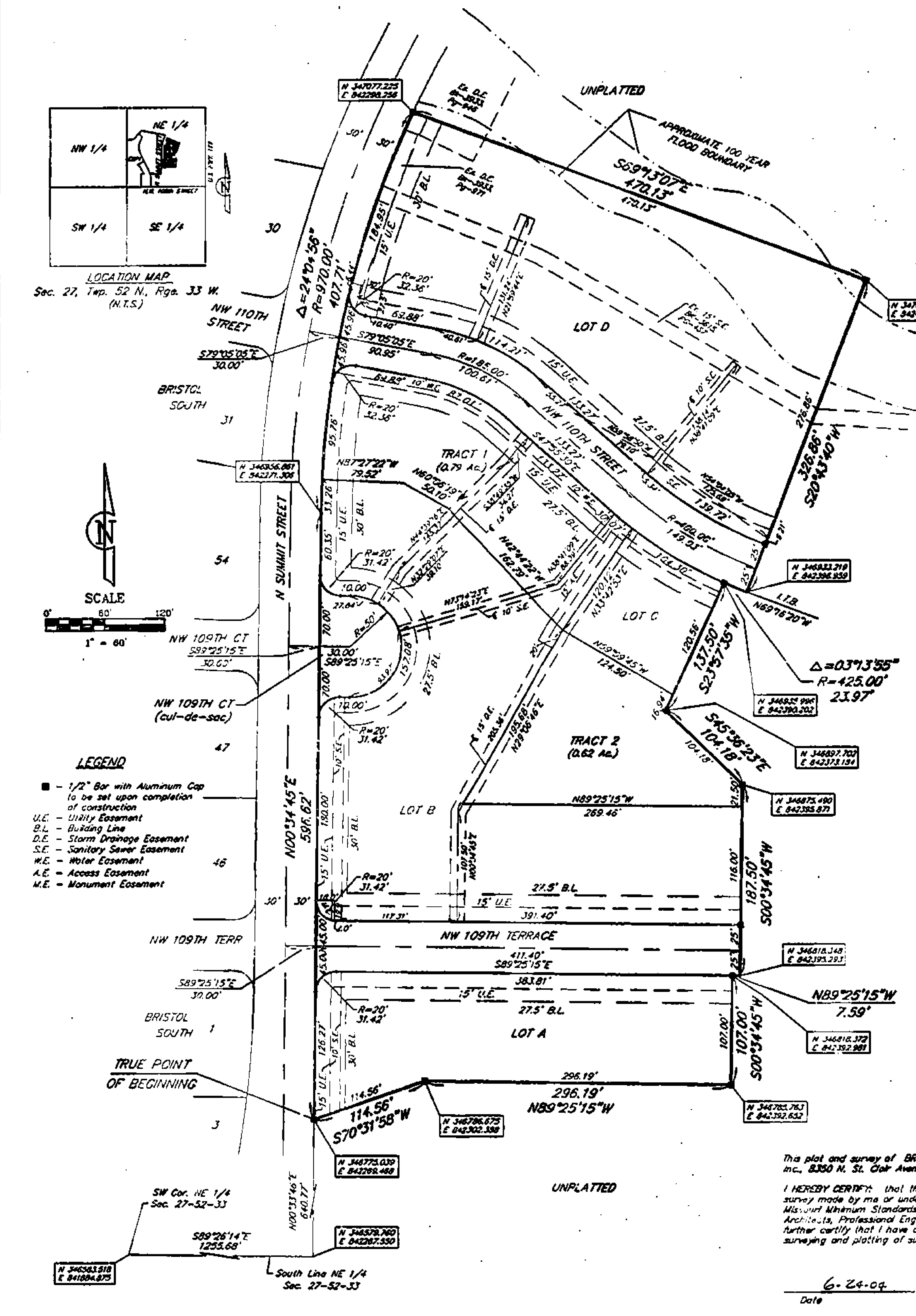
Clay County, Missouri
Land Survey Document

T00271

STATE OF MO
CLAY COUNTY
I CERTIFY INST. RECD
2004 OCT 20 P 1:43
ROBERT T. SEVIER
RECORDER OF DEEDS
By Sue Richardson, Depty

BRISTOL PATIO HOMES—FIRST 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 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, 1255.68 feet; thence North 00°33'46" East, 640.77 feet to the True Point of Beginning of the tract to be herein described; thence North 00°34'45" East, 596.62 feet; thence Northerly on a curve to the right, tangent to the last described course, having a radius of 970.00 feet, a central angle of 24°04'56", an arc distance of 407.71 feet; thence South 69°13'07" East, 470.13 feet; thence South 20°43'40" West, 326.86 feet; thence Northwesterly on a curve to the right, having an initial tangent bearing of North 69°16'20" West, a radius of 425.00 feet, a central angle of 03°13'55", an arc distance of 23.97 feet; thence South 23°57'35" West, 137.50 feet; thence South 45°36'23" East, 104.18 feet; thence South 0°34'45" West, 187.50 feet; thence North 89°25'15" West, 7.59 feet; thence South 0°34'45" West, 107.00 feet; thence North 89°25'15" West, 296.19 feet; thence South 70°31'58" West, 114.56 feet to the True Point of Beginning. Containing 8.59 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 PATIO HOMES—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 is hereby reserved at the election of the Developer for Twenty-nine (29) single-family units, pursuant to Section 66.128, 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. S56754 in Book 4528 at Page 569.

TRACT 1: Tract 1 (0.79 acres) is hereby reserved as Private Open Space for the purpose of a swimming pool and shall be maintained by the Communities of Bristol Homes Association as described in the Declaration of Restrictions recorded with this plat.

TRACT 2: Tract 2 (0.62 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.

RESTRICTED ACCESS: No vehicular access shall be allowed from Lots A and D and Tract 1 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.

LOT SPLITS: Lots or tracts established by this plat may be further subdivided by application for lot split or minor subdivision, as defined in Chapter 66, Subdivisions, Code of Ordinances, and as described by the Community Unit Project plan approved by Ordinance 001530 on February 8, 2001, provided building walls and openings on or adjacent to property line shall be constructed with appropriate fire-resistive ratings as required by Chapter 18, Kansas City Building and Rehabilitation Code, Code of Ordinances.

IN WITNESS WHEREOF: SUNFLOWER DEVELOPMENT, 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.

SUNFLOWER DEVELOPMENT, L.L.C.
A Missouri limited liability company
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 SUNFLOWER DEVELOPMENT, 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

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	S56°15'40"W	378.74'	348184.115	843238.374
TP-3	N89°23'05"W	1079.69'	348187.648	842909.337
TP-4	S59°13'47"W	690.98'	348184.817	842698.766
TP-5	N59°45'03"W	2625.14'	348163.289	841898.711
TP-6	S00°07'07"W	2633.03'	347335.874	841897.050
SW Cor. NE 1/4 Sec 27-52-33	S00°52'10"W	2632.60'	346553.518	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 .99990892. COORDINATES ARE IN METERS.

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
NW 109TH TERRACE		
Centerline of N. Summit Street	301.69	-----
167.31 Feet East of the Centerline of N. Summit Street	298.21	50.00'
475.00 Feet East of the Centerline of N. Summit Street	304.61	55.00'
530.00 Feet East of the Centerline of N. Summit Street	302.90	-----
NW 109TH COURT (Cul-de-sac)		
Centerline of N. Summit Street	298.37	-----
41.50 Feet East of the Centerline of N. Summit Street	297.51	25.00'
66.50 Feet East of the Centerline of N. Summit Street	296.51	-----
NW 110TH STREET		
Centerline of N. Summit Street	279.89	-----
155.00 Feet East of the Centerline of N. Summit Street	276.67	50.00'
400.00 Feet East of the Centerline of N. Summit Street	281.57	50.00'
507.16 Feet East of the Centerline of N. Summit Street	282.61	-----

This plat and survey of BRISTOL PATIO HOMES – 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 PATIO HOMES – 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: W. Jordan Schowe, PLS #1989

CITY PLAN COMMISSION

Approved: June 3, 2003

Charles F. Myers, Chairman

Virginia L. Walsh, Asst. Secretary

PUBLIC WORKS

Stanley J. Harris, P.E., City Engineer

Stanley J. Harris, P.E., Acting Director

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. 040493 duly authenticated as passed this 22nd day of July, 2004.

Kay Barnes, Mayor

Milia M. Crossland, City Clerk

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.– 02207 | File Name– BPHFIRST

http://www.ClayCoGov.com