Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOTS 28A-28D, 29A-29D, 30A-30D, 31A-31D, 32A-32D, 33A-33D AND TRACT 8 OF LOT 1, BRIGHTON WOODS

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

SHEET 2 OF 2

Lot 28A
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 490.59 feet; thence North 89°29'05" West, 1221.24 feet; thence South 40°16'04" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 40°16'04" East, 21.25 feet; thence South 49°43'56" West, 84.20 feet; thence North 40°16'04" West, 21.25 feet; thence North 49°43'56" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 28B
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 490.59 feet; thence North 89°29'05" West, 1221.24 feet; thence South 40°16'04" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 40°16'04" East, 16.25 feet; thence South 49°43'56" West, 84.20 feet; thence North 40°16'04" West, 16.25 feet; thence North 49°43'56" East, 84.20 feet to the True Point of Beginning. Containing 1,382 square feet, more or less.

Lot 28C
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 490.59 feet; thence North 89°29'05" West, 1221.24 feet; thence South 40°16'04" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 40°16'04" East, 16.25 feet; thence South 49°43'56" West, 84.20 feet; thence North 40°16'04" West, 16.25 feet; thence North 49°43'56" East, 84.20 feet to the True Point of Beginning. Containing 1,382 square feet, more or less.

Lot 28D
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 490.59 feet; thence North 89°29'05" West, 1221.24 feet to the True Point of Beginning of the tract to be herein described; thence South 40°16'04" East, 21.25 feet; thence South 49°43'56" West, 84.20 feet; thence North 40°16'04" West, 21.25 feet; thence North 49°43'56" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 29A
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 570.01 feet; thence North 89°29'05" West, 1246.19 feet; thence South 20°28'49" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 20°28'49" East, 21.25 feet; thence South 69°31'11" West, 84.20 feet; thence North 20°28'49" West, 21.25 feet; thence North 69°31'11" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 29B
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 570.01 feet; thence North 89°29'05" West, 1246.19 feet; thence South 20°28'49" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 20°28'49" East, 16.25 feet; thence South 69°31'11" West, 84.20 feet; thence North 20°28'49" West, 16.25 feet; thence North 69°31'11" East, 84.20 feet to the True Point of Beginning. Containing 1,382 square feet, more or less.

Lot 29C
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 570.01 feet; thence North 89°29'05" West, 1246.19 feet; thence South 20°28'49" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 20°28'49" East, 16.25 feet; thence South 69°31'11" West, 84.20 feet; thence North 20°28'49" West, 16.25 feet; thence North 69°31'11" East, 84.20 feet to the True Point of Beginning. Containing 1,382 square feet, more or less.

Lot 29D
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 570.01 feet; thence North 89°29'05" West, 1246.19 feet to the True Point of Beginning of the tract to be herein described; thence South 20°28'49" East, 21.25 feet; thence South 69°31'11" West, 84.20 feet; thence North 20°28'49" West, 21.25 feet; thence North 69°31'11" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 30A
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 644.83 feet; thence North 89°29'05" West, 1274.94 feet; thence South 20°31'50" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 20°31'50" East, 21.25 feet; thence South 69°28'10" West, 84.20 feet; thence North 20°31'50" West, 21.25 feet; thence North 69°28'10" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 30B
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 644.83 feet; thence North 89°29'05" West, 1274.94 feet; thence South 20°31'50" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 20°31'50" East, 16.25 feet; thence South 69°28'10" West, 84.20 feet; thence North 20°31'50" West, 16.25 feet; thence North 69°28'10" East, 84.20 feet to the True Point of Beginning. Containing 1,382 square feet, more or less.

Lot 30C
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 644.83 feet; thence North 89°29'05" West, 1274.94 feet; thence South 20°31'50" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 20°31'50" East, 16.25 feet; thence South 69°28'10" West, 84.20 feet; thence North 20°31'50" West, 16.25 feet; thence North 69°28'10" East, 84.20 feet to the True Point of Beginning. Containing 1,382 square feet, more or less.

Lot 30D
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 644.83 feet; thence North 89°29'05" West, 1274.94 feet to the True Point of Beginning of the tract to be herein described; thence South 20°31'50" East, 21.25 feet; thence South 69°28'10" West, 84.20 feet; thence North 20°31'50" West, 21.25 feet; thence North 69°28'10" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 31A
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 719.65 feet; thence North 89°29'05" West, 1303.45 feet; thence South 20°29'44" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 20°29'44" East, 21.25 feet; thence South 69°30'16" West, 84.20 feet; thence North 20°29'44" West, 21.25 feet; thence North 69°30'16" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 31B
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 719.65 feet; thence North 89°29'05" West, 1303.45 feet; thence South 20°29'44" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 20°29'44" East, 16.25 feet; thence South 69°30'16" West, 84.20 feet; thence North 20°29'44" West, 16.25 feet; thence North 69°30'16" East, 84.20 feet to the True Point of Beginning. Containing 1,382 square feet, more or less.

Lot 31C
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 719.65 feet; thence North 89°29'05" West, 1303.45 feet; thence South 20°29'44" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 20°29'44" East, 16.25 feet; thence South 69°30'16" West, 84.20 feet; thence North 20°29'44" West, 16.25 feet; thence North 69°30'16" East, 84.20 feet to the True Point of Beginning. Containing 1,382 square feet, more or less.

Lot 31D
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 719.65 feet; thence North 89°29'05" West, 1303.45 feet to the True Point of Beginning of the tract to be herein described; thence South 20°29'44" East, 21.25 feet; thence South 69°30'16" West, 84.20 feet; thence North 20°29'44" West, 21.25 feet; thence North 69°30'16" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 32A
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 794.39 feet; thence North 89°29'05" West, 1332.06 feet; thence South 20°28'28" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 20°28'28" East, 21.25 feet; thence South 69°31'32" West, 84.20 feet; thence North 20°28'28" West, 21.25 feet; thence North 69°31'32" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 32B
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 794.39 feet; thence North 89°29'05" West, 1332.06 feet; thence South 20°28'28" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 20°28'28" East, 16.25 feet; thence South 69°31'32" West, 84.20 feet; thence North 20°28'28" West, 16.25 feet; thence North 69°31'32" East, 84.20 feet to the True Point of Beginning. Containing 1,382 square feet, more or less.

Lot 32C
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 794.39 feet; thence North 89°29'05" West, 1332.06 feet; thence South 20°28'28" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 20°28'28" East, 16.25 feet; thence South 69°31'32" West, 84.20 feet; thence North 20°28'28" West, 16.25 feet; thence North 69°31'32" East, 84.20 feet to the True Point of Beginning. Containing 1,382 square feet, more or less.

Lot 32D
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 794.39 feet; thence North 89°29'05" West, 1332.06 feet to the True Point of Beginning of the tract to be herein described; thence South 20°28'28" East, 21.25 feet; thence South 69°31'32" West, 84.20 feet; thence North 20°28'28" West, 21.25 feet; thence North 69°31'32" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 33A
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 865.18 feet; thence North 89°29'05" West, 1347.81 feet; thence South 08°23'03" East, 49.18 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 08°23'03" East, 21.25 feet; thence South 81°36'57" West, 84.20 feet; thence North 08°23'03" West, 21.25 feet; thence North 81°36'57" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 33B
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 865.18 feet; thence North 89°29'05" West, 1347.81 feet; thence South 08°23'03" East, 32.93 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 08°23'03" East, 16.25 feet; thence South 81°36'57" West, 84.20 feet; thence North 08°23'03" West, 16.25 feet; thence North 81°36'57" East, 84.20 feet to the True Point of Beginning. Containing 1,382 square feet, more or less.

Lot 33C
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 865.18 feet; thence North 89°29'05" West, 1347.81 feet; thence South 08°23'03" East, 16.68 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 08°23'03" East, 16.25 feet; thence South 81°36'57" West, 84.20 feet; thence North 08°23'03" West, 16.25 feet; thence North 81°36'57" East, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

Lot 33D
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 865.18 feet; thence North 89°29'05" West, 1347.81 feet to the True Point of Beginning of the tract to be herein described; thence South 08°23'03" East, 16.66 feet; thence South 81°36'57" West, 84.20 feet; thence North 08°23'03" West, 21.25 feet; thence North 81°36'57" East, 79.27 feet; thence South 68°25'37" East, 5.15 feet to the True Point of Beginning. Containing 1,771 square feet, more or less.

Tract 8
All that part of Lot 1, BRIGHTON WOODS, a subdivision in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 8; thence North 00°30'55" East, along the East line of said Southwest Quarter, 857.29 feet; thence North 89°29'05" West, 1314.18 feet to a point on the Westerly line of Tract 8, said BRIGHTON WOODS; thence Southerly along said Westerly line, along a curve to the left, having an initial tangent bearing of South 21°34'03" West, and a radius of 30.00 feet, an arc distance of 21.99 feet; thence South 20°25'32" East, along said Westerly line, 280.11 feet; thence South 01°09'42" West, along said Westerly line, 73.62 feet; thence South 40°15'18" East, along said Westerly line, 80.00 feet; thence South 49°44'42" West, along said Westerly line, 100.42 feet to a point on the Easterly right-of-way line of North Elmwood Avenue, as now established; thence Northerly along a curve to the right, having an initial tangent bearing of North 54°20'45" West, and a radius of 195.00 feet, an arc distance of 115.78 feet; thence North 20°25'32" West, along said right-of-way line, 354.37 feet; thence Northerly, along said right-of-way line, along a curve to the right, tangent to the last described course, having a radius of 160.00 feet, an arc distance of 117.27 feet; thence South 68°25'37" East, 132.00 feet to the True Point of Beginning. Except the following described tracts of land: All of the above tracts of land described as Lots 28A-28D, 29A-29D, 30A-30D, 31A-31D, 32A-32D and 33A-33D. Containing 26,149 square feet or 0.60 acres, more or less.

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri has caused these presents to be executed this 16 day of July 2002.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation
Owner of Tract 8

Ora H. Reynolds, Vice President and General Manager of Residential Development

Attested By: Donald K. Hagen Secretary

STATE OF MISSOURI
COUNTY OF Clay } SS

Be it remembered that on this 16th day of July 2002 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. Reynolds to me personally known, who being by me duly sworn, did say that she is Vice President and General Manager of Residential Development of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation, and that she executed the same on behalf of said corporation under and with the authority of its Board of Directors and she acknowledged that she executed the same as the free act and deed of said corporation.

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

My commission expires: 11/1/05

Notary Public

DONNA K WILLIS
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. NOV. 1,2005

IN WITNESS WHEREOF: ROBERT A. WASHAM CONSTRUCTION, INC., a Missouri Corporation licensed to do business in the State of Missouri has caused these presents to be executed this ___ day of ___ 2002.

ROBERT A. WASHAM CONSTRUCTION, INC.
a Missouri Corporation

Robert A. Washam, President
Owner of Lots 28A-28D, 29A-29D, 30A-30D, 31A-31D, 32A-32D and 33A-33D

STATE OF MISSOURI
COUNTY OF Clay } SS

Be it remembered that on this 11th day of ___ 2002, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert A. Washam, to me personally known, who being by me duly sworn, did say that he is President of ROBERT A. WASHAM CONSTRUCTION, INC., a Missouri Corporation, and that he executed the same on behalf of said corporation under and with the authority of its Board of Directors and he acknowledged that he executed the same as the free act and deed of said corporation.

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

My commission expires: 11/1/05

Notary Public

DONNA K WILLIS
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. NOV. 1,2005

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION

I HEREBY CERTIFY: that Lot SWII 0213 of the BRIGHTON WOODS, 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.

Date: 5-20-02   Signed: W. James Schowe, PLS 1989

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
3550 N. St. Clair Ave.
Kansas City, Missouri 64101

DATE: 05-09-02 | Job No.- 01477 | File Name- BW-LS-M

http://www.ClayCoGov.com