Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOTS 13–19 & TRACT B–1 HRISTOL PATIO HOMES–FIRST PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
(SHEET 3 OF 3)

Legal Description

Lot 13

All that part of Lot B, 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 North 00°52'10" East along the East line of said Northeast Quarter, 849.18 feet; thence South 89°25'15" East, 48.00 feet; thence South 00°52'10" East, 1334.67 feet to the Point of Beginning of the tract to be herein described; thence South 89°25'15" East, 73.00 feet to the True Point of Beginning. Containing 3,036 square feet, more or less. To be known as Lot 13, BRISTOL PATIO HOMES–FIRST PLAT.

Lot 14

All that part of Lot B, 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 North 00°52'10" East along the East line of said Northeast Quarter, 849.18 feet; thence South 89°25'15" East, 48.00 feet; thence South 00°52'10" East, 1278.13 feet to the Point of Beginning of the tract to be herein described; thence North 00°34'45" East, 74.00 feet; thence South 89°25'15" East, 48.00 feet; thence South 00°34'45" West, 74.00 feet; thence North 89°25'15" West, 48.00 feet to the True Point of Beginning. Containing 3,404 square feet, more or less. To be known as Lot 14, BRISTOL PATIO HOMES–FIRST PLAT.

Lot 15

All that part of Lot B, 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 North 00°52'10" East along the East line of said Northeast Quarter, 849.18 feet; thence South 89°25'15" East, 48.00 feet; thence South 00°52'10" East, 1352.67 feet to the Point of Beginning of the tract to be herein described; thence North 00°34'45" East, 74.33 feet; thence South 89°25'15" East, 48.00 feet; thence South 00°34'45" West, 74.33 feet; thence North 89°25'15" West, 48.00 feet to the True Point of Beginning. Containing 3,568 square feet, more or less. To be known as Lot 15, BRISTOL PATIO HOMES–FIRST PLAT.

Lot 16

All that part of Lot B, 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 North 00°52'10" East along the East line of said Northeast Quarter, 1048.24 feet; thence South 89°25'15" East, 48.67 feet; thence South 00°52'10" East, 1333.24 feet to the Point of Beginning of the tract to be herein described; thence North 41°38'03" East, 48.67 feet; thence North 00°34'45" East, 74.33 feet; thence South 41°38'03" West, 48.67 feet; thence South 00°34'45" East, 74.33 feet to the True Point of Beginning. Containing 3,616 square feet, more or less. To be known as Lot 16, BRISTOL PATIO HOMES–FIRST PLAT.

Lot 17

All that part of Lot B, 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 North 00°52'10" East along the East line of said Northeast Quarter, 1088.58 feet; thence South 89°25'15" East, 48.67 feet; thence South 00°52'10" East, 1333.67 feet to the Point of Beginning of the tract to be herein described; thence North 00°37'14" East, 74.33 feet; thence South 89°25'46" East, 48.67 feet; thence South 00°37'14" East, 74.33 feet; thence South 89°25'46" West, 48.67 feet to the True Point of Beginning. Containing 3,616 square feet, more or less. To be known as Lot 17, BRISTOL PATIO HOMES–FIRST PLAT.

Lot 18

All that part of Lot B, 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 North 00°52'10" East along the East line of said Northeast Quarter, 1172.10 feet; thence South 89°07'50" East, 1334.58 feet to the Point of Beginning of the tract to be herein described; thence North 33°40'45" East, 88.30 feet; thence South 56°19'15" East, 48.00 feet to the True Point of Beginning. Containing 3,043 square feet, more or less. To be known as Lot 18, BRISTOL PATIO HOMES–FIRST PLAT.

Lot 19

All that part of Lot B, 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 North 00°52'10" East along the East line of said Northeast Quarter, 1106.38 feet; thence South 89°07'50" East, 1271.52 feet to the Point of Beginning of the tract to be herein described; thence North 00°34'45" East, 87.72 feet; thence South 89°25'15" East, 48.00 feet; thence South 00°34'45" West, 87.71 feet; thence North 89°25'15" West, 48.00 feet to the True Point of Beginning. Containing 3,500 square feet, more or less. To be known as Lot 19, BRISTOL PATIO HOMES–FIRST PLAT.

Tract B–1

All that part of Lot B, 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 North 00°52'10" East along the East line of said Northeast Quarter, 849.18 feet; thence South 89°25'15" East, 1271.52 feet to the Point of Beginning of the tract to be herein described; thence North 00°34'45" East, 74.00 feet; thence South 89°07'50" West, 1278.13 feet to the Point of Beginning. Containing 3,404 square feet, more or less. To be known as Tract B–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, LLC, 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
By: G. Davis
Manager

STATE OF MISSOURI
COUNTY OF Platte } 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 G. Davis, 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 class G. Davis 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 aforesaid in witness written.

Beverly Bolinger
Notary Public

My Commission Expires: 11-1-08

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

I HEREBY CERTIFY: that Lot Split 3-05-14 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 adjustment Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geology and Land Survey, the State of Missouri and Land Survey Standards for Property Boundary Surveys, adopted 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 placing of monuments to the best of my professional knowledge and belief.

Date: 3-25-05 Signature: [illegible]
Professional Land Surveyor

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www.lutjen.com
surveying
planning
engineering
landscape architecture

DATE: 11-19-04 | Job No.: 04356 | File Name: CSPAT-1

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