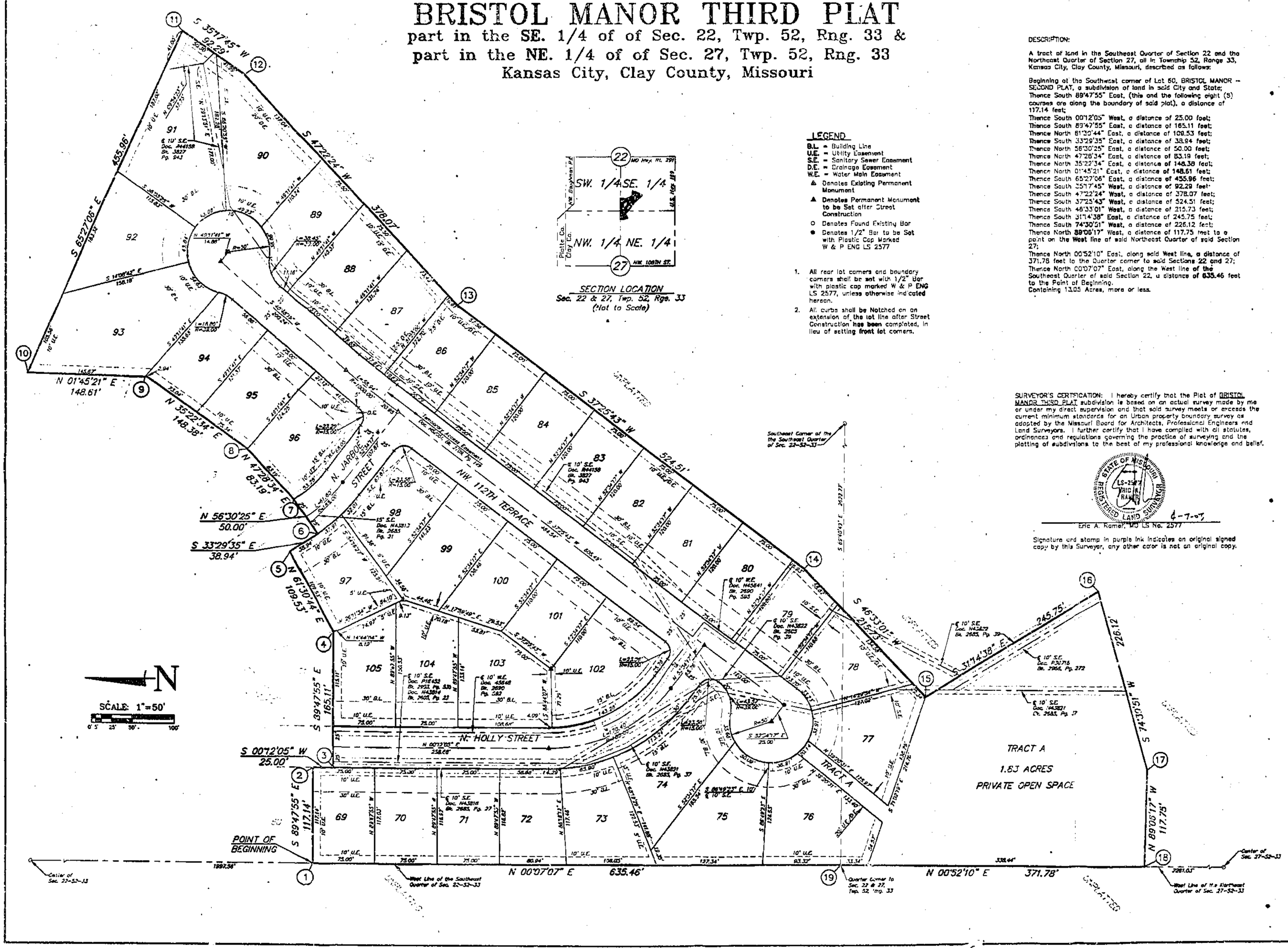
BRISTOL MANOR THIRD PLAT

part in the SE. 1/4 of of Sec. 22, Twp. 52, Rng. 33 & part in the NE. 1/4 of of Sec. 27, Twp. 52, Rng. 33

Kansas City, Clay County, Missouri



LEGEND

- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement
- W.E. = Water Main Easement
- ▲ Denotes Existing Permanent Monument
- ▲ Denotes Permanent Monument to be Set after Street Construction
- O Denotes Found Existing Bar
- ● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2577

1. All rear lot corners and boundary corners shall be set with 1/2" bar with plastic cap marked W & P ENG LS 2577, unless otherwise indicated hereon.
2. All curbs shall be Notched on an extension of the lot line after Street Construction has been completed, in lieu of setting front lot corners.

DESCRIPTION:

A tract of land in the Southeast Quarter of Section 22 and the Northeast Quarter of Section 27, all in Township 52, Range 33, Kansas City, Clay County, Missouri, described as follows:

Beginning at the Southwest corner of Lot 60, BRISTOL MANOR - SECOND PLAT, a subdivision of land in said City and State; Thence South 89°47'55" East, (this and the following eight (8) courses are along the boundary of said plat), a distance of 117.14 feet;
Thence South 00°12'05" West, a distance of 25.00 feet;
Thence South 89°47'55" East, a distance of 165.11 feet;
Thence North 61°30'44" East, a distance of 109.53 feet;
Thence South 33°29'35" East, a distance of 38.94 feet;
Thence North 56°30'25" East, a distance of 50.00 feet;
Thence North 47°28'34" East, a distance of 83.19 feet;
Thence North 35°22'34" East, a distance of 148.38 feet;
Thence North 01°45'21" East, a distance of 148.61 feet;
Thence South 65°27'06" East, a distance of 455.96 feet;
Thence South 35°17'45" West, a distance of 92.29 feet;
Thence South 47°22'24" West, a distance of 378.07 feet;
Thence South 37°25'43" West, a distance of 524.51 feet;
Thence South 46°33'01" West, a distance of 215.73 feet;
Thence South 31°14'38" East, a distance of 245.75 feet;
Thence South 74°30'51" West, a distance of 226.12 feet;
Thence North 89°06'17" West, a distance of 117.75 feet to a point on the West line of said Northeast Quarter of said Section 27;
Thence North 00°52'10" East, along said West line, a distance of 371.78 feet to the Quarter corner to said Sections 22 and 27;
Thence North 00°07'07" East, along the West line of the Southeast Quarter of said Section 22, a distance of 635.46 feet to the Point of Beginning.
Containing 13.05 Acres, more or less.

SURVEYOR'S CERTIFICATION: I hereby certify that the Plat of BRISTOL MANOR 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 minimum standards for an Urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have compiled with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI — LS-2577 — ERIC A. RAMIER — REGISTERED LAND SURVEYOR

6-7-07

Eric A. Ramier, MO LS No. 2577

Signature and stamp in purple ink indicates an original signed copy by this Surveyor, any other color is not an original copy.

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5090 FAX:(816)252-9712
WPE1@SWBELL.NET

FINAL PLAT OF BRISTOL MANOR THIRD PLAT IN SECTIONS 22 & 27, TWP 52, RNG 33 KANSAS CITY, CLAY COUNTY, MISSOURI

REV	REVISIONS DESCRIPTION	DATE

JOB NO.	2924
SCALE:	NOTED
DATE:	10/17/01
DRAFTED:	C.N.S.
CHKD:	B.P.
SHEET NO.	2 OF 2

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com