Clay County, Missouri
Land Survey Document

R90891

CLAY COUNTY
CERTIFY INST. RECD
2003 MAY 14 P 2:12
Cab. F Sld. 78
ROBERT T. SEVIER
RECORDER OF DEEDS
by Jessica Dallo
Deputy

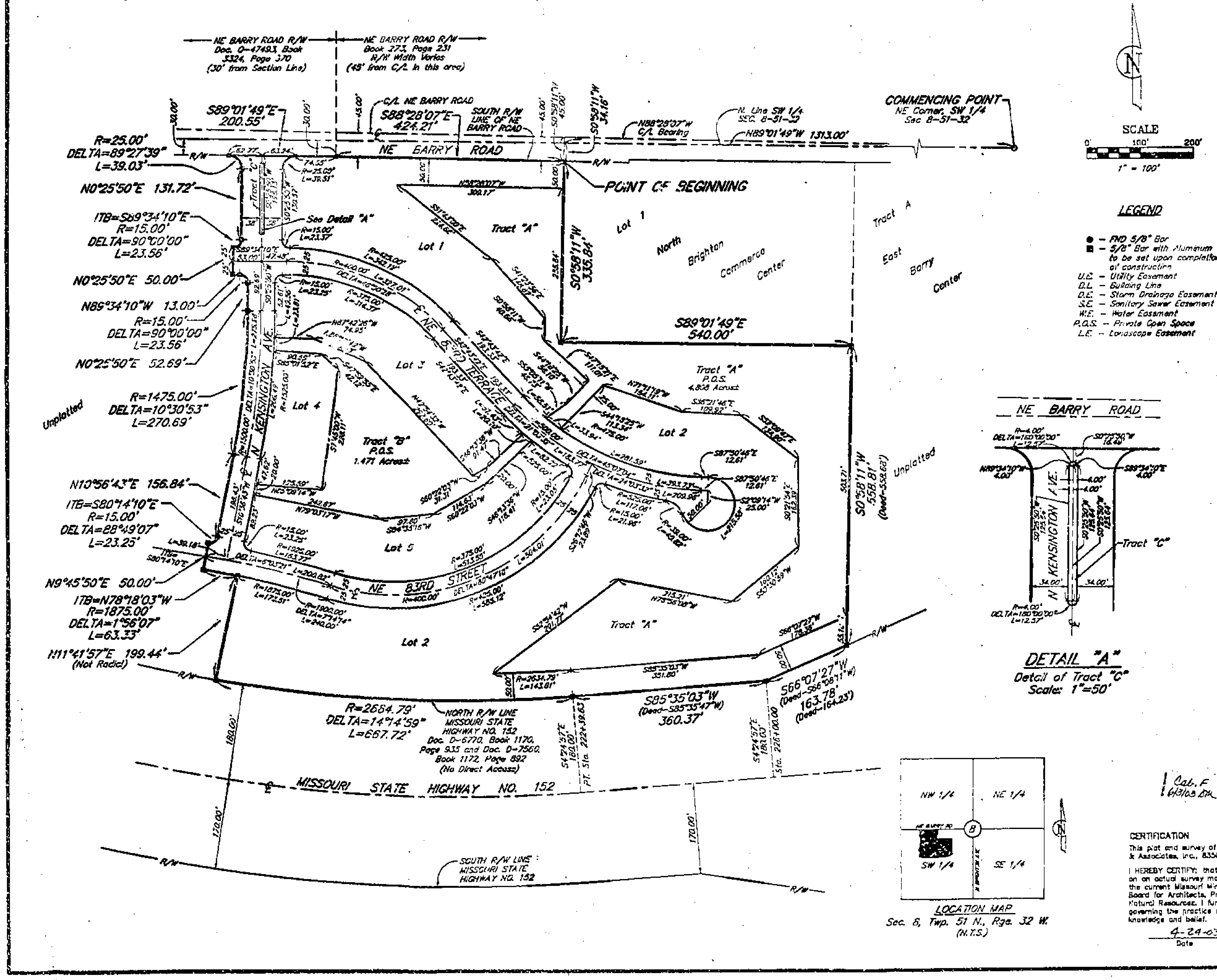
[B]RIGHTON WOODS NORTH – FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

Sheet 1 of 2

LEGAL DESCRIPTION:

A subdivision of land in the **Southwest Quarter of Section 8**, Township 51 North, **Range** 32 West of the Fifth Principal Meridian in Kansas City, **Clay County**, Missouri, **described** as follows: Commencing **at** the Northeast corner of said Southwest Quarter; thence **North** 89°01'49" **West**, along the North line of said Southwest Quarter, 1313.00 feet; thence South 0°58'11" West, 34.16 feet to the Southerly right-of-way line of NE Barry Road, as now established, and the True Point of Beginning of the tract to be herein described (said point also being the Northwest corner of Lot 1, NORTH BRIGHTON COMMERCE CENTER, a subdivision of land in Kansas City, Clay County, Missouri); thence South 0°58'11" West, along the West line of said Lot 1, 335.84 feet to the Southwest corner of said Lot 1; thence South 89°01'49" East, along the South line of said Lot 1, 540.00 feet to the Southeast corner of said Lot 1; thence South 0°58'11" West, 558.81 feet (Deed-558.68') to the Northerly right-of-way line of Missouri State Highway No. 152, as now established; thence South 66°07'27" West (Deed-South 66°09'11" West), along said Northerly right-of-way line, 163.78 feet (Deed-164.23'); thence South 85°35'03" West (Deed-South 85°35'47" West), along said Northerly right-of-way line, 360.37 feet; thence Westerly along said Northerly right-of-way line, along a curve to the right, being tangent to the last **described** course, with a radius of 2,684.79 feet, a **central** angle of 14°14'59" and an arc distance of 667.72 feet; **thence North** 11°41'57" East, 199.44 feet; **thence Westerly** along a curve to the left, having an initial tangent bearing **of North** 78°18'03" West, with a radius of **1875.00 feet**, a central angle of 01°56'07" and an arc distance **of 63.33 feet**; thence North 09°45'50" East, **50.00** feet; **thence Northeasterly** along a curve to the left, having an **initial tangent** bearing of South 80°14'10" East, with a radius of **15.00 feet**, a central angle of 88°49'07" and an arc distance of 23.25 feet; thence North 10°56'43" East, **156.84 feet**; thence Northerly along a curve to the left, being tangent to the last described course, with a radius of 1475.00 feet, a central angle of 10°30'53" and an arc distance of 270.69 feet; thence North 0°25'50" East, 52.69 feet; thence Northwesterly along a curve to the left, being tangent to the last described course, having a radius of 15.00 feet, a central angle of 90°00'00" and an arc distance of 23.56 feet; thence North 89°34'10" West, 13.00 feet; thence North 0°25'50" East, 50.00 feet; thence Northeasterly along a curve to the left, having an initial tangent bearing of South 89°34'10" East, with a radius of 15.00 feet, a central angle of 90°00'00" and an arc distance of 23.56 **feet**; thence North 0°25'50" East, 130.22 feet; thence Northwesterly along a curve to the left, being tangent **to the** last described course, having a radius of 25.00 feet, a central angle of 89°27'39" and an arc distance **of 39.03** feet to a point on the Southerly right-of-way line of said NE Barry Road, as established by Document **No. Q-47493**, in Book 3324, at Page 370; thence South 89°01'49" East, along said Southerly right-of-way line, 200.55 feet; thence South 88°28'07" East, along said Southerly right-of-way line of NE Barry Road, as established by Book 273 at Page 231, 424.21 feet to the Point of Beginning. Containing 21.828 acres, **more** or less.



Cab. F
6/3/03 DM

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:

BRIGHTON WOODS NORTH – 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.), provided that the easement granted herein is subject to any and all existing easements. 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.

TRACT A & B: Tract A (4.808 acres±) and Tract B (1.471 acres±) are hereby reserved as Private Open Space (P.O.S.) and shall be maintained by Hunt Midwest Real Estate Development, Inc., its successors, assigns, and transferees as described in the Declaration of Restrictions recorded simultaneously with this plat.

TRACT C: Tract C (0.024 acres±) lies within Street R/W and is hereby reserved as Open Green Space and shall be maintained by Hunt Midwest Real Estate Development, Inc., its successors, assigns, and transferees as described in the Declaration of Restrictions recorded simultaneously with this plat.

LANDSCAPE EASEMENT The area labeled hereon as "Landscape Easement" or "L.E." is hereby reserved for the planting of trees and shrubs by the owner or developer. The building of structures hereon is prohibited.

RIGHT OF ENTRANCE: The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights. The right of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Access Easement or "A.E."

ACCESS There shall be no Direct Vehicular Access from Lot 1 to NE Barry Road.
There shall be no Direct Vehicular Access from Lot 2 to Missouri State Highway No. 152.

FLOODPLAIN The lands herein platted lie partially within the limits of a regulatory floodway as designated on the official floodplain document and are subject to the restrictions of chapter 28, Code of Ordinances of Kansas City, Missouri, and are further subject to the provisions of Chapter X – Federal Insurance Administration, Subchapter B – National Flood Insurance Program for eligibility thereof.

UNDESIRABLE NOISE LEVELS The area described herein lies adjacent to Missouri State Highway 152. 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.

70 DECIBEL NOISE LIMIT No Building shall be contructed [sic] within the 70 Decibel Noise Limits as shown hereon.

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 21st day of April, 2003.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.,
A Missouri Corporation

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

Donald K. Hagan
Assistant Secretary

STATE OF Missouri } SS:
COUNTY OF Clay }

Be it remembered that on this 21st day of April, 2003, 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 in the date herein last above written.

Notary Public

My Commission Expires: 11/1/05

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
My Commission Expires November 1, 2005

CITY PLAN COMMISSION

Approved ______

Chairman
Charles F. Myers

Asst. Secretary
[illegible] L. Walsh

PUBLIC WORKS

City Engineer
Stanley J. Harris, P.E.

Acting Director of Public Works
Larry W. Frevert, P.E.

COUNCIL

This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No. 030426 duly authenticated as passed this 2 day of April, 2003.

Mayor

CITY CLERK
City Clerk
Linda Decker

SEAL OF KANSAS CITY MISSOURI 1850

CERTIFICATION

This plat and survey of BRIGHTON WOODS NORTH – FIRST PLAT were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of BRIGHTON WOODS NORTH – 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.

4-24-03
Date

Signed: ______
W. James Schowe RLS #1989

Sheet 1 of 2
See Sheet 2 of 2 for Easements, Building Setback Lines, Street Grades and Missouri State Plane Coordinates

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-[illegible]
Fax: 816-587-1393

DATE: 4-15-03	Job No. – 02107	City File SD 0850?

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http://www.ClayCoGov.com