Clay County, Missouri
Land Survey Document

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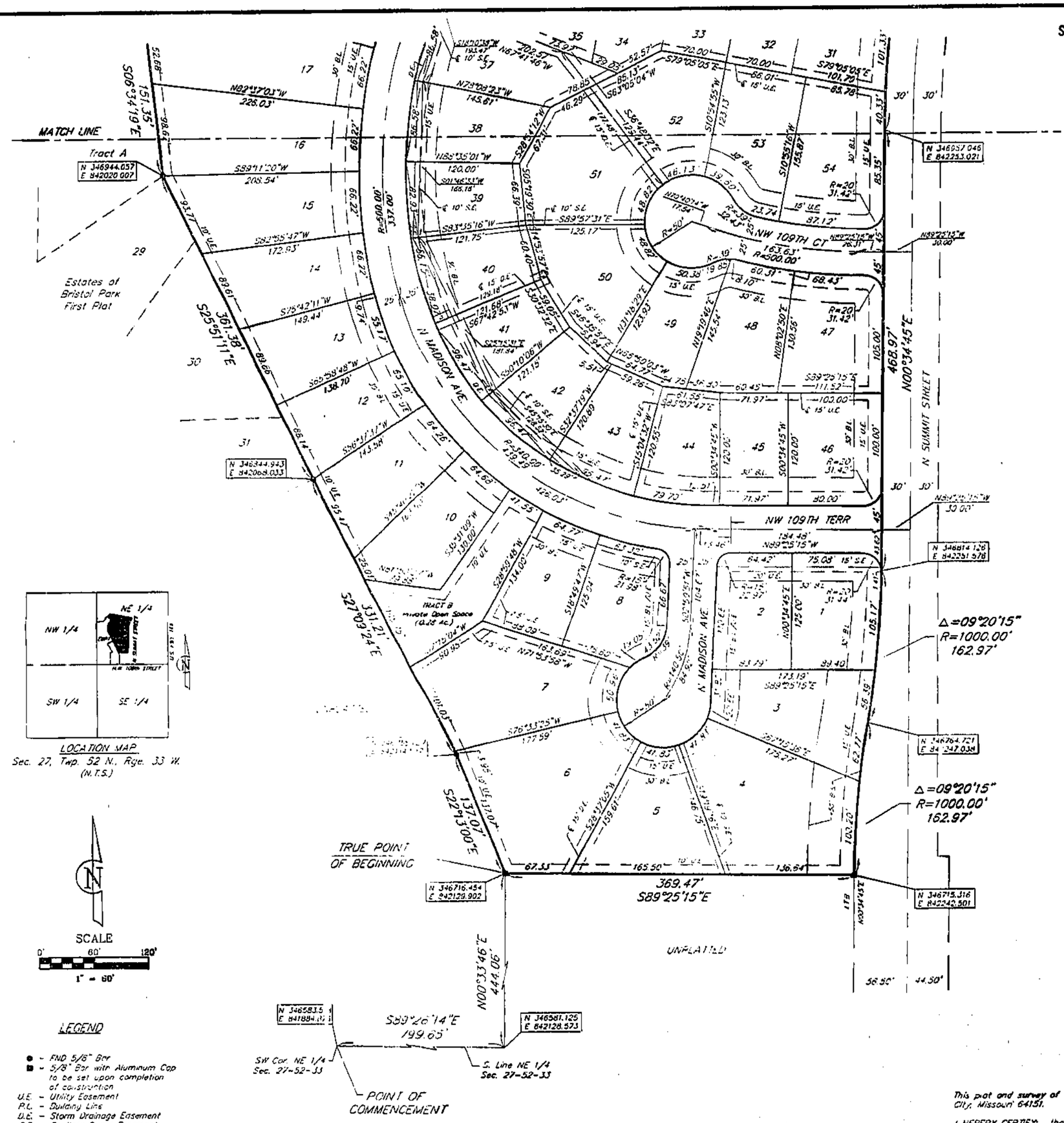
S31090

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
2003 OCT 15 A 8:19
FILED FOR RECORD
DAB F SUTTON
RECORDER OF DEEDS
by Jessica Davis
Deputy

BRISTOL SOUTH

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 1 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
- * - 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.

LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 27, Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and 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, 795.65 feet; thence North 0°33'46" East, 444.06 feet to the True Point of Beginning of the tract to be herein described; thence South 89°25'15" East, 369.47 feet to a point on the Westerly right-of-way line of N. Summit Street, as now established; thence Northerly along said Westerly line, on a curve to the right, having an initial tangent bearing of North 0°34'45" East, a radius of 1000.00 feet, a central angle of 09°20'15", an arc distance of 162.97 feet; thence Northerly along said Westerly line, on a curve to the left, having a common tangent to the last described course, a radius of 1000.00 feet, a central angle of 09°20'15", an arc distance of 162.97 feet; thence North 0°34'45" East along said Westerly line, 468.97 feet; thence Northerly along said Westerly line, on a curve to the right, tangent to the last described course, having a radius of 1030.00 feet, a central angle of 27°57'47", an arc distance of 502.69 feet; thence North 78°56'59" West, 838.38 feet; thence South 43°35'14" West, 132.01 feet to the Northerly corner of ESTATES OF BRISTOL PARK – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 44°18'15" East along the Northerly line of said ESTATES OF BRISTOL PARK – FIRST PLAT, 174.05 feet; thence South 24°25'46" West along the Easterly line of said ESTATES OF BRISTOL PARK – FIRST PLAT, 233.02 feet; thence South 10°10'58" West along said Easterly line, 102.97 feet; thence South 08°34'19" East along said Easterly line, 151.35 feet; thence South 25°51'11" East along said Easterly line, 361.38 feet; thence South 27°09'24" East, 331.21 feet; thence South 22°13'00" East, 137.07 feet to the True Point of Beginning. Containing 20.90 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:

BRISTOL SOUTH

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 appurtenances 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 Fifty-four (54) single-family units, pursuant to Section 60.138, Code of Ordinances, as amended 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 138-27, 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. S31088 in Book 4275 at Page 164, recorded simultaneously herewith.

TRACT A: Tract A (2.99 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.

TRACT B: Tract B (0.28 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.

NOTE: No vehicular access shall be allowed from Lots 3 and 4 onto N. Summit Street.

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.

This plat and survey of BRISTOL SOUTH were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY that the plat of BRISTOL SOUTH 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.

6-23-03
Date

Signed: W. James Schowe
W. James Schowe PLS #1989

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4500
Fax: 816-587-1700

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