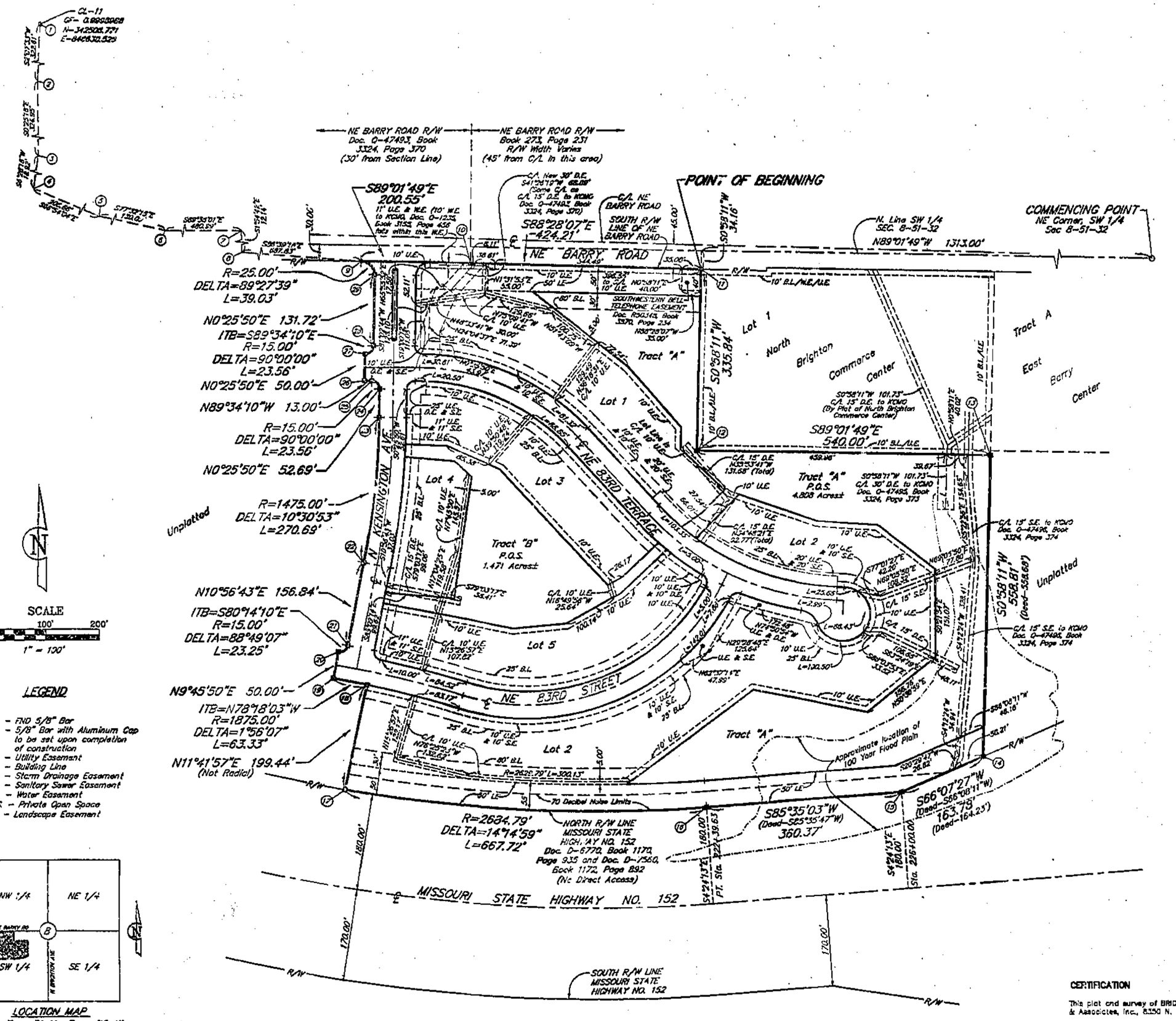
BRIGHTON WOODS
NORTH – FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

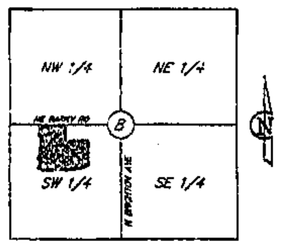
Sheet 2 of 2



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
W.E. – Water Easement
P.O.S. – Private Open Space
L.E. – Landscape Easement



LOCATION MAP
Sec. 8, Twp. 51 N., Rge. 32 W.
(N.T.S.)

MISSOURI STATE PLANE COORDINATES

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASE ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9998928. COORDINATES ARE IN METERS.

1	341906.771 / 846530.529	8	341713.354 / 847834.601	12	341434.782 / 847825.486	25	341138.16 / 847541.00
2	341914.340 / 846294.339	10	341702.730 / 847882.714	15	341414.313 / 847850.121	26	341138.761 / 847537.060
3	341850.036 / 846520.900	11	341688.265 / 847924.953	16	341407.917 / 847830.359	27	341124.359 / 847537.183
4	341940.837 / 846520.817	12	341596.228 / 847923.221	17	341417.924 / 847821.942	28	341133.837 / 847541.289
5	341759.356 / 846516.913	13	341594.141 / 847887.726	21	341418.582 / 847828.708	29	341183.624 / 847542.087
6	341731.479 / 846945.842	14	341433.859 / 847884.853	22	341333.493 / 847837.787		
7	341725.124 / 847424.924	15	341433.653 / 847832.248	23	341137.459 / 847845.447		
8	341713.807 / 847425.372	16	341395.189 / 847832.244	24	341137.726 / 847845.268		

STREET GRADES

N KENSINGTON AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00.00 (Southerly end of Street) =Sta. 23+59.00 NE 83rd Street (Stationing increases Northerly)	197.76	POT	—
Sta. 10+14	197.46	PVC	50'
Sta. 10+30	196.97	PVI	—
Sta. 10+46.69	197.15	Sag	—
Sta. 10+64	197.25	PVT	50'
Sta. 11+50	198.22	PVC	100'
Sta. 13+00	199.92	PVI	—
Sta. 14+50	206.17	PVT	300'
Sta. 15+84.39 = Sta. 10+00 NE 83rd Street	214.46	POT	—
Sta. 17+05	222.19	PVC	70'
Sta. 17+10	224.12	PVI	—
Sta. 17+25	224.65	PVT	70'
Sta. 17+19.03 = Sta. 17+48.73 NE Barry Road	225.14	POT	—

NE 83rd TERRACE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00.00 (Westerly end of Street) =Sta. 15+84.39 N Kensington Avenue (Stationing increases Easterly)	214.46	POT	—
Sta. 10+25.94	213.94	PVC	100'
Sta. 10+55.94	213.62	Sag	—
Sta. 10+75	212.99	PVI	—
Sta. 11+25	215.22	PVT	100'
Sta. 13+25	224.51	PVC	200'
Sta. 14+21.30	226.74	Crest	—
Sta. 14+25	226.15	PVI	—
Sta. 15+25	224.15	PVT	200'
Sta. 17+50	212.90	PVC	100'
Sta. 17+51.60 = Sta. 31+47.72 NE 83rd Street	212.62	POT	—
Sta. 18+00	210.40	PVI	—
Sta. 18+50	208.90	PVT	100'
Sta. 19+80.48	204.99	POT	—

NE 83rd STREET

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 23+59.00 (Westerly end of Street) =Sta. 10+00.00 N Kensington Avenue (Stationing increases Easterly)	197.76	POT	—
Sta. 26+75	213.40	PVC	300'
Sta. 28+25	215.40	PVI	—
Sta. 28+88.25	214.82	Crest	—
Sta. 29+75	213.68	PVT	300'
Sta. 30+63.72	212.38	PVC	70'
Sta. 30+94.99	212.13	Sag	—
Sta. 30+98.72	211.80	PVI	—
Sta. 31+33.72	212.53	PVT	70'
Sta. 31+47.72 = 17+51.60 NE 83rd Terrace	212.82	POT	—

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 prescribed 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 plotting of subdivisions to the best of my professional knowledge and belief.

4-24-03
Date

Signed: John W. Gentner, Sr. PLS #1929

Sheet 2 of 2

Easements, Building Setback Lines, Street Grades and Missouri State Plane Coordinates

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Land Development Consultants
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4380
Fax: 816-587-1380

DATE 4-16-03 | Job No.-07107 | City File: SD 050029

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Calc. F
6/13/03 BM

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