96/116

BRISTOL HIGHLANDS-SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-9			347853.264	843489.863
201 TP-1	N2°35'12"E	348.880	348201.589	843505.618
202 TP-2	S89°15'46"W	267.812	348184.115	843238.374
203	N89°23'05"W	329.057	348187.648	842909.337
204 NE Cor.SE 1/4 Sec.22	S89°13'47"W	210.589	348184.817	842698.766
205	N89°45'05"W	387.594	348186.429	842311.208
206 T.P.O.B.	S0°14'55"W	190.482	347996.019	842310.380
207	S89°45'05"E	162.850	347995.312	842473.228
208 R.P.	N89°14'08"E	149.337	347997.304	842622.552
209	S85°35'00"W	149.337	347935.573	842483.571
210	S84°48'08"W	64.008	347908.288	842428.889
211	S58°20'14"W	43.521	347885.444	842391.626
212	S38°41'44"E	89.740	347816.383	842448.944
213	S50°02'28"E	20.328	347803.339	842464.524
214	S48°13'48"W	12.899	347794.747	842454.903
215	S41°46'12"E	37.232	347766.978	842479.705
216	N48°13'48"E	13.325	347775.853	842489.642
217	S41°46'12"E	15.238	347764.489	842499.793
218	S30°53'39"E	29.380	347739.276	842514.875
219	S54°59'43"W	38.882	347716.956	842483.022
220	S65°13'34"W	15.238	347710.581	842469.185
221 R.P.	S65°13'34"W	83.812	347675.461	842393.088
222	N58°17'09"E	83.812	347719.519	842464.385
223	S58°17'09"W	39.057	347699.987	842431.159
224	N31°22'47"W	17.591	347714.005	842422.000
225	N42°07'55"W	118.097	347801.586	842342.776
226	N74°57'33"W	38.798	347811.654	842305.309
227	N89°45'05"W	70.912	347811.962	842234.397
228	N76°16'25"W	3.948	347812.898	842230.581
229	N6°22'33"E	36.734	347849.240	842235.912
230	N6°26'46"E	15.238	347864.382	842237.623
231 R.P.	N6°26'46"E	105.659	347970.377	842249.589
232	S10°27'23"W	108.880	347865.479	842230.240
233	N26°21'42"E	38.466	347899.971	842247.333
234	S89°45'05"E	13.261	347899.913	842260.593
235	N13°36'45"E	48.509	347947.060	842272.010
206	N38°05'05"E	62.203	347996.019	842310.380

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 .9999082. COORDINATES ARE IN METERS.

STREET GRADES

	Grade Point	Elev.	V.C.L.
	N. Summit Street		
320.44	Feet Westerly of the Centerline of NW 113th Street	304.81	—
260.44	Feet Westerly of the Centerline of NW 113th Street	307.61	60.00'
64.36	Feet Easterly of the Centerline of NW 113th Street	304.36	50.00'
233.92	Feet Southeasterly of the Centerline of NW 113th Street	299.28	100.00'
486.56	Feet Southeasterly of the Centerline of NW 113th Street	308.95	50.00'
886.36	Feet Southeasterly of the Centerline of NW 113th Street	330.95	125.00'
1014.56	Feet Southeasterly of the Centerline of NW 113th Street	372.95	—
	NW 113th Street		
	Centerline of N. Summit Street	305.01	—
34.00	Feet North of the Centerline of N. Summit Street	304.20	23.00'
546.72	Feet North and Easterly of the Centerline of N. Summit Street	285.42	180.00'
726.70	Feet North and Easterly of the Centerline of N. Summit Street	292.08	—
	NW 112th Street		
	Centerline of N. Summit Street	317.73	—
122.75	Feet Northeasterly of the Centerline of N. Summit Street	315.18	40.00'
182.75	Feet Northeasterly of the Centerline of N. Summit Street	312.81	—

LEGAL DESCRIPTION:

A subdivision of land 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, 1353.48 feet; thence South 0°14'55" West, 625.00 feet to a point on the East line of BRISTOL HIGHLANDS - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, said point being also the True Point of Beginning of the tract to be herein described; thence South 89°45'05" East, 534.34 feet to a point on the West right-of-way line of U.S. Highway 169 (NW Arrowhead Trafficway), as now established; thence South along said West right-of-way line on a curve to the left, having an initial bearing of South 0°45'52" East, a radius of 490.00 feet, a central angle of 23°39'08", an arc distance of 202.28 feet; thence South 84°48'08" West, 210.02 feet; thence South 58°20'14" West, 142.80 feet; thence South 38°41'44" East, 294.45 feet; thence South 50°02'28" East, 66.69 feet; thence South 48°13'48" West, 42.32 feet; thence South 41°46'12" East, 122.17 feet; thence North 48°13'48" East, 43.72 feet; thence South 41°46'12" East, 50.00 feet; thence South 30°53'39" East, 96.40 feet, thence South 54°59'43" West, 127.61 feet; thence South 65°13'34" West, 50.00 feet; thence Northerly along a curve to the left, having an initial tangent bearing of North 24°46'26" West, a radius of 275.00 feet, a central angle of 6°56'25", an arc distance of 33.31 feet; thence South 58°17'09" West, 128.15 feet; thence North 31°22'47" West, 57.72 feet; thence North 42°07'55" West, 387.50 feet; thence North 74°57'33" West 127.30 feet; thence North 89°45'05" West, 232.65 feet; thence North 76°16'25" West, 12.96 feet to a point on the aforementioned East line of said BRISTOL HIGHLANDS - FIRST PLAT; thence North 6°22'33" East, along said East line, 120.53 feet; thence North 6°26'46" East, along said East line, 50.00 feet; thence Westerly along said East line, on a curve to the right, having an initial tangent bearing of North 83°33'14" West, a radius of 350.00 feet, a central angle of 4°00'36", an arc distance of 24.50 feet; thence North 26°21'42" East, along said East line, 126.31 feet; thence South 89°45'05" East, along said East line, 43.51 feet; thence North 13°36'45" East, along said East line, 159.17 feet; thence North 38°05'05" East, along said East line, 204.10 feet to the True Point of Beginning. Containing 11.14 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 - SECOND 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 Services 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 (Tract A - 1.13 acres) is hereby reserved at the election of the Developer for thirty-seven (37) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended. Additional private space will be reserved in future phases of the Communities of Bristol Park.

TRACT A: Tract A (1.13 acres) is hereby reserved as Private Open Space and shall be maintained by the Bristol Park Homes Association.

NOTE: UNDESIRABLE NOISE LEVELS: The area described herein lies adjacent to U.S. Highway 69. 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.

IN WITNESS WHEREOF: PARK DEVELOPMENT COMPANY, a Kansas Limited Partnership, has caused these presents to be executed this 6th day of August, 1996.

PARK DEVELOPMENT COMPANY

David K. Miller (signature)
David K. Miller, Managing General Partner

STATE OF Missouri)
COUNTY OF Platte) SS:

Be it remembered that on this 6th day of August, 1996, 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 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: [illegible]

Notary Public

CITY PLAN COMMISSION

Approved

Chairman - Whitney E. Kerr, Sr

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved

City Engineer - Charles E. Owsley

For: Director George E. Wolf, Jr.

96C410
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 961110 duly authenticated as passed this 5 day of Sept., 1996.

Mayor - Emanuel Cleaver, II

CITY CLERK
City Clerk - Catherine T. Rocha

This plat and survey of BRISTOL HIGHLANDS - SECOND 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 - SECOND 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors 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 platting of subdivisions to the best of my professional knowledge and belief.

8-1-96
Date

Signed: W. James Schowe
W. James Schowe RLS #1989

11/5/96

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers - Land Surveyors
Landscape Architects
5577 NW BARRY ROAD, KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1393

DATE: 7-29-96 | JOB NO. - [illegible] | FILE NAME - [illegible]

Clay County, Missouri
Land Survey Document