Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOTS 17A-17D, 18A-18D, 19A-19D, 20A-20D & TRACT 2-E OF LOT 2
BRIGHTON WOODS NORTH – FIRST PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 3 OF 3

Lot 17A
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section &, 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 &; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1381.77 feet; thence South 00°58'11" West, 803.89 feet to the True Point of Beginning of the tract to be herein described; thence North 49°37'15" East, 21.25 feet; thence South 40°22'45" East, 84.20 feet; thence South 49°37'15" West, 21.25 feet; thence North 40°22'45" West, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 17B
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section &, 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 &; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1381.77 feet; thence South 00°58'11" West, 803.69 feet; thence North 49°37'15" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 49°37'15" East, 16.29 feet; thence South 40°22'45" East, 84.20 feet; thence South 49°37'15" West, 16.29 feet; thence North 40°22'45" West, 84.20 feet to the True Point of Beginning. Containing 1,371 square feet, more or less.

Lot 17C
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section &, 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 &; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1381.77 feet; thence South 00°58'11" West, 803.69 feet; thence North 49°37'15" East, 37.54 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 49°37'15" East, 16.25 feet; thence South 40°22'45" East, 84.20 feet; thence South 49°37'15" West, 16.25 feet; thence North 40°22'45" West, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

Lot 17D
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Lot 18A
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section &, 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 &; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1429.16 feet; thence South 00°58'11" West, 644.34 feet to the True Point of Beginning of the tract to be herein described; thence North 60°07'59" East, 21.25 feet; thence South 29°52'01" East, 84.20 feet; thence South 60°07'59" West, 21.25 feet; thence North 29°52'01" West, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 18B
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section &, 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 &; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1429.16 feet; thence South 00°58'11" West, 644.34 feet; thence North 60°07'59" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 60°07'59" East, 16.29 feet; thence South 29°52'01" East, 84.20 feet; thence South 60°07'59" West, 16.29 feet; thence North 29°52'01" West, 84.20 feet to the True Point of Beginning. Containing 1,371 square feet, more or less.

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Lot 19A
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section &, 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 &; thence North 89°01'48" West, along the North line of said Southwest Quarter, 1502.83 feet; thence South 00°58'11" West, 672.34 feet to the True Point of Beginning of the tract to be herein described; thence North 70°26'24" East, 21.25 feet; thence South 19°33'36" East, 84.20 feet; thence South 70°26'24" West, 21.25 feet; thence North 19°33'36" West, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 19B
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section &, 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 &; thence North 89°01'48" West, along the North line of said Southwest Quarter, 1502.83 feet; thence South 00°58'11" West, 672.34 feet; thence North 70°26'24" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 70°26'24" East, 16.29 feet; thence South 19°33'36" East, 84.20 feet; thence South 70°26'24" West, 16.29 feet; thence North 19°33'36" West, 84.20 feet to the True Point of Beginning. Containing 1,371 square feet, more or less.

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Lot 20A
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section &, 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 &; thence North 89°01'48" West, along the North line of said Southwest Quarter, 1583.49 feet; thence South 00°58'11" West, 670.11 feet to a point on the Southerly right-of-way line of NE 83rd Street, as now established; thence South 09°19'04" East, 17.19 feet to the True Point of Beginning of the tract to be herein described; thence North 80°40'56" East, 21.25 feet; thence South 09°19'04" East, 84.20 feet; thence South 80°40'56" West, 21.25 feet; thence North 09°19'04" West, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

Lot 20B
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Lot 20C
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Lot 20D
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Tract 2-E
All that part of Lot 2, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southwest Quarter of Section &, 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 &; thence North 89°01'48" West, along the North line of said Southwest Quarter, 1583.49 feet; thence South 00°58'11" West, 670.11 feet to a point on the Southerly right-of-way line of NE 83rd Street, as now established, said point being the True Point of Beginning of the tract to be herein described; thence Northeasterly, along said right-of-way line, on a curve to the left, having an initial tangent bearing of North 85°39'17" East and a radius of 425.00 feet, an arc distance of 336.43 feet; thence South 48°21'05" East, 134.11 feet to a point on the Easterly line of said Lot 2; thence South 32°54'42" West, along said Easterly line, 291.77 feet; thence South 01°17'18" East, along said Easterly line, 53.00 feet to a point on the Northerly right-of-way line of Missouri Highway No. 152, as now established; thence Westerly, along said right-of-way line, on a curve to the right, having an initial tangent bearing of South 83°42'43" West and a radius of 2684.70 feet, an arc distance of 133.73 feet; thence North 01°41'37" East, 73.22 feet; thence North 09°19'04" West, 101.36 feet to the True Point of Beginning. Except the following described tracts of land described as Lots 17A–17D, 18A–18D, 19A–19D, and 20A–20D. Containing 50,862 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 17 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: (signature)
Clinton L. Hulse, Asst. Sec.

STATE OF MISSOURI }
COUNTY OF Clay } ss

Be it remembered that on this 17th 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

NO PLAT REQUIRED
CITY PLAN COMMISSION
By (signature)
No. LS0541 Date 7-8-05

I HEREBY CERTIFY: that Lot Split 0541 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.

Calc. F 8/1/05 BR

Date: 5-26-05 Signed: (signature)
W. James Sobieski, PLS [illegible]

Lutjen, Inc.
6350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1390 fax
www.lutjen.com
surveying, planning, engineering, landscape architecture

LUTJEN

DATE: 05-16-05 | Job No.- 05097 | File Name-BW-1-N-M

LS0541 S:\SURVEY\BRIGHTON\BWNORTH\FIRST PLAT\LOT SPLITS\BW-1-N-M

http://www.ClayCoGov.com