of Beginning;
Thence North 02°46'02" East, with said interior dividing wall, a distance of 50.80 feet to a point on the exterior face of said duplex foundation wall;
Thence South 87°13'58" East, a distance of 20.00 feet, this and the remaining eight (8) courses being along said exterior face;
Thence South 02°46'02" West, a distance of 24.70 feet;
Thence South 87°13'58" East, a distance of 4.50 feet;
Thence South 02°46'02" West, a distance of 8.10 feet;
Thence North 87°13'58" West, a distance of 4.50 feet;
Thence South 02°46'02" West, a distance of 3.00 feet;
Thence North 87°13'58" West, a distance of 8.30 feet;
Thence South 02°46'02" West, a distance of 13.00 feet;
Thence North 87°13'58" West, a distance of 11.70 feet to the Point of Beginning.

TRACT C:

All of Lot 10, BARRY RIDGE FIRST PLAT, a subdivision in the North Half of Section 12, Township 51, Range 33, in Kansas City, Clay County, Missouri, except that part described as follows:

Commencing at the Southwest corner of said Lot 10;
Thence North 55°07'20" East, a distance of 44.35 feet to a point on the exterior face of an existing duplex foundation wall, said point being the Point of Beginning;
Thence North 87°13'58" West, a distance of 11.70 feet, this and the following sixteen (16) courses being along said exterior face;
Thence North 02°46'02" East, a distance of 12.00 feet;
Thence North 87°13'58" West, a distance of 8.30 feet;
Thence North 02°46'02" East, a distance of 8.00 feet;
Thence North 87°13'58" West, a distance of 4.50 feet;
Thence South 02°46'02" West, a distance of 8.10 feet;
Thence South 87°13'58" East, a distance of 4.50 feet;
Thence North 02°46'02" East, a distance of 24.70 feet;
Thence South 87°13'58" East, a distance of 40.00 feet;
Thence South 02°46'02" West, a distance of 24.70 feet;
Thence South 87°13'58" East, a distance of 4.50 feet;
Thence South 02°46'02" West, a distance of 8.10 feet;
Thence North 87°13'58" West, a distance of 4.50 feet;
Thence South 02°46'02" West, a distance of 3.00 feet;
Thence North 87°13'58" West, a distance of 8.30 feet;
Thence South 02°46'02" West, a distance of 13.00 feet;
Thence North 87°13'58" West, a distance of 11.70 feet to the Point of Beginning.

APPROVED
NO PLAT REQUIRED
By: [illegible]
File No. 6-30-06 Date 6-30-06

CERTIFICATION: I hereby certify that this Survey is based on an actual survey made by me or under my direct supervision and said survey meets or exceeds the requirements for Urban Property Boundary Surveys of the current Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, to the best of my professional knowledge, information and belief.

STATE OF MISSOURI
LS-2577
ERIC L. ROMER
REGISTERED LAND SURVEYOR

6-7-06
Eric L. Romer, MO LS No. 2577

Signature and stamp in purple ink indicates an original signed copy by this Surveyor, any other color is not an original copy.

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE1@SWBELL.NET

CERTIFICATE OF SURVEY
BARRY RIDGE FIRST PLAT
LOT 10, TRACTS A, B & C
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS	
DESCRIPTION	DATE

JOB NO.	3031
SCALE:	NOTED
DATE:	05/02/06
DRAFTER:	J.A.N.
CHKD:	B.P.
SHEET NO.	1 OF 1

Cab. G 110

LS 0655

http://www.ClayCoGov.com