Clay County, Missouri
Land Survey Document

BRIGHTON WOODS NORTH – SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

Recorded in Clay County, Missouri
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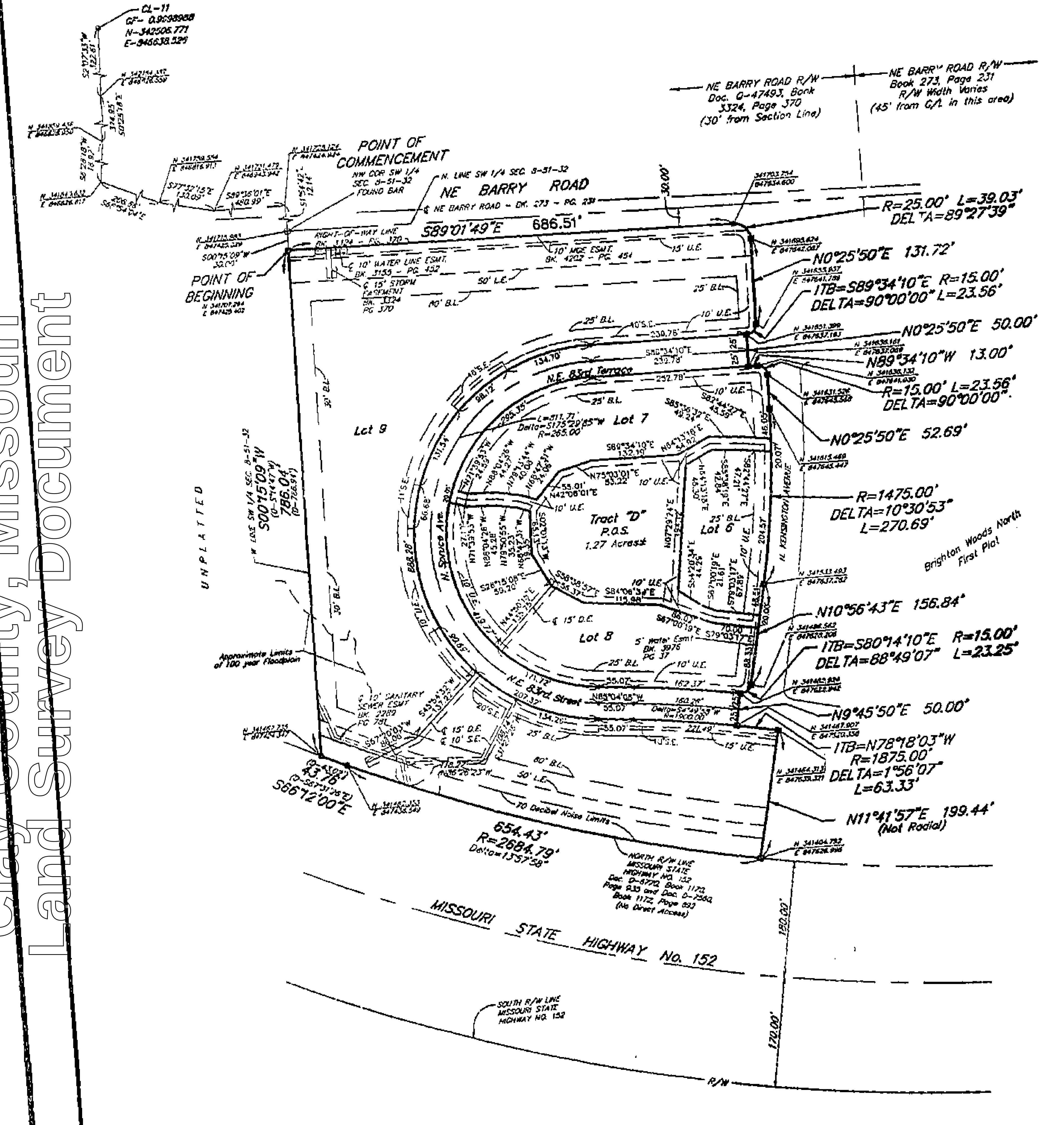
Grantor HUNT MIDWEST REAL ESTATE DEVELOPMEN...
Grantee BRIGHTON WOODS NORTH SECOND PLAT
Robert T Sevier, Recorder



NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASE ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9998988. COORDINATES ARE IN METERS.

STREET GRADES

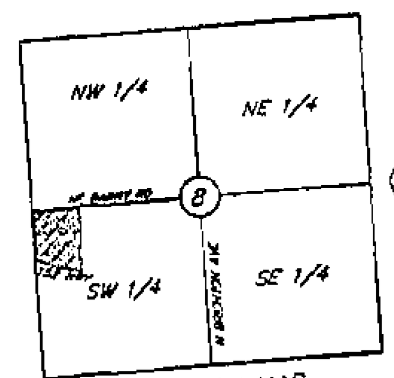
N.E. 83rd Terrace/ N. Spruce Ave./ N.E. 83rd Street

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+52.00 (Easterly end of Street, Sta. Increasing Westerly around a curve to the South, then back to the Easterly)	211.34	POT	100'
Sta. 11+50	210.34	PVC	
Sta. 12+00	210.30	PVI	100'
Sta. 12+50	207.83	PVT	
Sta. 14+62.52	197.32	POT	80'
Sta. 16+25	189.28	PVC	
Sta. 16+65	187.30	PVI	80'
Sta. 17+05	186.90	PVT	90'
Sta. 17+10	186.85	PVC	
Sta. 17+65	186.40	PVI	90'
Sta. 18+00	184.80	PVT	200'
Sta. 18+15	184.00	PVC	
Sta. 19+15	180.00	PVI	
Sta. 19+15	182.00	SAG	200'
Sta. 20+15	184.00	PVT	
Sta. 23+20.78 (End of Street, Match Existing)	196.23	PVC	

SCALE
0' 100' 200'
1" = 100'

LEGEND

- ● – FND 5/8" Bar
- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. – Utility Easement
- B.L. – Building Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- W.E. – Water Easement
- L.E. – Landscape Easement



LOCATION MAP
Sec. 8, Twp. 51 N., Rge. 32 W.
(N.T.S.)

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:

BRIGHTON WOODS 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 appurtenances 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.

UNDESIRABLE NOISE LEVELS: The area described herein lies adjacent to Missouri State Highway 152. As such, such development may be subject to undesirable noise levels due to traffic generation. Appropriate measures should be taken through acoustical site planning and/or acoustical construction to reduce the impact of undesirable noise levels.

70 DECIBEL NOISE LIMIT: No Building shall be contructed within the 70 Decibel Noise Limits as shown hereon.

PARKLAND DEDICATION: Private Open Space is hereby reserved by the Developer for One hundred twenty-eight (128) multi-family units, pursuant to Section 66.128, Code of Ordinances, as amended, and shall be maintained by the Brighton Woods Homes Association as described in the Extension of Restrictions recorded simultaneously with this plat.

TRACT D: Tract D (1.27 acres±) is hereby reserved as Private Open Space (P.O.S.) and shall be maintained by Hunt Midwest Real Estate Development, Inc., its successors, assigns, and transferees as described in the Extension of Restrictions recorded simultaneously with this plat.

ACCESS: Direct Vehicular Access to NE Barry Road and to Missouri State Highway No. 152 from Lot 9 is prohibited.

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.

LANDSCAPE EASEMENT: The area labeled hereon as "Landscape Easement" or "L.E." is hereby reserved for the planting of trees and shrubs by the owner or developer. The building of structures hereon is prohibited.

RIGHT OF ENTRANCE: The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights. The right of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Access Easement or "A.E."

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 26th day of May, 2005.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
A Missouri Corporation

Ora H. Reynolds (signature)
Ora H. Reynolds
Vice President and General Manager of Residential Development

Attest: (signature) Clayton L. Hager
Assistant Secretary

STATE OF Missouri } SS:
COUNTY OF Clay }

Be it remembered that on this 26th day of May, 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 in the date herein last above written.

(signature)
Notary Public

My Commission Expires: 11/1/05

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

CITY PLAN COMMISSION
Approved: December 7, 2004
(signature)
Chairman
Charles F. Myers
(signature)
Asst. Secretary
Vicki L. Walsh

PUBLIC WORKS
(signature)
City Engineer
Stanley J. Harris, P.E.
(signature)
Director of Public Works
Stanley J. 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. ______ duly authenticated as passed this ______ day of ______ 2005.
(signature)
Mayor
Kay Barnes
(signature)
City Clerk
Millie M. Crossland

CERTIFICATION
This plat and survey of BRIGHTON WOODS NORTH – SECOND PLAT were executed by Lutjen, Inc. 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of BRIGHTON WOODS 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.

5-25-05
Date

Signed: (signature)
W. James Schowo RLS #1989

LUTJEN
Lutjen, Inc.
surveying, planning, engineering, landscape architecture

DATE: 5-24-05	Job No.-04291	City File: SD 0880C

J:\Survey\Brighton\BWNorth\Second Plat\BWN2-Plat.dwg

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 8, Township 51 North, Range 32 West of the Fifth Principal Meridian in Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 00°15'09" West, along the West line of said Southwest Quarter, 30.00 feet to the Southerly right-of-way line of NE Barry Road, as now established, and the Point of Beginning of the tract to be herein described; thence South 00°15'09" West (Deed-S 01°14'47" W), along the West line of said Southwest Quarter, 786.04 feet (Deed-786.94') to a point on the Northerly right-of-way line of Missouri Route 152, as now established; thence South 66°12'00" East (Deed-S 67°31'26" E), along said Northerly right-of-way line, 43.76 feet (Deed-43.02'); thence on a curve to the left, tangent to the last described course, having a radius of 2684.79 feet, a central angle of 13°57'58", an arc distance of 654.43 feet to a point on the Westerly line of "Brighton Woods North – First Plat, a subdivision of land in said Kansas City; thence Northerly along said Westerly line the following thirteen (13) courses: thence North 11°41'57" East, 199.44 feet; thence Westerly along a curve to the left, having an initial tangent bearing of North 78°18'03" West, with a radius of 1875.00 feet, a central angle of 01°56'07" and an arc distance of 63.33 feet; thence North 09°45'50" East, 50.00 feet; thence Northeasterly along a curve to the left, having an initial tangent bearing of South 80°14'10" East, with a radius of 15.00 feet, a central angle of 88°49'07" and an arc distance of 23.25 feet; thence North 10°56'43" East, 156.84 feet; thence Northerly along a curve to the left, being tangent to the last described course, with a radius of 1475.00 feet, a central angle of 10°30'53" and an arc distance of 270.69 feet; thence North 0°25'50" East, 52.69 feet; thence Northwesterly along a curve to the left, being tangent to the last described course, having a radius of 15.00 feet, a central angle of 90°00'00" and an arc distance of 23.56 feet; thence North 89°34'10" West, 13.00 feet; thence North 0°25'50" East, 50.00 feet; thence Northeasterly along a curve to the left, having an initial tangent bearing of South 89°34'10" East, with a radius of 15.00 feet, a central angle of 90°00'00" and an arc distance of 23.56 feet; thence North 0°25'50" East, 131.72 feet; thence Northwesterly along a curve to the left, being tangent to the last described course, having a radius of 25.00 feet, a central angle of 89°27'39" and an arc distance of 39.03 feet to a point on the Southerly right-of-way line of said NE Barry Road, as established by Document No. Q-47493, in Book 3324, at Page 370; thence North 89°01'49" West, departing aforesaid Westerly plat line, along said Southerly right-of-way line, 686.51 feet to the Point of Beginning. Containing 14.48 acres, more or less.

Cab. F
7/13/05 IDA

http://www.ClayCoGov.com