Clay County, Missouri
Land Survey Document

LOT 20, BARRY RIDGE FIRST PLAT:

TRACT A:

All that part of Lot 20, 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 Easterly most corner of said Lot 20;
Thence North 85° 19' 11" West, a distance of 38.16 feet to a corner on the exterior face of an existing duplex foundation wall, said point being the Point of Beginning;
Thence South 64° 19' 40" West, a distance of 2.00 feet along the the exterior face of said existing duplex foundation wall to a point in the interior dividing wall of said duplex;
Thence South 63° 42' 42" West, in said interior dividing wall, a distance of 46.50 feet to a point on the exterior face of said existing duplex foundation wall;
Thence South 25° 40' 20" East, a distance of 19.50 feet, this and the remaining four (4) courses being along the exterior face of said foundation wall;
Thence North 64° 19' 40" East, a distance of 38.50 feet;
Thence North 25° 40' 20" West, a distance of 9.00 feet;
Thence North 64° 19' 40" East, a distance of 10.00 feet;
Thence North 25° 40' 20" West, a distance of 11.00 feet to the Point of Beginning.

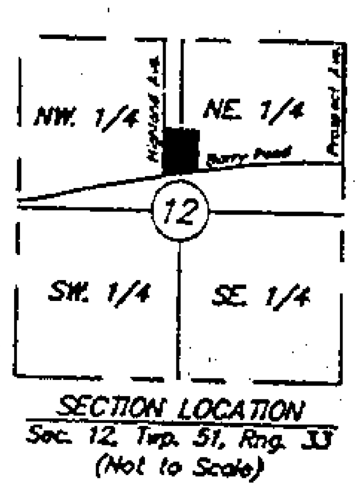
TRACT B:

All that part of Lot 20, 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 Easterly most corner of said Lot 20;
Thence North 85° 19' 11" West, a distance of 38.16 feet to a corner on the exterior face of an existing duplex foundation wall;
Thence South 64° 19' 40" West, a distance of 2.00 feet along the the exterior face of said existing duplex foundation wall to the Point of Beginning;
Thence North 25° 40' 20" West, a distance of 11.00 feet, this and the following five (5) courses being along the exterior face of said foundation wall;
Thence South 64° 19' 40" West, a distance of 10.00 feet;
Thence North 25° 40' 20" West, a distance of 9.00 feet;
Thence South 64° 19' 40" West, a distance of 38.50 feet;
Thence South 25° 40' 20" East, a distance of 20.50 feet;
Thence North 64° 19' 40" East, a distance of 2.00 feet, to a point in the interior dividing wall of said duplex;
Thence North 63° 42' 42" East, in said interior dividing wall, a distance of 46.50 feet to the Point of Beginning.

TRACT C:

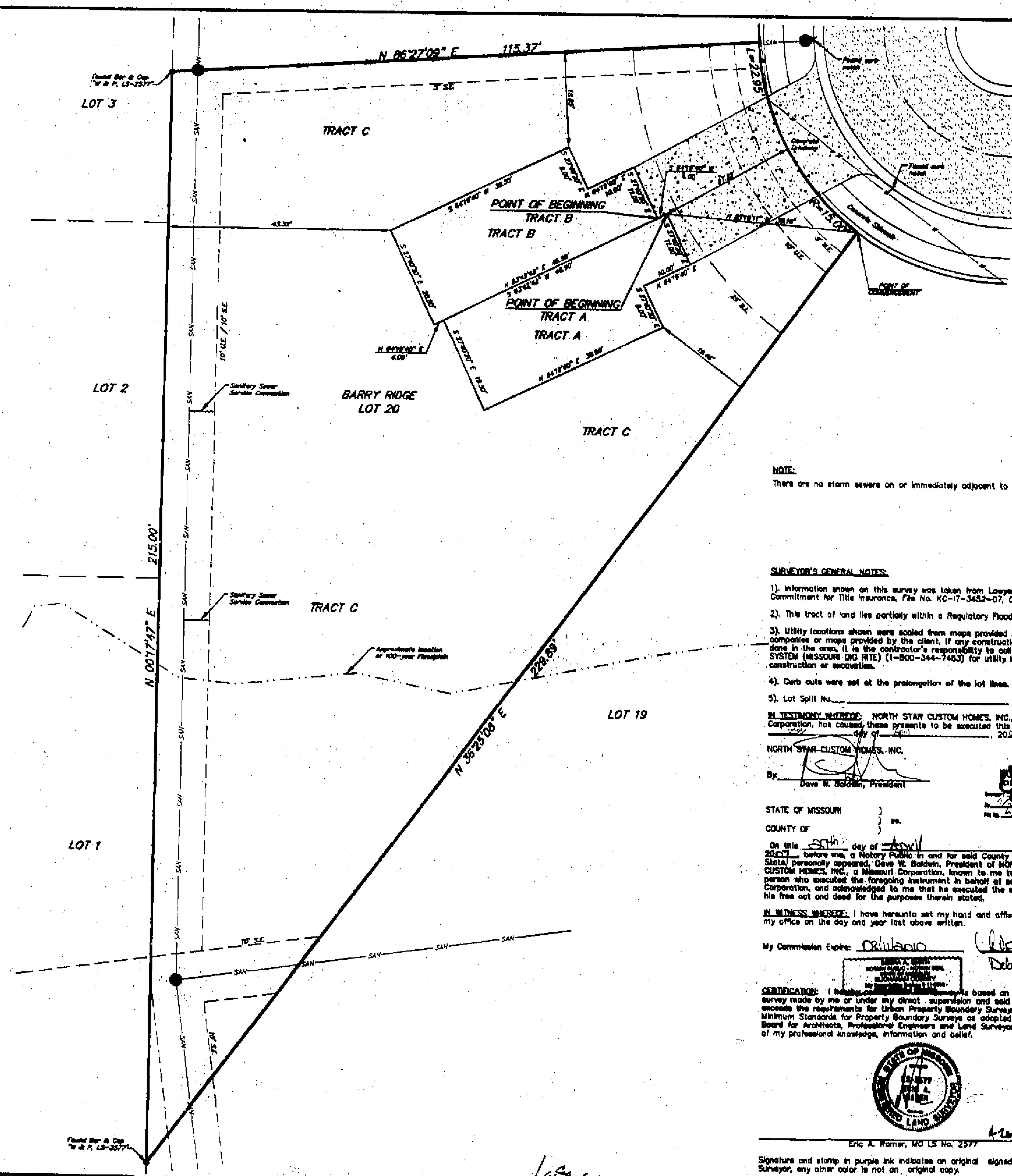
All of Lot 20, BARRY RIDGE FIRST PLAT, a subdivision in the North Half of Section 12, Township 51, Range 33, in Kansas City, Clay County, Missouri, except that part described as follows:

Commencing at the Easterly most corner of said Lot 20;
Thence North 85° 19' 11" West, a distance of 38.16 feet to a corner on the exterior face of an existing duplex foundation wall, said point being the Point of Beginning;
Thence South 64° 19' 40" West, a distance of 2.00 feet this and the remaining eleven (11) courses being along the exterior face of said foundation wall;
Thence North 25° 40' 20" West, a distance of 11.00 feet;
Thence South 64° 19' 40" West, a distance of 10.00 feet;
Thence North 25° 40' 20" West, a distance of 9.00 feet;
Thence South 64° 19' 40" West, a distance of 38.50 feet;
Thence South 25° 40' 20" East, a distance of 20.50 feet;
Thence North 64° 19' 40" East, a distance of 2.00 feet;
Thence South 25° 40' 20" East, a distance of 19.50 feet;
Thence North 64° 19' 40" East, a distance of 38.50 feet;
Thence North 25° 40' 20" West, a distance of 9.00 feet;
Thence North 64° 19' 40" East, a distance of 10.00 feet;
Thence North 25° 40' 20" West, a distance of 11.00 feet to the Point of Beginning.



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

SCALE: 1"=10'



NOTE:
There are no storm sewers on or immediately adjacent to this lot.

SURVEYOR'S GENERAL NOTES:

1). Information shown on this survey was taken from Lawyers Title Insurance Corporation Commitment for Title Insurance, File No. KC-17-3452-07, Dated March 15, 2007

2). This tract of land lies partially 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: NORTH STAR CUSTOM HOMES, INC., a Missouri Corporation, has caused these presents to be executed this ____ day of ____ April, 2007.

NORTH STAR CUSTOM HOMES, INC.

By:____________
Dave W. Baldwin, President

APPROVED
NO PLAT REQUIRED
File No. LS0725 Date 4-30-07

STATE OF MISSOURI }
} ss.
COUNTY OF }

On this 30th day of April 2007 before me, a Notary Public in and for said County and State, personally appeared, Dave W. Baldwin, President of NORTH STAR CUSTOM HOMES, 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: 08/11/2010

Notary Public
Debra A. Smith

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.

4-26-07
Eric A. Ramer, 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.

Recorded in Clay County, Missouri
Date and Time: 05/01/2007 at 03:19:09 PM
Instrument Number: 2007017549
Book: G Page: 114
Instrument Type: SURV
Page Count: 1
Recording Fee: \$66.00 E
Robert T Sevier, Recorder
Grantor: NORTH STAR CUSTOM HOMES INC
Grantee: BARRY RIDGE FIRST PLAT

CERTIFICATE OF SURVEY
8503 N. WOODLAND COURT
LOT 20, TRACTS A, B & C, BARRY RIDGE FIRST PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

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

REVISIONS		
REV	DESCRIPTION	DATE

JOB NO.	3031
SCALE	NOTED
DATE	02/06/07
DRAFTER	J.A.N.
CHKR	E.A.R.
SHEET NO.	1 of 1

LS0725

http://www.ClayCoGov.com