Clay County, Missouri
Land Survey Document

BRISTOL NORTH–SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
NW 110th TERRACE/N. BELLEVIEW AVENUE		
1117.87 Feet Southerly of the centerline of NW 111th Terrace	275.40	------
687.25 Feet Southerly of the centerline of NW 111th Terrace	271.10	50.00'
42.25 Feet Southerly of the centerline of NW 111th Terrace	283.06	25.00'
123.21 Feet Northerly of the centerline of NW 111th Terrace	284.74	------
NW 111TH TERRACE		
Centerline of N. Belleview Avenue	283.50	------
54.00 Feet Southeasterly of the Centerline of N. Belleview Ave.	292.38	42.00'
56.00 Feet Southeasterly of the Centerline of N. Belleview Ave.	294.43	------

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 – 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.

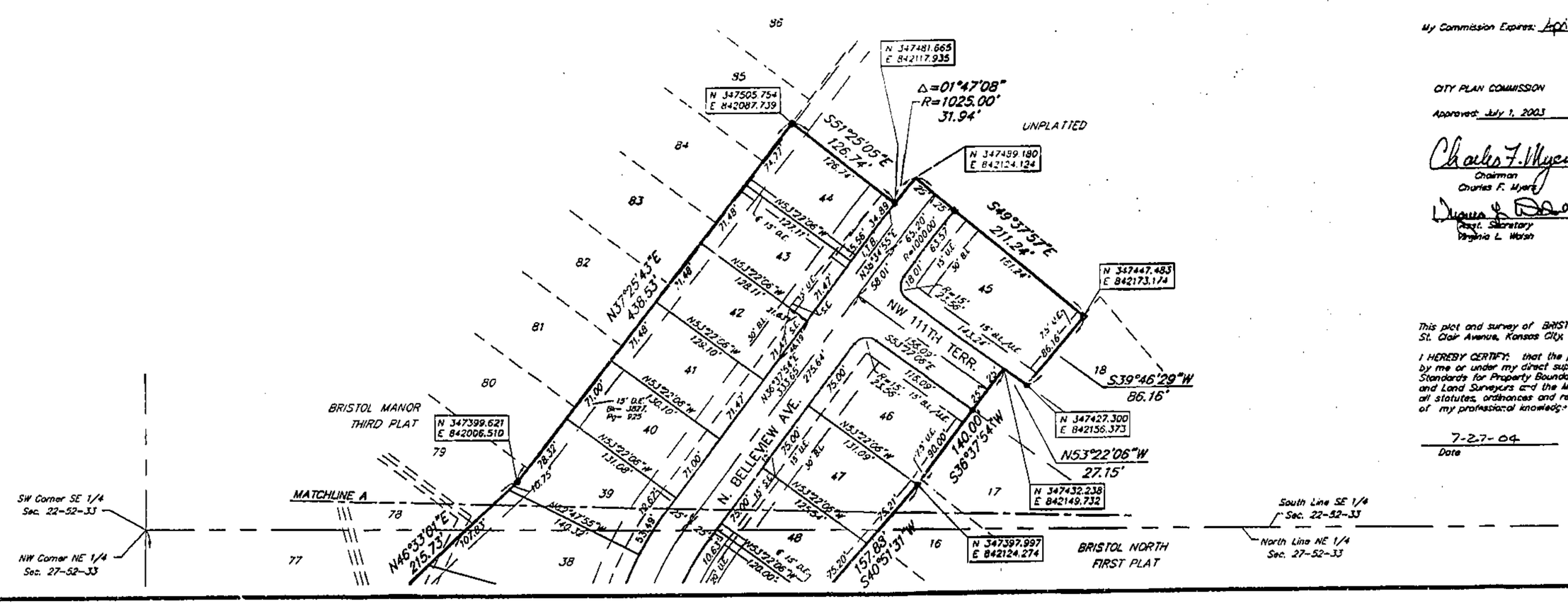
PARKLAND DEDICATION: Private open space is hereby reserved at the election of the Developer for Thirty-one (31) single-family units, pursuant to Section 66.1211, Code of Ordinances, as amended and shall be maintained by the Communities of Bristol Homes Association as described in the Declaration of Restrictions recorded with this plat.

BUILDING HEIGHT LANGUAGE: The subject property is located within the Kansas City International Airport height zone map, Document 136-27, 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. S56756 in Book 4528 at Page 575.

TRACT A: Tract A (5.69 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.

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.



LEGAL DESCRIPTION:

A subdivision of land in the Southeast Quarter of Section 22 and the Northeast Quarter of Section 27, both in Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence South 0°52'10" West along the West line of said Northeast Quarter, 371.78 feet to a point on the Southwest corner of BRISTOL MANOR – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri, said point being also the True Point of Beginning of the tract to be herein described; thence South 89°06'17" East along the South line of said BRISTOL MANOR – THIRD PLAT, 117.75 feet; thence North 74°30'51" East along said South line, 226.12 feet to the Southeast corner of said BRISTOL MANOR – THIRD PLAT; thence North 31°14'38" West along the Easterly line of said BRISTOL MANOR – THIRD PLAT, 245.75 feet; thence North 46°33'01" East along said Easterly line, 215.73 feet; thence North 37°25'43" East along said Easterly line, 436.53 feet; thence South 51°25'05" East, 126.74 feet; thence Northeasterly on a curve to the right, having an initial tangent bearing of North 38°34'55" East, a radius of 1025.00 feet, a central angle of 01°47'08", an arc distance of 31.94 feet; thence South 49°37'57" East, 211.24 feet; thence South 39°46'29" West, 86.16 feet; thence North 53°22'06" West, 27.15 feet; thence South 36°37'54" West, 140.00 feet; thence South 40°55'31" West, 157.89 feet; thence South 17°20'06" West, 107.11 feet; thence South 23°35'03" East, 111.53 feet; thence South 60° 32'02" East, 87.14 feet; thence South 72°04'22" East, 195.60 feet; thence South 82°43'15" East, 43.12 feet; thence South 12°03'18" West, 177.59 feet; thence Easterly on a curve to the left, having an initial tangent bearing of South 77°56'42" East, a radius of 1525.00 feet, a central angle of 00°19'50", an arc distance of 8.80 feet; thence Easterly on a curve to the right, having a common tangent with the last described course, a radius of 1475.00 feet, a central angle of 00°54'01", an arc distance of 23.18 feet; thence South 12°37'29" West, 122.71 feet; thence South 75°23'54" East, 221.44 feet; thence South 35°02'45" East, 90.49 feet; thence North 88°05'24" East, 125.00 feet to a point on the Westerly line of N. Summit Street, as now established; thence Southerly along said Westerly line, on a curve to the right, having an initial tangent bearing of South 01°54'36" East, a radius of 198.00 feet, a central angle of 30°27'07", an arc distance of 105.23 feet to the Northeast corner of BRISTOL SOUTH, a subdivision in Kansas City, Clay County, Missouri; thence North 78°56'59" West along the North line of said BRISTOL SOUTH, 838.38 feet; thence South 43°35'14" West along said North line, 132.01 feet; thence North 47 °18'18" West, 219.95 feet; thence North 39°05'22" West, 75.09 feet; thence North 51°41'56" West, 152.84 feet; thence North 89°07'50" West, 58.78 feet to a point on the aforementioned West line of said Northeast Quarter; thence North 0°52'10" East along said West line, 185.32 feet to the True Point of Beginning. Containing 15.64 acres, more or less.

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, 20 04.

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

John D. Rose
John D. Rose — Manager

STATE OF MISSOURI }
COUNTY OF CLAY } SS

Be it remembered that on this 4th day of August, 20 04, 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

Notary Public

CITY PLAN COMMISSION

Approved: July 1, 2003

Charles F. Myers
Chairman
Charles F. Myers

Virginia L. Walsh
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Stanley L. Harris, P.E.

Acting Director
Stanley L. 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. 041047, duly authenticated as passed this 22nd day of September, 2004.

Kay Barnes
Mayor
Kay Barnes

City Clerk
Mike M. Crossland

This plat and survey of BRISTOL NORTH – 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 BRISTOL NORTH – 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.

7-27-04
Date

Signed: W. James Schowe
W. James Schowe — P.L.S. #1989

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers • Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4330
Fax: 816-587-1953

DATE: 5-07-04 | Job No.- CL062 | File Name- BN2-PLAT

http://www.ClayCoGov.com