Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOTS 1–7 & TRACT A–1 BRISTOL PATIO HOMES–FIRST PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
(SHEET 2 OF 2)

Legal Descriptions

Lot 1

All that part of Lot A, BRISTOL PATIO HOMES–FIRST PLAT, 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 Southeast Corner of said Northeast Quarter of said Section 27; thence South 88°38'54" East along the South line of said Northeast Quarter, 1284.03 feet; thence North 00°33'46" East, 690.21 feet to the True Point of Beginning of the tract to be herein described; thence North 00°34'45"East, 74.33 feet; thence South 88°25'15" East, 45.01 feet; thence South 00° 34'45"West, 74.33 feet; thence North 88°25'15" West, 45.01 feet to the True Point of Beginning. Containing 3,369 square feet, more or less. To be known as Lot 1, BRISTOL PATIO HOMES–FIRST PLAT.

Lot 2

All that part of Lot A, BRISTOL PATIO HOMES–FIRST PLAT, 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 Southeast Corner of said Northeast Quarter of said Section 27; thence South 88°38'54" East along the South line of said Northeast Quarter, 1341.04 feet; thence North 00°33'46" East, 700.00 feet to the True Point of Beginning of the tract to be herein described; thence North 00°34'45" East, 64.50 feet; thence South 88°25'15" East, 46.00 feet; thence South 00° 34'45" West, 64.50 feet; thence North 88°25'15" West, 46.00 feet to the True Point of Beginning. Containing 2,967 square feet, more or less. To be known as Lot 2, BRISTOL PATIO HOMES–FIRST PLAT.

Lot 3

All that part of Lot A, BRISTOL PATIO HOMES–FIRST PLAT, 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 Southeast Corner of said Northeast Quarter of said Section 27; thence South 88°38'54" East along the South line of said Northeast Quarter, 1385.04 feet; thence North 00°33'46" East, 700.00 feet to the True Point of Beginning of the tract to be herein described; thence North 00°34'45" East, 64.50 feet; thence South 88°25'15" East, 46.00 feet; thence South 00° 34'45" West, 64.50 feet; thence North 88°25'15" West, 46.00 feet to the True Point of Beginning. Containing 2,967 square feet, more or less. To be known as Lot 3, BRISTOL PATIO HOMES–FIRST PLAT.

Lot 4

All that part of Lot A, BRISTOL PATIO HOMES–FIRST PLAT, 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 Southeast Corner of said Northeast Quarter of said Section 27; thence South 88°38'54" East along the South line of said Northeast Quarter, 1430.04 feet; thence North 00°33'46" East, 688.88 feet to the True Point of Beginning of the tract to be herein described; thence North 00°34'45" East, 64.50 feet; thence South 88°25'15" East, 46.00 feet; thence South 00° 34'45" West, 64.50 feet; thence North 88°25'15" West, 46.00 feet to the True Point of Beginning. Containing 2,967 square feet, more or less. To be known as Lot 4, BRISTOL PATIO HOMES–FIRST PLAT.

Lot 5

All that part of Lot A, BRISTOL PATIO HOMES–FIRST PLAT, 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 Southeast Corner of said Northeast Quarter of said Section 27; thence South 88°38'54" East along the South line of said Northeast Quarter, 1504.54 feet; thence North 00°33'46" East, 688.87 feet to the True Point of Beginning of the tract to be herein described; thence North 00°34'45" East, 64.50 feet; thence South 88°25'15" East, 46.00 feet; thence South 00° 34'45" West, 64.50 feet; thence North 88°25'15" West, 46.00 feet to the True Point of Beginning. Containing 2,967 square feet, more or less. To be known as Lot 5, BRISTOL PATIO HOMES–FIRST PLAT.

Lot 6

All that part of Lot A, BRISTOL PATIO HOMES–FIRST PLAT, 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 Southeast Corner of said Northeast Quarter of said Section 27; thence South 88°38'54" East along the South line of said Northeast Quarter, 1578.04 feet; thence North 00°33'46" East, 688.86 feet to the True Point of Beginning of the tract to be herein described; thence North 00°34'45" East, 64.50 feet; thence South 88°25'15" East, 46.00 feet; thence South 00° 34'45" West, 64.50 feet; thence North 88°25'15" West, 46.00 feet to the True Point of Beginning. Containing 2,967 square feet, more or less. To be known as Lot 6, BRISTOL PATIO HOMES–FIRST PLAT.

Lot 7

All that part of Lot A, BRISTOL PATIO HOMES–FIRST PLAT, 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 Southeast Corner of said Northeast Quarter of said Section 27; thence South 88°38'54" East along the South line of said Northeast Quarter, 1631.54 feet; thence North 00°33'46" East, 688.84 feet to the True Point of Beginning of the tract to be herein described; thence North 00°34'45" East, 64.50 feet; thence South 88°25'15" East, 45.75 feet; thence South 00° 34'45" West, 64.50 feet; thence North 88°25'15" West, 45.75 feet to the True Point of Beginning. Containing 2,951 square feet, more or less. To be known as Lot 7, BRISTOL PATIO HOMES–FIRST PLAT.

Tract A–1

All that part of Lot A, BRISTOL PATIO HOMES–FIRST PLAT, 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 Southeast Corner of said Northeast Quarter of said Section 27; thence South 88°38'54" East along the South line of said Northeast Quarter, 1705.88 feet; thence North 00°33'46" East, 640.77 feet to a point on the Easterly right-of-way line of N Sunset Street, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence North 00°34'45"East, along said Easterly line, 135.27 feet, to a point on the South right-of-way line of NE 108th Terrace, as now established; thence Northeasterly along said South line, on a curve to the right, tangent to the last described course, having a radius of 70.00 feet, a central angle of 80°02'00", an arc distance of 97.42 feet; thence South 88°25'15" East, along said South line, 383.83 feet; thence South 00°34'45" West, 102.00 feet; thence North 88°25'15" West, 358.79 feet; thence South 70°37'58" East, 174.08 feet to the True Point of Beginning. Except the following described tracts of land: All of the above tracts of land described as Lots 1–7. Containing 33,880 square feet, more or less. To be known as Tract A–1, BRISTOL PATIO HOMES–FIRST PLAT.

NOTES:

AVIATION AND NOISE EASEMENT: An Aviation and Noise Easement is hereby granted by Document No. 556754 in Book 4528 at Page 563.

WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE LINES ARE LOCATED IN THE UTILITY EASEMENTS AND RIGHT–OF–WAY. DRIVEWAYS, SIDEWALKS, AND FENCES HAVE NOT BEEN BUILT AT THIS TIME.

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 31st day of March, 2005.

SUNFLOWER DEVELOPMENT, L.L.C.
A Missouri limited liability company
John D. Ross, Manager

STATE OF MISSOURI)
COUNTY OF Clay) ss

Be it remembered that on this 31st day of March, 2005 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John D. Ross, to me personally known, who being 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. Ross, 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 on the date herein last above written.

My Commission Expires: 11-1-08

Beverly Bolinger
Notary Public

BEVERLY BOLINGER
Notary Public-Notary Seal
STATE OF MISSOURI
Platte County
My Commission Expires 11-1-08

I HEREBY CERTIFY: that Lot Split #05015 of the 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 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.

Date: 3-23-05 Signed: W. James Schaaf, PE, PLS

Cert # 5195 PLS

LUTJEN

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DATE: 11-19-04 | Job No.– 04.354 | File Name– CSPAT-1

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