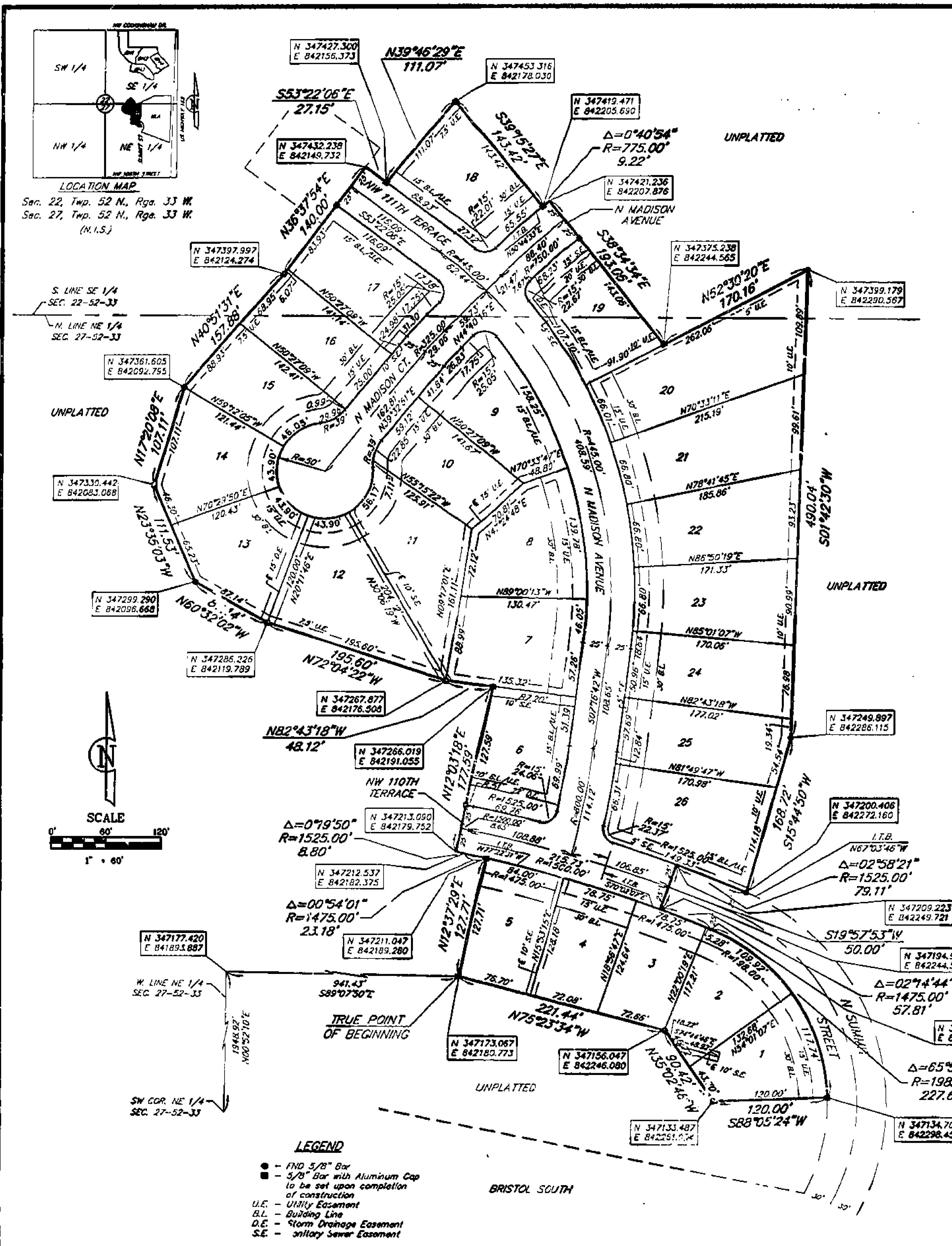
Clay County, Missouri
Land Survey Document

BRISTOL NORTH–FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



LEGAL DESCRIPTION:

A subdivision 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, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 0°52'10" East along the West line of said Northeast Quarter, 1948.92 feet; thence South 89°07'50" East, 941.43 feet to the True Point of Beginning of the tract to be herein described; thence North 12°37'29" East, 127.71 feet; thence Westerly on a curve to the left, having an initial tangent bearing of North 77°22'31" West, a radius of 1475.00 feet, a central angle of 00°54'01", an arc distance of 23.18 feet; thence Westerly on a curve to the right, having a common tangent with the last described course, a radius of 1525.00 feet, a central angle of 0°19'50", an arc distance of 8.80 feet; thence North 12°03'18" East, 177.59 feet; thence North 82°43'18" West, 48.12 feet; thence North 72°04'22" West, 195.60 feet; thence North 60°32'02" West, 87.14 feet; thence North 23°35'03" West, 111.53 feet; thence North 17°20'08" East, 107.11 feet; thence North 40°51'31" East, 157.88 feet; thence North 36°37'54" East, 140.00 feet; thence South 53°22'06" East, 27.15 feet; thence North 39°46'29" East, 111.07 feet; thence South 39°15'27" East, 143.42 feet; thence Northeasterly on a curve to the right, having an initial tangent bearing of North 50°44'33" East, a radius of 775.00 feet, a central angle of 0°40'54", an arc distance of 9.22 feet; thence South 38°34'34" East, 193.06 feet; thence North 62°30'20" East, 170.16 feet; thence South 01°42'30" West, 490.04 feet; thence South 15°44'50" West, 168.72 feet to a point on the Northerly line of N. Summit Street, as now established; thence Northwesterly along said Northerly line, on a curve to the left, having an initial tangent bearing of North 67°03'46" West, a radius of 1525.00 feet, a central angle of 02°58'21", an arc distance of 79.11 feet; thence South 19°57'53" West, 50.00 feet to a point on the Southerly line of said N. Summit Street; thence Southeasterly along said Southerly line, on a curve to the right, having an initial tangent bearing of South 70°02'07" East, a radius of 1475.00 feet, a central angle of 02°14'44", an arc distance of 57.81 feet; thence Southeasterly along said Southerly line, on a curve to the right, having a common tangent with the last described course, a radius of 198.00 feet, a central angle of 65°52'47", an arc distance of 227.66 feet; thence South 89°05'24" West, 120.00 feet; thence North 35°02'48" West, 90.42 feet; thence North 75°23'34" West, 221.44 feet to the True Point of Beginning. Containing 9.10 acres, more or less.

STREET GRADES

GRADE POINT	ELEV.	V.C.L.
N. SUMMIT STREET/NW 110th TERRACE		
256.85 Feet Southeasterly of the centerline of N. Madison Avenue	276.07	-----
156.85 Feet Southeasterly of the centerline of N. Madison Avenue	278.15	100.00'
117.53 Feet Northwesterly of the centerline of N. Madison Avenue	275.41	-----
NW 111th STREET/N. MADISON AVENUE		
809.88 Feet Northerly of the centerline of NW 110th Terrace	297.51	-----
615.97 Feet Northerly of the centerline of NW 110th Terrace	297.28	90.00'
54.00 Feet Northerly of the centerline of NW 110th Terrace	275.46	42.00'
Centerline of NW 110th Terrace	276.58	-----
N. MADISON COURT/N. MADISON AVENUE		
251.60 Feet Southerly of the Centerline of N. Madison Avenue	288.80	-----
Centerline of N. Madison Avenue	295.12	-----
68.00 Feet Northerly of the Centerline of N. Madison Avenue	293.68	57.00'
126.00 Feet Northerly of the Centerline of N. Madison Avenue	297.10	-----

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
CL-09	------	------	347853.264	843483.333
TP-1	N02°35'12"E	1144.01'	348201.369	843505.613
TP-2	S86°15'48"W	878.74'	348184.115	843233.374
TP-3	N89°23'05"W	1078.60'	348137.648	842909.337
TP-4	S89°15'47"W	692.98'	348104.817	842698.766
TP-5	N59°45'05"W	2625.74'	348183.289	841592.711
TP-6	S00°07'07"W	2633.03'	347385.824	841897.039
TP-7	S00°52'10"W	633.69'	347177.420	841893.887
IP00	S89°07'50"W	941.43'	347173.067	842180.773

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 .99998982. COORDINATES ARE IN METERS.

This plat and survey of BRISTOL 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 BRISTOL 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.

6-24-04 — Date

Signed: [signature] W. Jonas Schowe — PLS #1989

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 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.

PARKLAND DEDICATION: Private open space will be reserved by the Developer in future phases of Bristol North.

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. 556755 in Book 4528 at Page 572.

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 4th day of August 2004.

SHOAL CREEK PARTNERS, L.L.C.
A Missouri Limited Liability Company

[signature]
John D. Rose — Manager

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 4th day of August 2004, 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.

My Commission Expires: April 23, 2007

[signature]
Notary Public

CITY PLAN COMMISSION

Approved: July 1, 2003

[signature]
Chairman
Charles F. Myers

[signature]
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

[signature]
Asst. City Engineer
Stanley J. Harris, P.E.

[signature]
Acting Director
Stanley J. Harris, 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. 041141 duly authenticated as passed this 23rd day of Sept 2004.

[signature]
Mayor
Kay Barnes

[signature]
City Clerk
Millie M. Crossland

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: 6-24-04 | JOB No – 02203 | File Name–BN1–PLAT

http://www.ClayCoGov.com