Clay County, Missouri
Land Survey Document

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Land Surveyors
SAS CITY, MISSOURI 6415

BRISTOL HIGHLANDS – FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STREET GRADES

	Grade Point	Elev.	VCT
227.50	N. MADISON AVENUE Feet South of the Centerline of NW Cookingham Road	287.81	----
153.50	Feet South of the Centerline of NW Cookingham Road	288.37	30.00'
70.00	Feet South of the Centerline of NW Cookingham Road	282.98	42.50'
9.83	Feet South of the Centerline of NW Cookingham Road	284.40	----
1185.00	N. SUMMIT STREET Feet Southeasterly of the Centerline of N. Madison Avenue	307.01	----
1125.00	Feet Southeasterly of the Centerline of N. Madison Avenue	307.61	60.00'
1018.24	Feet Southeasterly of the Centerline of N. Madison Avenue	332.53	42.50'
957.74	Feet Southeasterly of the Centerline of N. Madison Avenue (Centerline of N. Jefferson Street)	303.89	----
930.82	Feet Southeasterly of the Centerline of N. Madison Avenue	300.52	----
865.84	Feet Southeasterly of the Centerline of N. Madison Avenue	299.82	30.00'
718.00	Feet Southeasterly of the Centerline of N. Madison Avenue	289.47	117.00'
450.00	Feet Southeasterly of the Centerline of N. Madison Avenue	308.23	120.00'
	Centerline of N. Madison Avenue	285.87	70.00'
70.00	Feet Southwesterly of the Centerline of N. Madison Avenue	289.37	----
817.50	N. JEFFERSON STREET/NW 113TH STREET Feet Southwesterly of the Northeasterly Plat Line	313.02	----
650.00	Feet Southwesterly of the Northeasterly Plat Line	319.10	167.50'
375.00	Feet Southwesterly of the Northeasterly Plat Line	330.04	25.00'
25.00	Feet Southwesterly of the Northeasterly Plat Line	285.40	25.00'
	Northeasterly Plat Line	284.90	----
	N. SUMMIT STREET (Cul-de-Sac) Centerline of N. Summit Street	283.25	----
14.00	Feet Northeasterly of the Centerline of N. Summit Street	292.93	----
43.57	Feet Northeasterly of the Centerline of N. Summit Street (Center of Cul-de-Sac)	263.58	----
927.07	NW COOKINGHAM ROAD Feet East of the Centerline of N. Madison Avenue	270.01	----
748.07	Feet East of the Centerline of N. Madison Avenue	280.51	101.00'
288.03	Feet East of the Centerline of N. Madison Avenue	284.05	100.00'
100.69	Feet West of the Centerline of N. Madison Avenue	283.73	148.50'
330.19	Feet West of the Centerline of N. Madison Avenue	291.15	----

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, 410.52 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 Route 291, as now established; thence South 89°45'05" East, along said South right-of-way line, 400.83 feet; thence South 0°14'55" West, 595.00 feet; thence South 89°45'05" East, 533.13 feet; thence South 38°05'08" West, 204.13 feet; thence South 13°30'45" West, 159.17 feet; thence North 89°45'05" West, 43.51 feet; thence South 26°21'42" West, 126.31 feet; thence Easterly along a curve to the left, having an initial tangent bearing of South 79°32'37" East, a radius of 350.00 feet, an arc distance of 32.03 feet; thence South 6°26'45" West, 50.00 feet; thence South 8°22'32" West, 120.53 feet; thence North 76°16'25" West, 124.60 feet; thence North 58°04'58" West, 137.50 feet; thence North 50°41'38" West, 60.00 feet; thence North 42°28'12" West, 284.50 feet; thence North 41°39'34" West, 81.18 feet; thence North 28°53'12" West, 82.00 feet; thence North 13°32'40" West, 81.75 feet; thence North 2°14'26" West, 264.45 feet; thence North 0°14'46" East, 149.32 feet; thence Westerly along a curve to the left, having an initial tangent bearing of North 89°45'05" West, a radius of 75.00 feet, an arc distance of 31.83 feet; thence North 24°04'01" West, 50.00 feet; thence Northeasterly along a curve to the right, having an initial bearing of North 85°55'50" East, a radius of 125.00 feet, an arc distance of 7.40 feet; thence Northeasterly and Northerly along a curve to the left, having a common tangent with the last described course, a radius of 15.00 feet, an arc distance of 18.08 feet; thence North 0°14'55" East, 107.73 feet; thence Northerly and Westerly along a curve to the left, tangent to the last described course, having a radius of 39.00 feet, an arc distance of 61.26 feet; thence North 0°14'55" East, 20.00 feet to the True Point of Beginning. Containing 11.54 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 HIGHLANDS - 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-0			347853.264	843489.883
101	N2°35'12"E	348.560	348201.569	843505.818
102	S86°15'48"W	267.813	348184.115	843238.375
103	N89°23'05"W	328.057	348187.848	842900.337
104	S89°13'47"W	210.589	348184.819	842698.767
105	N89°45'05"W	800.082	348189.288	841898.712
106	S81°07'09"E	63.922	348178.084	841950.904
107	S89°45'05"E	67.504	348178.591	842028.407
140	S89°45'05"E	122.160	348170.081	842148.566
141	S0°14'55"W	181.338	347996.725	842147.779
142	S89°45'05"E	162.483	347998.020	842310.261
143	S38°05'08"W	62.203	347947.060	842271.891
144	S13°38'45"W	48.500	347890.914	842260.475
145	N89°45'05"W	13.261	347899.972	842247.214
146	S26°21'42"W	38.405	347865.480	842230.121
147 R.P	N10°27'23"E	106.669	347970.377	842249.480
148	S8°26'46"W	106.669	347864.382	842237.504
149	S8°26'46"W	15.238	347840.241	842235.793
150	S8°22'33"W	36.734	347812.890	842230.442
125	N76°16'25"W	38.034	347821.024	842193.495
124	N58°04'58"W	41.026	347844.000	842157.007
123	N50°41'38"W	18.288	347855.674	842143.756
122	N42°28'12"W	86.726	347910.648	842085.200
121	N41°39'34"W	24.740	347938.120	842068.755
120	N28°53'12"W	24.991	347960.419	842057.454
119	N13°32'40"W	24.914	347984.640	842051.619
118	N2°14'26"W	80.597	348065.175	842048.469
117	N0°14'55"E	45.508	348110.683	842048.665
114 R.P.	S0°14'55"W	22.858	348087.825	842048.566
116	N24°04'01"W	22.858	348108.698	842039.244
115	N24°04'01"W	15.238	348122.609	842033.030
114 R.P.	S24°04'01"E	38.096	348087.825	842048.566
113	N20°40'34"W	38.093	348123.467	842035.115
112 R.P.	N20°40'34"W	4.572	348127.745	842033.501
111	S89°45'05"E	4.572	348127.725	842038.072
110	N0°14'55"E	32.834	348160.559	842038.215
109 R.P.	N89°45'05"W	11.888	348160.610	842026.329
108	N0°14'55"E	11.888	348172.498	842026.381

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.

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.

My commission expires: (NANCY L. LUTJEN, Notary Public - State of Missouri, Commissioned in Platte County, My Commission Expires Aug. 1, 1997)

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.

94-0772

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 940760 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 HIGHLANDS - 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 HIGHLANDS - 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.

5-19-94 — Date

Signed: W. James Schowe — RLS 91369

9/2/94 9:11

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers – Land Surveyors
5577 NW BARRY ROAD — KANSAS CITY, MISSOURI 64151

http://www.ClayCoGov.com