Clay County, Missouri
Land Survey Document

BRISTOL HIGHLANDS—THIRD 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-0			347853.264	843489.883
201	N2°35'12"E	346.660	348201.569	843505.618
202	S86°15'48"W	257.813	348184.115	843338.374
203	N89°23'05"W	329.057	348187.648	842909.337
204 NE Cor.SE 1/4	S89°13'47"W	210.589	348184.817	842698.768
205	N89°45'05"W	503.573	348187.002	842195.198
206 T.P.O.B.	S0°14'55"W	365.082	347821.923	842193.814
207	S76°16'25"E	41.962	347811.962	842234.397
208	S89°45'05"E	70.912	347811.654	842305.309
209	S74°57'33"E	38.796	347801.586	842342.776
210	S42°07'55"E	116.097	347714.005	842422.000
211	S31°22'47"E	17.591	347698.987	842431.160
212	S16°05'15"E	33.043	347667.238	842440.316
213	S0°04'43"W	23.964	347643.254	842440.283
214	S89°22'52"W	51.821	347642.694	842388.465
215 R.P.	S89°22'52"W	83.812	347641.789	842304.659
216	N84°18'53"E	83.812	347650.140	842388.053
217	N61°51'50"W	33.525	347654.865	842354.866
218	N42°32'09"W	13.862	347665.099	842345.495
219	N46°21'47"W	72.618	347715.212	842292.939
220	N81°03'53"W	70.400	347726.155	842223.334
221	N83°02'23"W	18.931	347728.449	842204.542
222	N73°01'00"W	38.468	347739.692	842167.732
223	N20°27'01"E	51.131	347787.600	842185.597
224 R.P.	N20°27'01"E	195.052	347970.359	842253.747
225	S22°03'13"W	195.052	347789.578	842180.510
206 T.P.O.B.	N22°03'13"E	34.899	347821.923	842153.614

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		Elev.	V.C.T.
	West line of Plat	310.57	------
273.83	Feet Easterly of West line of Plat	302.35	75.00'
453.17	Feet Easterly of West line of Plat	300.56	87.50'
709.28	Feet Easterly of West line of Plat	303.12	100.00'
922.69	Feet Easterly of West line of Plat (South line of Plat)	308.92	------

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 Northeast corner of said Southeast Quarter; thence North 89°45'05" West, along the North line of said Southeast Quarter, 1652.31 feet; thence South 0°14'55" West, 1197.90 feet to a point on the South 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 76°16'25" East, along said South line and the South line of BRISTOL HIGHLANDS - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri, 137.75 feet; thence South 89°45'05" East, along said South line, 232.68 feet; thence South 74°57'33" East, along said South line, 127.30 feet; thence South 42°07'55" East, along said South line, 387.50 feet; thence South 31°22'47" East, along said South line, 57.72 feet; thence South 16°05'15" East, 108.42 feet; thence South 0°04'43" West, 79.70 feet; thence South 89°22'52" West, 170.03 feet; thence Northerly along a curve to the left, having an initial tangent bearing of North 0°37'08" West, a radius of 275.00 feet, an arc distance of 24.48 feet; thence North 81°51'50" West, 110.00 feet; thence North 42°32'09" West, 45.48 feet; thence North 46°21'47" West, 238.27 feet; thence North 81°03'53" West, 231.19 feet; thence North 83°02'23" West, 62.12 feet; thence North 73°01'00" West, 126.29 feet to a point on the East line of BRISTOL MANOR - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 20°27'01" East, along said East line, 167.77 feet to a point on the North right-of-way line of North Madison Avenue, as now established; thence Northwesterly along said North line, on a curve to the right, having an initial tangent bearing of North 69°32'59" West, a radius of 640.00 feet, an arc distance of 17.91 feet; thence North 22°03'13" East, along the aforementioned East line, 114.51 feet to the True Point of Beginning. Containing 8.30 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 - THIRD 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.

PARKLAND DEDICATION: Private Open Space will be reserved in future phases of Communities of Bristol Park.

BUILDING HEIGHT LANGUAGE: The subject property is located within the Kansas City International Airport height zone map, Document N38-27, dated March 1982 and is within the transitional surface and ILS approach surface. The height of any structure shall not exceed elevation 1100 to 1140 (USGS Datum).

IN WITNESS WHEREOF: PARK DEVELOPMENT COMPANY, a Kansas Partnership, has caused these presents to be executed this 30th day of July, 1997.

PARK DEVELOPMENT COMPANY, a Kansas Partnership

David K. Miller

David K. Miller Managing General Partner

STATE OF Missouri)
) SS:
COUNTY OF Platte)

Be it remembered that on this 30th day of July, 1997, 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 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: STACY L. PALMER Notary Public - State of Missouri Clay County My Commission Expires June 16, 1999

Notary Public

CITY PLAN COMMISSION

Approved

Chairman - Whitney E. Kerr, Sr.

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved

City Engineer - Charles E. Owsley, P.E.

Director - George E. Wolf, Jr. P.E.

970816

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 971463 duly authenticated as passed this 16 day of October, 1997.

Mayor - Emanuel Cleaver II

CITY SEAL

City Clerk - Catherine T. Rocha

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

I HEREBY CERTIFY: that the plat of **BRISTOL HIGHLANDS - THIRD 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.

7-23-97
Date

Signed: W. James Schowe
W. James Schowe P.E., P.L.S. #1989

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers - Land Surveyors - Landscape Architects
5577 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1303

DATE 7-22-97	Job No.- 96295	File Name- BH4-PLAT