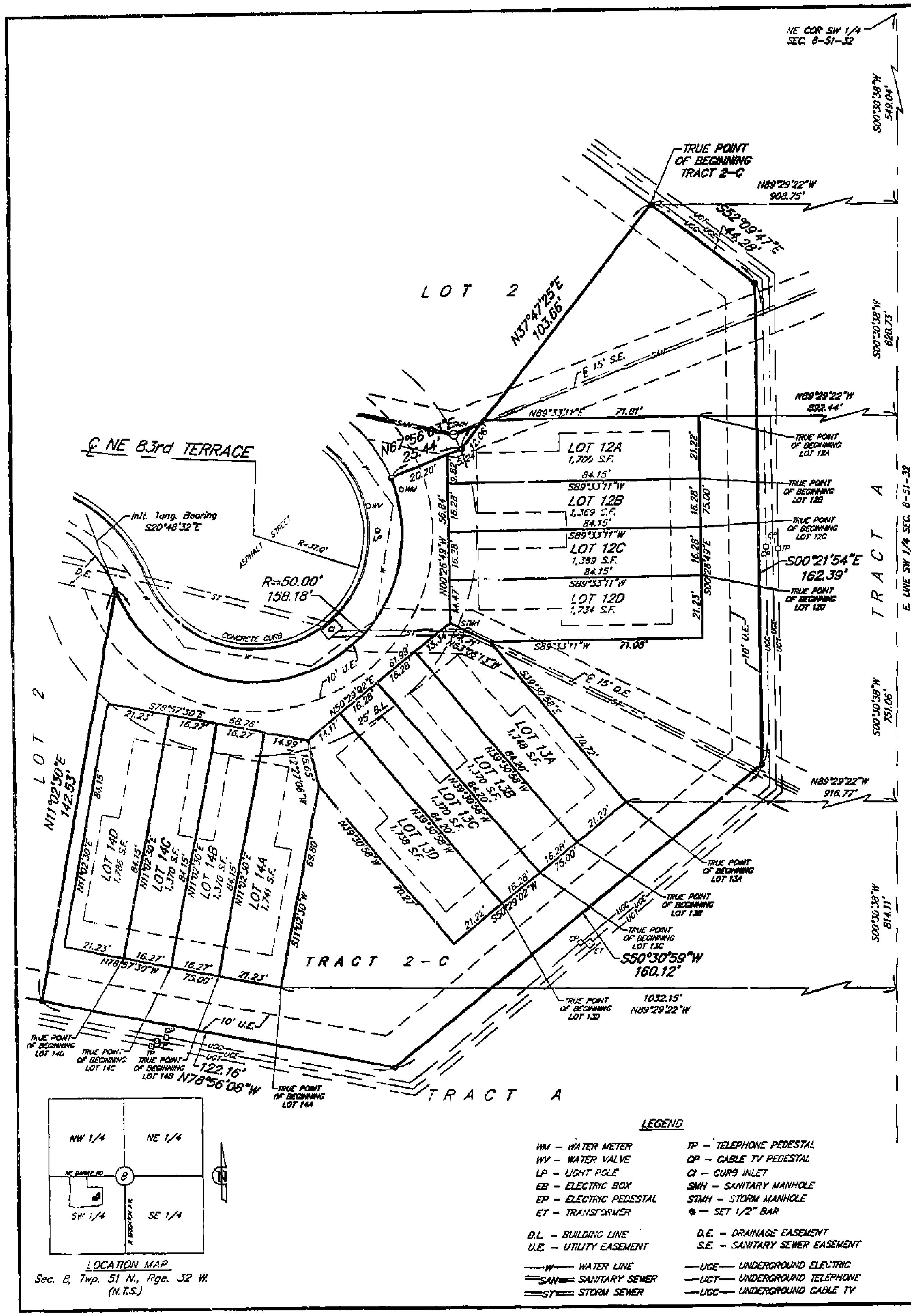
Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOTS 12A–12D, 13A–13D, 14A–14D & TRACT 2–C OF LOT 2
BRIGHTON WOODS NORTH – FIRST PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 2 OF 2



SCALE
0' 20' 40'
SCALE: 1"=20'

NOTE:
THERE IS NO VEHICULAR ACCESS PERMITTED TO MISSOURI HIGHWAY NO. 152 FROM LOT 2 PER PLAT AND PER BK 1170 – PG 935 & BK 1172 – PG 892

Lot 12A
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 00°30'38" West, along the East line of said Southwest Quarter, 620.73 feet; thence North 89°29'22" West, 892.44 feet to the True Point of Beginning of the tract to be herein described; thence South 00°26'49" East, 21.22 feet; thence South 89°33'11" West, 84.15 feet; thence North 00°26'49" West, 9.82 feet; thence North 67°56'03" East, 5.24 feet; thence North 37°47'25" East, 12.06 feet; thence North 89°33'11" East, 71.81 feet to the True Point of Beginning. Containing 1,700 square feet, more or less.

Lot 12B
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 00°30'38" West, along the East line of said Southwest Quarter, 620.73 feet; thence North 89°29'22" West, 892.44 feet; thence South 00°26'49" East, 21.22 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 00°26'49" East, 16.28 feet; thence South 89°33'11" West, 84.15 feet; thence North 00°26'49" West, 16.28 feet; thence North 89°33'11" East, 84.15 feet to the True Point of Beginning. Containing 1,369 square feet, more or less.

Lot 12C
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 00°30'38" West, along the East line of said Southwest Quarter, 620.73 feet; thence North 89°29'22" West, 892.44 feet; thence South 00°26'49" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 00°26'49" East, 16.28 feet; thence South 89°33'11" West, 84.15 feet; thence North 00°26'49" West, 16.28 feet; thence North 89°33'11" East, 84.15 feet to the True Point of Beginning. Containing 1,369 square feet, more or less.

Lot 12D
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 00°30'38" West, along the East line of said Southwest Quarter, 620.73 feet; thence North 89°29'22" West, 892.44 feet; thence South 00°26'49" East, 53.78 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 00°26'49" East, 21.23 feet; thence South 89°33'11" West, 71.08 feet; thence North 63°04'13" West, 14.71 feet; thence North 00°26'49" West, 14.47 feet; thence North 89°33'11" East, 84.15 feet to the True Point of Beginning. Containing 1,734 square feet, more or less.

Lot 13A
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 00°30'38" West, along the East line of said Southwest Quarter, 751.06 feet; thence North 89°29'22" West, 916.77 feet to the True Point of Beginning of the tract to be herein described; thence South 50°29'02" West, 21.22 feet; thence North 39°30'58" West, 84.20 feet; thence North 50°29'02" East, 15.34 feet; thence South 63°00'13" East, 14.71 feet; thence South 39°30'58" East, 70.72 feet to the True Point of Beginning. Containing 1,748 square feet, more or less.

Lot 13B
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 00°30'38" West, along the East line of said Southwest Quarter, 751.06 feet; thence North 89°29'22" West, 916.77 feet; thence South 50°29'02" West, 21.22 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 50°29'02" West, 16.28 feet; thence North 39°30'58" West, 84.20 feet; thence North 50°29'02" East, 16.28 feet; thence South 39°30'58" East, 84.20 feet to the True Point of Beginning. Containing 1,370 square feet, more or less.

Lot 13C
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 00°30'38" West, along the East line of said Southwest Quarter, 751.06 feet; thence North 89°29'22" West, 916.77 feet; thence South 50°29'02" West, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 50°29'02" West, 16.28 feet; thence North 39°30'58" West, 84.20 feet; thence North 50°29'02" East, 16.28 feet; thence South 39°30'58" East, 84.20 feet to the True Point of Beginning. Containing 1,370 square feet, more or less.

Lot 13D
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 00°30'38" West, along the East line of said Southwest Quarter, 751.06 feet; thence North 89°29'22" West, 916.77 feet; thence South 50°29'02" West, 53.78 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 50°29'02" West, 21.22 feet; thence North 39°30'58" West, 70.27 feet; thence North 12°27'08" West, 15.65 feet; thence North 50°29'02" East, 14.11 feet; thence South 39°30'58" East, 84.20 feet to the True Point of Beginning. Containing 1,738 square feet, more or less.

Lot 14A
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 00°30'38" West, along the East line of said Southwest Quarter, 814.11 feet; thence North 89°29'22" West, 1032.15 feet to the True Point of Beginning of the tract to be herein described; thence North 78°57'30" West, 21.23 feet; thence North 11°02'30" East, 84.15 feet; thence South 78°57'30" East, 14.99 feet; thence South 12°27'08" East, 15.65 feet; thence South 11°02'30" West, 69.80 feet to the True Point of Beginning. Containing 1,741 square feet, more or less.

Lot 14B
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 00°30'38" West, along the East line of said Southwest Quarter, 814.11 feet; thence North 89°29'22" West, 1032.15 feet; thence North 78°57'30" West, 21.23 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 78°57'30" West, 16.27 feet; thence North 11°02'30" East, 84.15 feet; thence South 78°57'30" East, 16.27 feet; thence South 11°02'30" West, 84.15 feet to the True Point of Beginning. Containing 1,370 square feet, more or less.

Lot 14C
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 00°30'38" West, along the East line of said Southwest Quarter, 814.11 feet; thence North 89°29'22" West, 1032.15 feet; thence North 78°57'30" West, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 78°57'30" West, 16.27 feet; thence North 11°02'30" East, 84.15 feet; thence South 78°57'30" East, 16.27 feet; thence South 11°02'30" West, 84.15 feet to the True Point of Beginning. Containing 1,370 square feet, more or less.

Lot 14D
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 00°30'38" West, along the East line of said Southwest Quarter, 814.11 feet; thence North 89°29'22" West, 1032.15 feet; thence North 78°57'30" West, 53.77 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 78°57'30" West, 21.23 feet; thence North 11°02'30" East, 84.15 feet; thence South 78°57'30" East, 21.23 feet; thence South 11°02'30" West, 84.15 feet to the True Point of Beginning. Containing 1,786 square feet, more or less.

Tract 2–C
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of Section 8; thence South 00°30'38" West, along the East line of said Southwest Quarter, 549.04 feet; thence North 89°29'22" West, 903.75 feet to a point on the Easterly line of said Lot 2, said point being the True Point of Beginning of the tract to be herein described; thence South 52°09'47" East, along said Easterly line, 44.28 feet; thence South 00°21'54" East, continuing along said Easterly line, 162.39 feet; thence South 50°30'59" West, continuing along said Easterly line, 160.12 feet; thence North 78°56'08" West, continuing along said Easterly line, 122.16 feet; thence North 11°02'30" East, 142.53 feet to a point on the Southerly right-of-way line of NE 83rd Terrace, as now established; thence Southerly, Easterly and Northerly along said right-of-way line, on a curve to the left, having an initial tangent bearing of South 20°48'32" East and a radius of 50.00 feet, an arc distance of 158.18 feet; thence North 67°56'03" East, 25.44 feet; thence North 37°47'25" East, 103.66 feet to the True Point of Beginning. Except the following described tracts of land: All the above tracts of land described as Lots 12A–12D, 13A–13D and 14A–14D. Containing 18,743 square feet, more or less.

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 18th day of January, 2005.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Ora H. Reynolds, VP — Vice President and General Manager of Residential Development

Attested By: Donald K. Hagan, Secretary

STATE OF MISSOURI }
COUNTY OF Clay } ss

Be it remembered that on this 18th day of January, 2005 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. Reynolds, to me personally known, who being by me duly sworn, did say that she is Vice President and General Manager of Residential Development of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation, and that she executed the same on behalf of said corporation under and with the authority of its Board of Directors and she acknowledged that she executed the same as the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: 11/1/05 — Donna K. Willis, Notary Public

DONNA K. WILLIS
Notary Public – Notary Seal
STATE OF MISSOURI
County of Clay
My Commission Expires November 1, 2005

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Date 1-25-05 V.H.

IN WITNESS WHEREOF: ROBERT A. WASHAM CONSTRUCTION, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 18th day of January, 2005.

ROBERT A. WASHAM CONSTRUCTION, INC.
a Missouri Corporation

Robert A. Washam — President

STATE OF MISSOURI }
COUNTY OF Clay } ss

Be it remembered that on this 18th day of January, 2005, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert A. Washam, to me personally known, who being by me duly sworn, did say that he is President of ROBERT A. WASHAM CONSTRUCTION, INC., a Missouri Corporation, and that he executed the same on behalf of said corporation under and with the authority of its Board of Directors and he acknowledged that he executed the same as the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: 11/1/05 — Donna K. Willis

DONNA K. WILLIS
Notary Public – Notary Seal
STATE OF MISSOURI
County of Clay

I HEREBY CERTIFY: that Lot Split 0003 of the BRIGHTON WOODS 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 Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. 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.

Cal. F 2/1/05 DK

Date: 1-20-05 — Signed: W. James Sellers, PLS 1802

LUTJEN
Lutjen, Inc.
6300 N. Saint Clair Ave
Kansas City, MO 64151
surveying
planning
engineering
landscape architecture

DATE: 01-13-05 | Job No.– 04394 | File Name–BW-1-N-M

J:\SURVEY\BRIGHTON\BWNORTH\FIRST PLAT\LOT SPLITS\BW-1-N-M

http://www.ClayCoGov.com