Clay County, Missouri
Land Survey Document

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Cab E Sheet 145
By Jacquea Clucky Deputy

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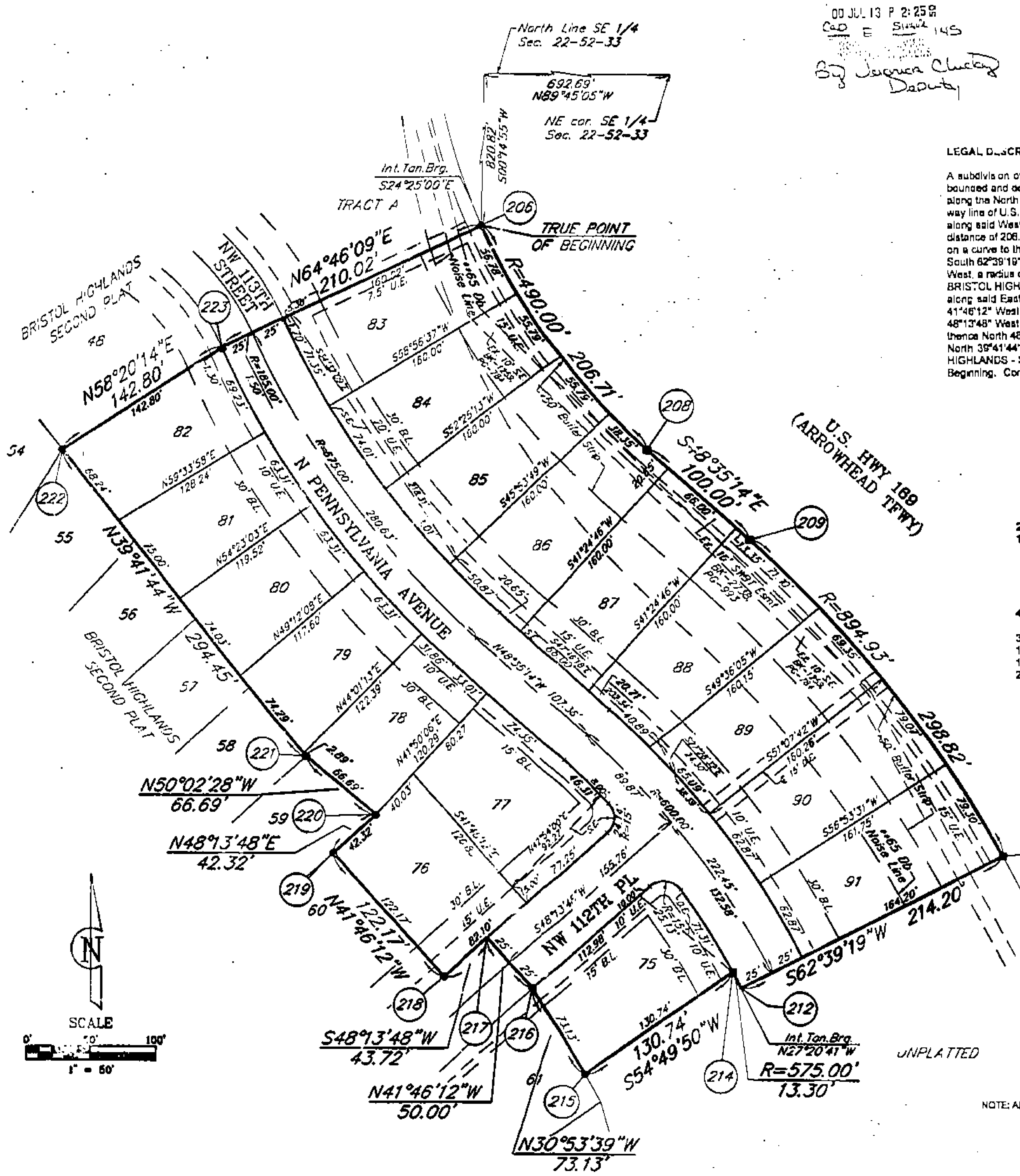
JUL 13 2000

BRISTOL HIGHLANDS–FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



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, 692.69 feet; thence South 0°14'55" West, 820.82 feet to a point on the West right-of-way line of U.S. Highway 169, said point being also the True Point of Beginning of the tract to be herein described; thence Southerly along said West line, on a curve to the left, having an initial tangent bearing of South 24°25'00" East, a radius of 490.00 feet, an arc distance of 206.71 feet; thence South 48°35'14" East, along said West line, 100.00 feet; thence Southeasterly, along said West line, on a curve to the right, tangent to the last described course, having a radius of 894.93 feet, an arc distance of 298.82 feet; thence South 62°39'19" West, 214.20 feet; thence Northwesterly along a curve to the left, having an initial tangent bearing of North 27°20'41" West, a radius of 575.00 feet, an arc distance of 13.30 feet; thence South 54°49'50" West, 130.74 feet to a point on the East line of BRISTOL HIGHLANDS -SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 30°53'39" West, along said East line, 73.13 feet to a point on the South right-of-way line of NW 112th Place, as now established; thence North 41°46'12" West, along said East line, 50.00 feet to a point on the North right-of-way line of said NW 112th Place; thence South 48°13'48" West, along said North line, 43.72 feet; thence North 41°46'12" West, along the aforementioned East line, 122.17 feet; thence North 48°13'48" East, along said East line, 42.32 feet; thence North 50°02'28" West, along said East line, 66.69 feet; thence North 39°41'44" West, along said East line, 294.45 feet; thence North 58°20'14" East, along the Easterly line of said BRISTOL HIGHLANDS - SECOND PLAT, 142.80 feet; thence North 64°46'09" East, along said Easterly line, 210.02 feet to the True Point of Beginning. Containing 4.80 acres, more or less.

STREET GRADES

	Grade Point	Elev.	V.C.T.
	NW 112TH PLACE		
228.72	Feet Southwest of the Centerline of N. Pennsylvania Avenue	316.01	——
188.72	Feet Southwest of the Centerline of N. Pennsylvania Avenue	315.18	40.00'
52.64	Feet Southwest of the Centerline of N. Pennsylvania Avenue	307.13	40.00'
	Centerline of N. Pennsylvania Avenue	308.22	
	N. PENNSYLVANIA AVENUE		
479.35	Feet Northwest of the Centerline of NW 112th Place (Northerly line of Plat)	290.57	——
390.20	Feet Northwest of the Centerline of NW 112th Place	293.67	37.00'
190.20	Feet Northwest of the Centerline of NW 112th Place	306.08	100.00'
159.80	Feet Southeast of the Centerline of NW 112th Place	310.06	100.00'
259.80	Feet Southeast of the Centerline of NW 112th Place	313.77	——

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-3			347853.264	843489.983
201	N2°35'12"E	348.660	348201.569	843503.818
202	S86°15'46"W	267.813	348184.115	843238.374
203	N80°23'05"W	328.057	348187.648	842909.337
204 NE Cor.SE 1/4 Sec.22	S88°13'47"W	210.569	348184.817	842698.786
205	N89°45'05"W	211.112	348185.733	842487.656
206 T.P.O.B.	S0°14'55"W	250.162	347935.573	842486.571
207 R.P.	N65°35'00"E	149.337	347997.304	842622.552
208	S41°24'48"W	149.337	347885.307	842523.769
209	S48°35'14"E	30.477	347865.147	842546.625
210 R.P.	S41°24'46"W	272.747	347660.597	842366.206
211	N50°32'39"E	272.747	347794.721	842603.689
212	S62°39'19"W	65.280	347764.735	842543.713
213 R.P.	S62°39'19"W	175.243	347684.239	842390.052
214	N61°19'49"E	175.243	347768.313	842543.810
215	S54°49'50"W	39.847	347745.362	842511.238
216	N30°53'39"W	22.288	347764.488	842499.793
217	N41°46'12"W	15.238	347775.853	842409.642
218	S48°13'48"W	13.323	347766.976	842479.706
219	N41°46'12"W	37.232	347794.747	842454.904
220	N48°13'48"E	12.899	347803.339	842464.524
221	N50°02'28"W	20.328	347816.393	842448.944
222	N30°41'44"W	89.740	347885.444	842391.626
223	N58°20'14"E	43.521	347908.269	842428.689
206 T.P.O.B.	N64°46'09"E	64.008	347935.573	842486.571

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.

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 – FOURTH 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 appurtenance 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.

NOTE – UNDESIRABLE NOISE LEVELS: The area described herein lies adjacent to U.S. Highway 169. 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. No structure shall be constructed within this area.

BUILDING HEIGHT LANGUAGE: The subject property is located within the Kansas City International Airport height zone map, Document 138-27, dated March 1962 and is within the transitional surface and ILS approach surface. The height of any structure shall not exceed elevation 1100 to 1140 (USGS Datum).

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

IN WITNESS WHEREOF: FALLS OF BRISTOL, L.L.C., a limited liability company, licensed to do business in the State of Missouri, has caused these presents to be executed this 2nd day of May, 2000.

FALLS OF BRISTOL, L.L.C

William T. Mann (signature)
William T. Mann, Member

STATE OF Missouri)
) SS:
COUNTY OF Platte)

Be it remembered that on this 2nd day of May, 2000, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came William T. Mann, to me personally known, who being by me duly sworn, did say that he is a Member of FALLS OF BRISTOL, L.L.C., a limited liability company and that said instrument was signed in behalf of said company and that said William T. Mann, acknowledged said instrument to be the free act and deed of said company.

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

Stacy Beach (signature)
Notary Public

STACY L. BEACH
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires June 15, 2001

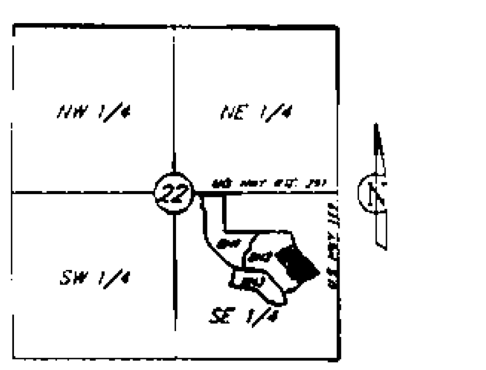
My Commission Expires: My Commission Expires June 15, 2001

CITY PLAN COMMISSION	PUBLIC WORKS	COUNCIL
Approved ______	Approved ______	This is to Certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. ______ duly authenticated as passed this 1 day of June, 2000.
Charles F. Myers (signature) Chairman – Charles F. Myers	Stanley J. Harris (signature) City Engineer – Stanley J. Harris, P.E.	Kay Barnes (signature) Mayor – Kay Barnes
Virginia L. Walsh (signature) Asst. Secretary – Virginia L. Walsh	George E. Wolf (signature) Director – George E. Wolf, Jr., P.E.	Catherine T. Rocha (signature) City Clerk – Catherine T. Rocha
	000110 Entry Number	

This plat and survey of BRISTOL HIGHLANDS – FOURTH PLAT were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

LEGEND

- ● – FND 5/8" Bar
- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. – Utility Easement
- B.L. – Building Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- SWBT Esmt – Southwestern Bell Telephone Easement
- * – BUFFER STRIP: This strip reserved for the planting of trees or shrubs by the owner or developer; the building of structures hereon is prohibited.
- ** – NOISE LINE (DECIBELS) No patios, decks or other structures shall be constructed within this noise line.



LOCATION MAP
Sec. 22, Twp. 52 N., Rge. 33 W. (N.T.S.)

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

5-2-00
Date

Signed: W. James Schowe (signature)
W. James Schowe RLS #1980

SEE BOOK ___ PAGE 394

PC-E 7/24/00 CP

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1393

DATE: 4-27-00	Job No.– 96294	File Name– SH4-PLAT

http://www.ClayCoGov.com