Clay County, Missouri
Land Survey Document

ESTATES OF BRISTOL PARK
FIRST 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	N2°35'12"E	348.660	347853.264	843489.883
201 TP-1	S86°15'48"W	267.813	348201.563	843505.618
202 TP-2	N89°23'05"W	329.657	348184.115	843238.374
203 TP-3	S89°13'47"W	210.529	348187.646	842909.337
204 NE Cor.SE 1/4 Sec.22	N89°45'05"W	800.062	348184.817	842698.766
205 NW Cor.SE 1/4 Sec.22	S0°07'07"W	802.466	348188.289	841898.711
206 NW Cor.NE 1/4 Sec.27	S0°52'10"W	329.210	347385.824	841897.050
207	N74°15'13"E	39.466	347056.653	841892.055
208	S66°54'42"E	9.780	347067.362	841930.040
209	N72°34'04"E	36.663	347063.524	841939.046
210	N35°09'52"E	45.018	347074.507	841974.025
211	N45°41'45"E	17.731	347111.310	841999.952
212	S44°18'15"E	53.057	347123.594	842012.641
213	S24°25'46"W	71.016	347085.725	842049.700
214	S10°10'58"W	31.686	347021.067	842020.329
215	S0°34'19"E	46.127	346988.880	842014.726
216	S25°51'11"E	110.136	346944.067	842020.007
217	S64°08'49"W	73.210	346844.943	842068.033
218	S40°29'55"E	47.452	346813.019	842002.150
219	S28°22'27"E	15.238	346776.935	842032.967
220	S28°22'27"E	60.954	346763.528	842040.209
221 R.P.	N35°14'24"W	50.954	346709.896	842069.178
222	S35°14'24"E	50.292	346759.680	842004.005
223	S53°54'30"W	3.897	346718.604	842063.024
224	N89°52'52"W	24.382	346716.308	842059.875
225	S0°07'08"W	51.811	346716.359	842035.493
226	N89°52'52"W	0.269	346664.548	842035.386
227	S0°07'08"W	82.505	346664.549	842035.116
228	N89°26'14"W	150.078	346582.045	842034.945
229 P.O.B.	N0°52'10"E	473.189	346583.518	841884.875
207			347056.653	841892.055

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.

STREET GRADES

	GRADE POINT	ELEVATION	V.C.T.
	N.W. 108th Street		
558.53	Feet West of the Centerline of N. Holly Street	299.70	—
434.53	Feet West of the Centerline of N. Holly Street	296.60	124.00'
19.47	Feet East of the Centerline of N. Holly Street	305.68	330.00'
594.47	Feet East of the Centerline of N. Holly Street	292.68	220.00'
1344.47	Feet East of the Centerline of N. Holly Street	312.68	308.00'
1734.20	Feet East of the Centerline of N. Holly Street	304.89	81.50'
2111.20	Feet East of the Centerline of N. Holly Street	308.66	100.00'
2211.20	Feet East of the Centerline of N. Holly Street	307.66	—
	N.W. 108th Court		
219.13	Feet West of the Centerline of N. Holly Street (Center of Cul-de-sac)	291.75	—
	Centerline of N. Holly Street	296.31	—
115.44	Feet East of the Centerline of Holly Street (East Line of Plat)	293.91	—
	N. Holly Street - N.W. 109th Street		
282.01	Feet South of the Centerline of N.W. 108th Court	300.92	—
172.01	Feet South of the Centerline of N.W. 108th Court	298.83	25.00'
17.99	Feet North of the Centerline of N.W. 108th Court	296.73	70.00'
254.23	Feet North of the Centerline of N.W. 108th Court	281.86	55.00'
368.57	Feet North of the Centerline of N.W. 108th Court (East Line of Plat)	280.72	—
	N.W. 109th Terrace		
140.82	Feet West of the Centerline of N. Holly Street (West Line of Plat)	236.33	—
175.00	Feet East of the Centerline of N. Holly Street	279.65	40.00'
215.00	Feet East of the Centerline of N. Holly Street	278.85	—
	N. Holly Street		
433.95	Feet South of the Centerline of N.W. 109th Terrace	282.92	—
233.95	Feet South of the Centerline of N.W. 109th Terrace	277.72	60.00'
3.95	Feet South of the Centerline of N.W. 109th Terrace	290.74	87.50'
474.11	Feet North of the Centerline of N.W. 109th Terrace (Center of Cul-de-sac)	276.41	—

LEGAL DESCRIPTION:

A subdivision of land lying in the Northeast Quarter of Section 27, Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southwest Corner of said Northeast Quarter; thence North 0°52'10" East, along the West line of said Northeast Quarter, 1552.61 feet; thence North 74°15'13" East, 129.49 feet; thence South 66°54'42" East, 32.12 feet; thence North 72°34'04" East, 120.30 feet; thence North 35°09'52" East, 147.71 feet; thence North 45°41'45" East, 58.18 feet; thence South 44°18'15" East, 174.09 feet; thence South 24°25'46" West, 233.02 feet; thence South 10°10'58" West, 103.97 feet; thence South 6°34'19" East, 151.35 feet; thence South 25°51'11" East, 361.38 feet; thence South 64°08'49" West, 240.22 feet; thence South 40°29'55" East, 155.70 feet; thence South 28°22'27" East, 50.00 feet; thence Southwesterly along a curve to the left, having an initial tangent bearing of South 61°37'33" West, a radius of 200.00 feet, a central angle of 6°51'57", an arc distance of 23.97 feet; thence South 35°14'24" East, 165.02 feet; thence South 53°54'30" West, 12.79 feet; thence North 89°52'52" West, 80.00 feet; thence South 0°07'08" West, 170.00 feet; thence North 89°52'52" West, 0.88 feet; thence South 0°07'08" West, 270.71 feet to a point on the South line of said Northeast Quarter; thence North 89°26'14" West, along said South line, 492.43 feet to the Point of Beginning. Containing 17.89 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:

ESTATES OF BRISTOL PARK - 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 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 - 2.22 acres) is hereby reserved at the election of the Developer for thirty-nine (39) 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 (2.22 acres) is hereby reserved as Private Open Space and shall be maintained by the Bristol Park Homes Association.

NOTE: No access shall be made from Lots 1, 2, 3, 4 and 39 to NW 108th Street.

IN WITNESS WHEREOF: PARK DEVELOPMENT COMPANY, a Kansas Limited Partnership, has caused these presents to be executed this 30th day of October 1996.

PARK DEVELOPMENT COMPANY

David K. Miller Managing General Partner

STATE OF Missouri)
) SS:
COUNTY OF Platte)

Be it remembered that on this 30th day of October 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 [redacted] 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: ____________

Notary Public

CITY PLAN COMMISSION

Approved

Chairman - Whitney E. Kerr, Sr.

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved

City Engineer - Charles E. Owsley

By: Deputy Director

Director - George E. Wolf, Jr.

970743

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 971128 duly authenticated as passed this 7 day of August, 1997.

Mayor - Emanuel Cleaver, II

City Clerk - Catherine T. Rocha

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

I HEREBY CERTIFY: that the plat of ESTATES OF BRISTOL PARK - 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 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.

10-20-96
Date

Signed: ____________
W. James Schoen RLS #1929

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: 10-24-96 | Job No.- 95158 | File Name- BE1-PLAT

http://www.ClayCoGov.com