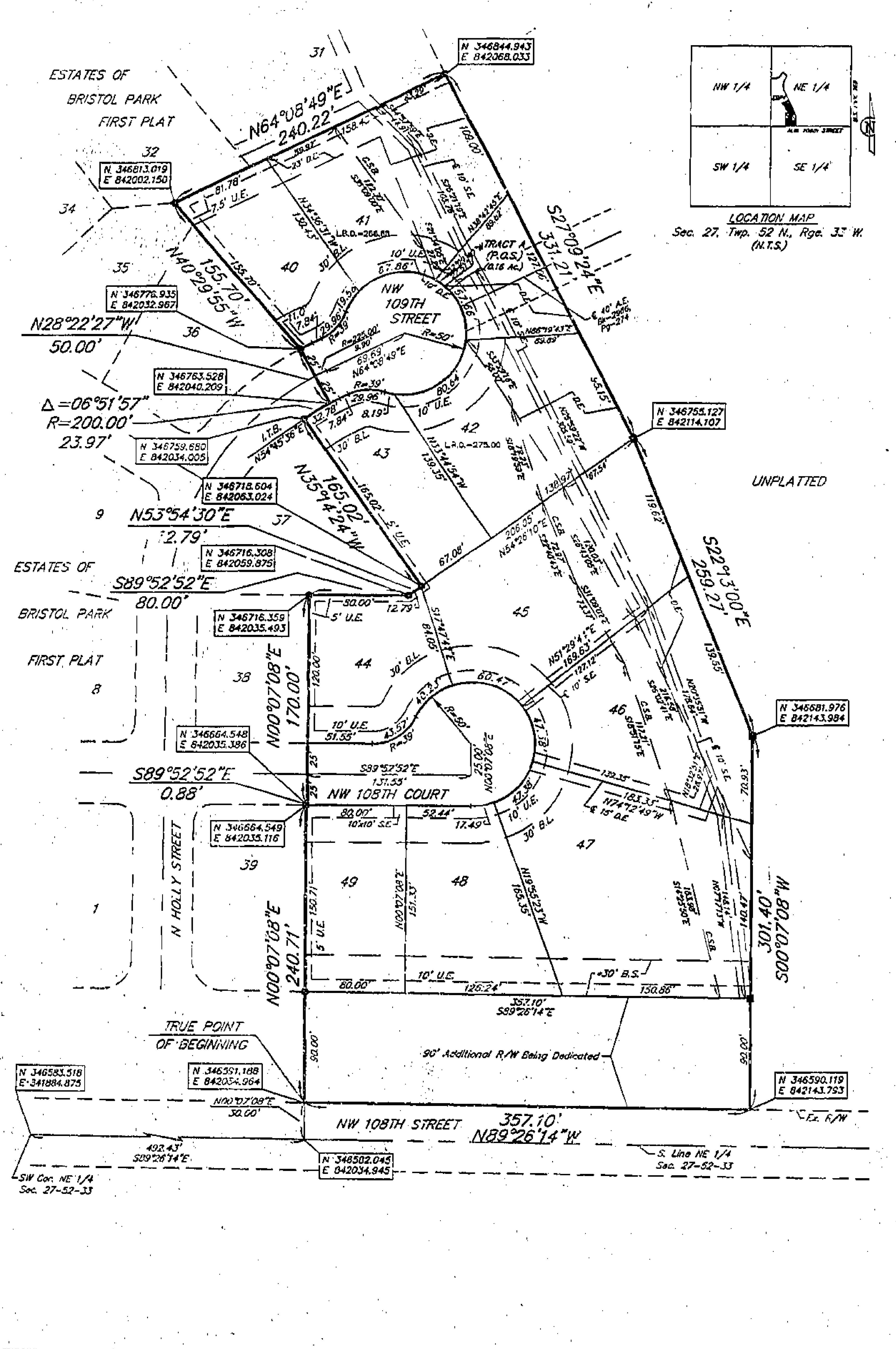
Clay County, Missouri
Land Survey Document



SCALE 1" = 50'

S03892

STATE OF MO. CLAY COUNTY
I CERTIFY INSTR. REC'D
2003 JUL -7 P 12:07
CAB F SLV PAGE# 81
ROBERT T. SEVIER RECORDER OF DEEDS

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
- A.E. – Temporary Access Easement
- P.O.S. – Private Open Space
- C.S.B. – Channel SetBack: This area reserved for a stormwater channel; the building of structures hereon is prohibited.
- * – BUFFER STRIP (B.S.): This strip reserved for the planting of trees or shrubs by the owner or developer; the building of structures hereon is prohibited.

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
CL-09	-----	-----	347853.263	843489.882
TP-1	N02°35'12"E	1144.01'	348201.569	843505.618
TP-2	S86°15'48"W	878.74'	348184.115	843238.374
TP-3	N89°23'05"W	1079.69'	348187.648	842909.337
TP-4	S89°13'47"W	690.98'	348184.817	842598.766
TP-5	N89°45'05"W	2625.14'	348188.289	841898.711
TP-6	S00°07'07"W	2633.03'	347335.824	841897.050
SW Cor. NE 1/4 Sec. 27-52-33	S00°52'10"W	2632.80'	346583.518	841884.875

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 .99992962. COORDINATES ARE IN METERS.

STREET GRADES

GRADE POINT	ELEVATION	V.C.T.
NW 109TH STREET		
46.35 Feet Southerly of the Centerline of N Holly St.	285.32	----
8.65 Feet Northerly of the Centerline of N Holly St.	281.86	55.00'
202.57 Feet Northerly of the Centerline of N Holly St.	273.92	----
NW 108TH COURT		
115.44 Feet East of the Centerline of N Holly St. (West Line of Plat)	293.91	----
252.11 Feet East of the Centerline of N Holly St. (Center OF Cul-de-Sac)	291.07	----

This plat and survey of ESTATES OF BRISTOL PARK – SECOND 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 ESTATES OF BRISTOL PARK – SECOND 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.

11-26-02
Date

Signed: W. James Seldon PLS #1589

ESTATES OF BRISTOL PARK– SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 27, Township 52, Range 33, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence South 89°26'14" East, along the South line of said Northeast Quarter, 492.43 feet to the Southeast corner of Estates of Bristol Park First Plat, a subdivision of land in Kansas City, Clay County, Missouri; thence North 0°07'08" East, along the Easterly line of said Estates of Bristol Park First Plat, 30.00 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 0°07'08" East, along said Easterly line, 240.71 feet; thence South 89°52'52" East, along said Easterly line, 0.88 feet; thence North 0°07'08" East, along said Easterly line, 170.00 feet; thence South 89°52'52" East, along said Easterly line, 80.00 feet; thence North 53°54'30" East, along said Easterly line, 12.79 feet; thence North 35°14'24" West, along said Westerly line, 165.02 feet; thence Northeasterly, along said Easterly line, on a curve to the right, having an initial tangent bearing of North 54°45'36" East, a radius of 200.00 feet, an arc distance of 23.97 feet; thence North 28°22'27" West, along said Easterly line, 50.00 feet; thence North 40°29'55" West, along said Easterly line, 155.70 feet; thence North 64°08'49" East, along said Easterly line, 240.22 feet; thence South 27°09'24" East, 331.21 feet; thence South 22°13'00" East, 259.27 feet; thence South 0°07'08" West, 301.40 feet to a point on the North right-of-way line of Northwest 108th Street, as now established; thence North 89°26'14" West, along said North right-of-way line, 357.10 feet to the True Point of Beginning. Containing 5.39 acres, more or less.

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:

ESTATES OF BRISTOL PARK – SECOND 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.

PARKLAND DEDICATION: Private open space is hereby reserved at the election of the Developer for Ten (10) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended.

TRACT A: Tract A (0.16 acres) is hereby reserved as Private Open Space and shall be maintained by the Communities of Bristol Homes Association as described in the Declaration of Restrictions recorded with this plat.

BUILDING HEIGHT LANGUAGE: The subject property is located within the Kansas City International Airport height zone map, Document 133-27, dated March 1982 and is within the transitional surface and ILS approach surface. The height of any structure shall not exceed elevation 1100 to 1140 (USGS Datum).

AVIATION AND NOISE EASEMENT: An Aviation and Noise Easement is hereby granted by Document No. S5891 in Book 4207 at Page 941, recorded simultaneously herewith.

IN WITNESS WHEREOF: SHOAL CREEK PARTNERS, L.L.C., a Missouri limited liability company, licensed to do business in the State of Missouri, has caused these presents to be executed this 2nd day of December, 2002.

SHOAL CREEK PARTNERS, L.L.C.
A Missouri limited liability company

John D. Rose, Manager

STATE OF MISSOURI)
COUNTY OF Platte) SS

Be it remembered that on this 2nd day of December, 2002, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John D. Rose, to me personally known, who being by me duly sworn, did say that he is Manager of SHOAL CREEK PARTNERS, L.L.C., a Missouri limited liability company, and that said instrument was signed in behalf of said company and that said John D. Rose 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.

M. BURNS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: My Commission Expires Aug. 23, 2005

Notary Public

CITY PLAN COMMISSION

Approved: April 16, 2002

Chairman
Charles F. Myers

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Stanley J. Harris, P.E.

Director
George E. Wolf, Jr., 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. 021497 duly authenticated as passed this

Mayor
Kay Barnes

City Clerk
Catherine T. Rocha

REV: 11-12-02
REV: 6-4-02

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: 3-15-02	Job No. – 02143	File Name–SEC-PLAT

http://www.ClayCoGov.com