Clay County, Missouri
Land Survey Document

T PLAT
Y, MISSOURI

N71°00'14"W
42.99'

S64°00'33"W
70.64'

577 NW Barry Road, Kansas

survey made by me or under
operty Boundary Surveys as
ate of Missouri, and Missouri
ssional Engineers and Land
the practice of surveying and

RLS #1989

& ASSOCIATES
Land Surveyors
KANSAS CITY, MISSOURI 64151

BRISTOL MANOR – FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
(Sheet 2 of 2)

STREET GRADES

	Grade Point	Elev.	VCT
	N. MADISON AVENUE		
234.58	Feet Southeasterly of the Centerline of NW 113th Street	310.57	—
139.17	Feet Southeasterly of the Centerline of NW 113th Street	313.43	25.00'
30.50	Feet Southeasterly of the Centerline of NW 113th Street	314.52	12.50'
	Centerline of NW 113th Street	315.15	—
30.50	Feet Northwesterly of the Centerline of NW 113th Street	314.52	12.50'
285.83	Feet Northwesterly of the Centerline of NW 113th Street	306.60	15.00'
477.83	Feet Northwesterly of the Centerline of NW 113th Street	299.88	163.00'
780.83	Feet Northwesterly and Northerly of the Centerline of NW 113th Street	309.78	120.00'
935.83	Feet Northwesterly and Northerly of the Centerline of NW 113th Street	295.88	40.00'
1085.83	Feet Northwesterly and Northerly of the Centerline of NW 113th Street	292.12	25.00'
1210.83	Feet Northwesterly, Northerly and Northeasterly of the Centerline of NW 113th Street	285.67	70.00'
1280.83	Feet Northwesterly, Northerly and Northeasterly of the Centerline of NW 113th Street	289.35	—
	NW 113TH STREET		
205.10	Feet Southwesterly of the Centerline of N. Madison Avenue	310.63	—
175.10	Feet Southwesterly of the Centerline of N. Madison Avenue	310.83	30.00'
49.80	Feet Northeasterly of the Centerline of N. Madison Avenue	319.10	167.50'
217.40	Feet Northeasterly of the Centerline of N. Madison Avenue	307.86	—
	N. MADISON STREET (Cul-de-Sac) Centerline of N. Madison Street	281.93	—
14.00	Feet Northwest of the Centerline of N. Madison Street	281.64	—
38.59	Feet Northwest of the Centerline of N. Madison Street (Center of Cul-de-Sac)	282.13	—

LEGAL DESCRIPTION:

A subdivision of land lying in the Southeast Quarter of Section 22, Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest Corner of said Southeast Quarter; thence South 89°45'05" East, along the North line of said Southeast Quarter, 197.63 feet; thence South 0°14'55" West, 30.00 feet to the True Point of Beginning of the tract to be herein described, said point also being a point on the South right-of-way line of Missouri State Highway Route 291, as now established; thence South 89°45'05" East, along the North line of said Southeast Quarter, 221.49 feet to the Northwest Corner of BRISTOL HIGHLANDS - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 0°14'55" West, along the West line of said BRISTOL HIGHLANDS - FIRST PLAT, 20.00 feet; thence Easterly and Southerly along said West line, along a curve to the right, having an initial tangent bearing of South 89°45'05" East, a radius of 39.00 feet, an arc distance of 61.26 feet; thence South 0°14'55" West, along said West line, 107.73 feet; thence Southerly along said West line along a curve to the right, tangent to the last described course, having a radius of 15.00 feet, an arc distance of 18.08 feet; thence Southwesterly along said West line along a curve to the left, having a common tangent with the last described course, a radius of 125.00 feet, an arc distance of 7.40 feet; thence South 24°04'01" East, along said West line, 50.00 feet; thence Easterly along said West line along a curve to the right, having an initial tangent bearing of North 65°55'59" East, a radius of 75.00 feet, an arc distance of 31.83 feet; thence South 0°14'55" West, along said West line, 149.32 feet; thence South 2°14'26" East, along said West line, 264.45 feet; thence South 13°32'40" East, along said West line, 81.75 feet; thence South 26°53'12" East, along said West line, 82.00 feet; thence South 41°39'34" East, along said West line, 81.18 feet; thence South 42°28'12" East, along said West line, 284.56 feet; thence South 50°41'38" East, along said West line, 60.00 feet; thence South 58°04'58" East, along said West line, 137.56 feet; thence South 22°03'13" West, 114.51 feet; thence Southeasterly along a curve to the left, having an initial tangent bearing of South 67°56'47" East, a radius of 640.00 feet, an arc distance of 17.81 feet; thence South 20°27'01" West, 167.77 feet; thence North 71°00'14" West, 42.99 feet; thence North 64°00'33" West, 70.64 feet; thence North 56°43'07" West, 144.35 feet; thence North 48°23'49" West, 60.00 feet; thence North 43°04'04" West, 248.31 feet; thence North 72°28'37" West, 201.26 feet; thence North 0°12'05" East, parallel and 198.00 feet East of the West line of said Southeast Quarter, 1017.00 feet to the True Point of Beginning. Containing 10.96 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:

BRISTOL MANOR - FIRST 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, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U/E). 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 thereover 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 and Pollution Control 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 buildings or portion thereof shall be built between this line and the street line.

PARK LAND DEDICATION: Private Open Space will be dedicated in future phases of the Communities of Bristol Park, pursuant to Section 31.32, Code of General Ordinances, as amended.

NOTE: No access shall be made from Lots 1, 2 and 3 to NW Cookingham Road (Missouri State Highway Route 291).

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
CL-9			347853.284	843469.883
101	N2°35'12"E	348.660	348201.585	843505.618
102	S86°15'46"W	267.813	348184.115	843238.375
103	N89°23'05"W	329.057	348187.649	842909.337
104	S89°13'47"W	210.589	348184.818	842698.767
105	N89°45'05"W	800.062	348188.260	841893.712
106	S81°07'09"E	60.922	348178.884	841958.904
107	S89°45'05"E	67.504	348178.591	842026.407
108	S0°14'55"W	6.095	348172.496	842026.381
109 R.P.	S0°14'55"W	11.886	348160.610	842026.329
110	S89°45'05"E	11.886	348160.559	842038.215
111	S0°14'55"W	32.834	348127.725	842038.072
112 R.P.	N89°45'05"W	4.572	348127.745	842033.501
113	S20°40'34"E	4.572	348123.467	842035.115
114 R.P.	S20°40'34"E	38.096	348087.825	842048.566
115	N24°04'01"W	38.096	348122.609	842033.030
116	S24°04'01"E	15.238	348108.696	842039.244
114 R.P.	S24°04'01"E	22.858	348087.825	842048.566
117	N0°14'55"E	22.858	348110.683	842048.665
118	S0°14'55"W	45.508	348065.175	842048.468
119	S2°14'26"E	80.597	347984.640	842051.619
120	S13°32'40"E	24.914	347960.419	842057.454
121	S26°53'12"E	24.991	347938.129	842068.755
122	S41°39'34"E	24.740	347919.646	842085.200
123	S42°28'12"E	86.726	347855.674	842143.758
124	S50°41'38"E	18.286	347844.090	842157.907
125	S58°04'58"E	41.926	347821.924	842193.495
126	S22°03'13"W	34.899	347789.578	842180.391
127 R.P.	N22°03'13"E	195.053	347970.360	842253.628
128	S20°27'01"W	195.053	347787.600	842185.476
129	S20°27'01"W	51.131	347739.691	842167.613
130	N71°00'14"W	13.102	347743.956	842155.224
131	N64°00'33"W	21.529	347753.390	842135.873
132	N56°43'07"W	43.994	347777.532	842099.094
133	N48°23'49"W	18.288	347789.674	842085.421
134	N43°04'04"W	75.677	347844.969	842033.744
135	N72°28'37"W	79.625	347868.933	841957.814

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .9998982. COORDINATES ARE IN METERS.

9/2/94 9:11
[handwritten initials]

IN WITNESS WHEREOF: PARK DEVELOPMENT COMPANY, a Kansas Limited Partnership, has caused these presents to be executed this 26th day of May, 1994.

PARK DEVELOPMENT COMPANY

David K. Miller — Managing General Partner

STATE OF Missouri)
) SS:
COUNTY OF Platte)

Be it remembered that on this 26th day of May, 1994, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came David K. Miller, to me personally known, who being by me duly sworn, did say that he is the Managing General Partner of Park Development Company, a Kansas Limited Partnership, and that said instrument was signed and sealed in behalf of said partnership and that David K. Miller acknowledged said instrument to be the free act and deed of said partnership.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires Aug. 1, 1997

My commission expires: ____________

Nancy L. Lutjen
Notary Public

CITY PLAN COMMISSION

Approved ____________

Chairman - Whitney E. Kerr, Sr.

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved 7/1/94

City Engineer

Approved ____________

Director - George E. Wolf, Jr.

940373
Entry Number

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance Number 940581 duly authenticated as passed this 16th day of June, 1994.

Mayor - Emanuel Cleaver, II

City Clerk - Catherine T. Rocha

This plat and survey of BRISTOL MANOR - FIRST PLAT were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of BRISTOL MANOR - FIRST 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 Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by The Missouri Board for Architects, Professional Engineers and Land Surveyors. 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.

5-9-94
Date

Signed: W. James Schowe — RLS #1989

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers – Land Surveyors
KANSAS CITY, MISSOURI 64151

http://www.ClayCoGov.com