Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOTS 28A–28D, 29A–29D, 30A–30D, 31A–31D & TRACT 5–A OF LOT 5

BRIGHTON WOODS NORTH – FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

SHEET 1 OF 2

Recorded in Clay County, Missouri
Date and Time: 07/13/2005 at 08:58:23 AM
Instrument Number: 2005032191
Book: F Page: 193
Instrument Type: SURV
Page Count: 2
Recording Fee: $118.00 $
Robert T Sevier, Recorder
Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMEN...
Grantee: BRIGHTON WOODS NORTH FIRST PLAT

Lot 28A
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1626.91 feet; thence South 00°58'11" West, 704.13 feet to a point on the Northerly line of said Lot 5; thence South 05°30'42" East, 19.24 feet to the True Point of Beginning of the tract to be herein described; thence North 84°29'18" East, 21.25 feet; thence South 05°30'42" East, 84.20 feet; thence South 84°29'18" West, 21.25 feet; thence North 05°30'42" West, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 28B
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1626.91 feet; thence South 00°58'11" West, 704.13 feet to a point on the Northerly line of said Lot 5; thence South 05°30'42" East, 19.24 feet; thence North 84°29'18" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 84°29'18" East, 16.25 feet; thence South 05°30'42" East, 84.20 feet; thence South 84°29'18" West, 16.25 feet; thence North 05°30'42" West, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

Lot 28C
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1626.91 feet; thence South 00°58'11" West, 704.13 feet to a point on the Northerly line of said Lot 5; thence South 05°30'42" East, 19.24 feet; thence North 84°29'18" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 84°29'18" East, 16.25 feet; thence South 05°30'42" East, 84.20 feet; thence South 84°29'18" West, 16.25 feet; thence North 05°30'42" West, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

Lot 28D
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1626.91 feet; thence South 00°58'11" West, 704.13 feet to a point on the Northerly line of said Lot 5; thence South 05°30'42" East, 19.24 feet; thence North 84°29'18" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 84°29'18" East, 21.25 feet; thence South 05°30'42" East, 84.20 feet; thence South 84°29'18" West, 21.25 feet; thence North 05°30'42" West, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 29A
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1540.94 feet; thence South 00°58'11" West, 713.39 feet to the True Point of Beginning of the tract to be herein described; thence North 68°30'05" East, 21.25 feet; thence South 21°29'55" East, 84.20 feet; thence South 68°30'05" West, 21.25 feet; thence North 21°29'55" West, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 29B
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1540.94 feet; thence South 00°58'11" West, 713.39 feet; thence North 68°30'05" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 68°30'05" East, 16.25 feet; thence South 21°29'55" East, 84.20 feet; thence South 68°30'05" West, 16.25 feet; thence North 21°29'55" West, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

Lot 29C
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1540.94 feet; thence South 00°58'11" West, 713.39 feet; thence North 68°30'05" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 68°30'05" East, 16.25 feet; thence South 21°29'55" East, 84.20 feet; thence South 68°30'05" West, 16.25 feet; thence North 21°29'55" West, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

Lot 29D
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1540.94 feet; thence South 00°58'11" West, 713.39 feet; thence North 68°30'05" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 68°30'05" East, 21.25 feet; thence South 21°29'55" East, 84.20 feet; thence South 68°30'05" West, 21.25 feet; thence North 21°29'55" West, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Tract 5-A
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1626.91 feet; thence South 00°58'11" West, 704.13 feet to a point on the Northerly line of said Lot 5, said point being the True Point of Beginning of the tract to be herein described; thence North 84°35'16" East, along said Northerly line, 83.68 feet; thence North 60°22'03" East, along said Northerly line, 114.63 feet; thence North 46°13'56" East, along said Northerly line, 116.41 feet to a point on the Southerly right-of-way line of NE 83rd Terrace, as now established; thence Easterly along said right-of-way line, on a curve to the left, having an initial tangent bearing of South 50°32'05" East and a radius of 525.00 feet, an arc distance of 82.22 feet; thence Southeasterly, continuing along said right-of-way line, on a curve to the right, having a common tangent with the last described course and a radius of 15.00 feet, an arc distance of 23.05 feet to a point on the Northerly right-of-way line of NE 83rd Street, as now established; thence Southwesterly along said right-of-way line, on a curve to the right, having a common tangent with the last described course and a radius of 375.00 feet, an arc distance of 401.30 feet; thence North 05°30'42" West, 118.48 feet to the True Point of Beginning. Except the following described tracts of land: All of the above tracts of land described as Lots 28A–28D, 29A–29D, 30A–30D, and 31A–31D. Containing 14,839 square feet, more or less.

Lot 30A
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1478.82 feet; thence South 00°58'11" West, 682.50 feet to the True Point of Beginning of the tract to be herein described; thence North 52°40'26" East, 21.25 feet; thence South 37°19'34" East, 84.20 feet; thence South 52°40'26" West, 21.25 feet; thence North 37°19'34" West, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 30B
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1478.82 feet; thence South 00°58'11" West, 682.50 feet; thence North 52°40'26" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 52°40'26" East, 16.25 feet; thence South 37°19'34" East, 84.20 feet; thence South 52°40'26" West, 16.25 feet; thence North 37°19'34" West, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

Lot 30C
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1478.82 feet; thence South 00°58'11" West, 682.50 feet; thence North 52°40'26" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 52°40'26" East, 16.25 feet; thence South 37°19'34" East, 84.20 feet; thence South 52°40'26" West, 16.25 feet; thence North 37°19'34" West, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

Lot 30D
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1478.82 feet; thence South 00°58'11" West, 682.50 feet; thence North 52°40'26" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 52°40'26" East, 21.25 feet; thence South 37°19'34" East, 84.20 feet; thence South 52°40'26" West, 21.25 feet; thence North 37°19'34" West, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 31A
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1419.21 feet; thence South 00°58'11" West, 633.49 feet to the True Point of Beginning of the tract to be herein described; thence North 36°23'46" East, 21.25 feet; thence South 53°36'14" East, 84.20 feet; thence South 36°23'46" West, 21.25 feet; thence North 53°36'14" West, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 31B
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1419.21 feet; thence South 00°58'11" West, 633.49 feet; thence North 36°23'46" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 36°23'46" East, 16.25 feet; thence South 53°36'14" East, 84.20 feet; thence South 36°23'46" West, 16.25 feet; thence North 53°36'14" West, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

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Lot 31D
All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 4, 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 4; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1419.21 feet; thence South 00°58'11" West, 633.49 feet; thence North 36°23'46" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 36°23'46" East, 21.25 feet; thence South 53°36'14" East, 84.20 feet; thence South 36°23'46" West, 21.25 feet; thence North 53°36'14" West, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Tract 5-A
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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 23rd 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

Attested By: Donald K. Hagan (signature)
Donald K. Hagan, Secretary

STATE OF MISSOURI }
COUNTY OF Clay } ss

Be it remembered that on this 23rd 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 on the date herein last above written.

My commission expires: 11/1/05

Donna K. Willis (signature)
Notary Public

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

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 23rd day of May, 2005.

ROBERT A. WASHAM CONSTRUCTION, INC.
a Missouri Corporation

(signature)
Robert A. Washam, President

STATE OF MISSOURI }
COUNTY OF Clay } ss

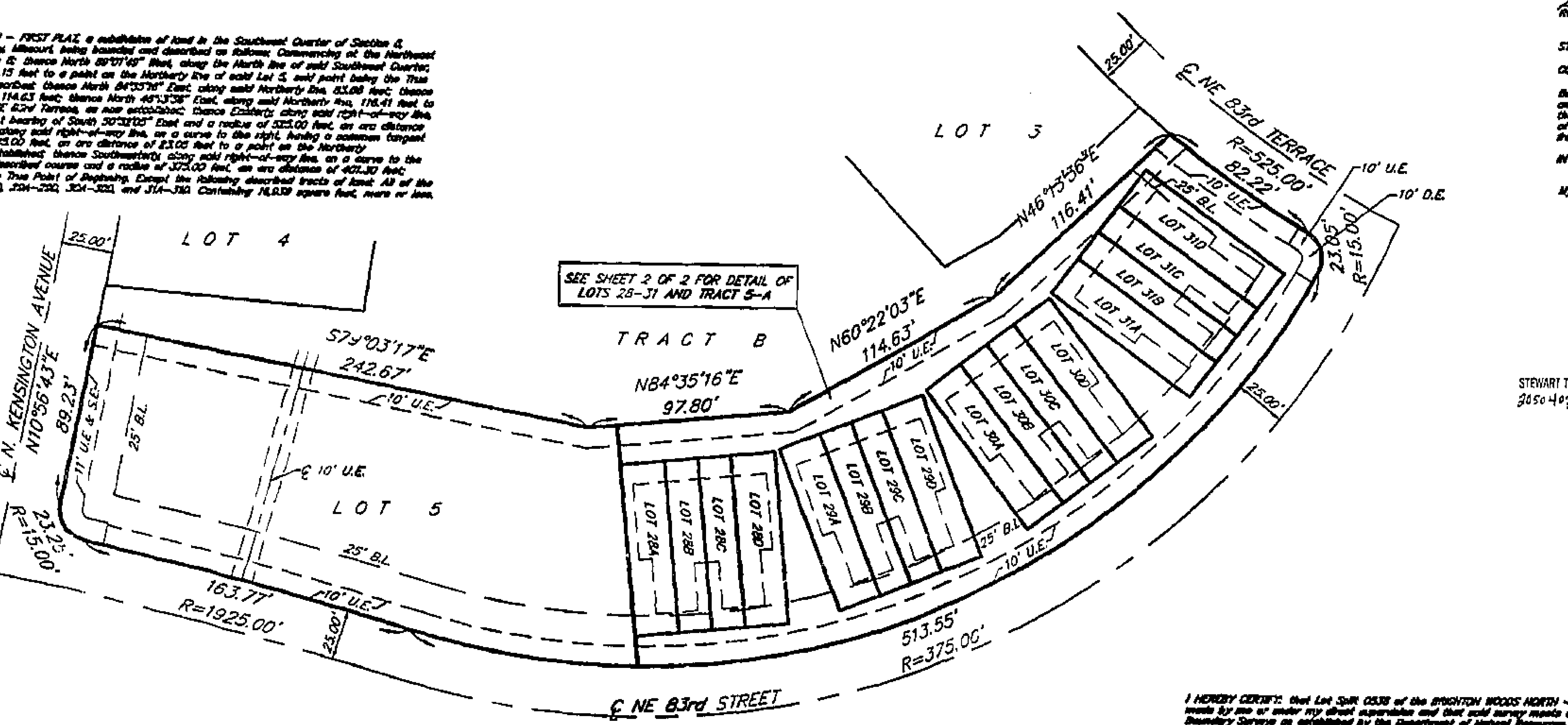
Be it remembered that on this 23rd day of May, 2005, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert A. Washam, to me personally known, who being by me duly sworn, did say that he is President of ROBERT A. WASHAM CONSTRUCTION, INC., a Missouri Corporation, 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

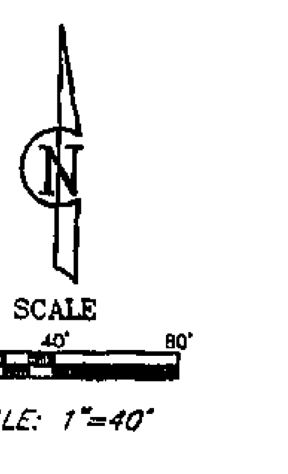
Donna K. Willis (signature)
Notary Public

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



STEWART TITLE
2050402993

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
LS 0535 7-5-05



SCALE: 1"=40'

LEGEND

B.L. – BUILDING LINE
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
S.E. – SANITARY SEWER EASEMENT

I HEREBY CERTIFY: that Lot Split 0535 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.

Date: 5-26-05 Signed: W. James Schoene (signature)
W. James Schoene, PLS 1969

LUTJEN
Lutjen, Inc.
6350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

DATE: 05-10-05 | Job No.– 05085 | File Name–BW-1-N-M

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

LS 0535

Cab. F
7/13/05

http://www.ClayCoGov.com