Clay County, Missouri
Land Survey Document

L-50564

CERTIFICATE OF SURVEY

LOTS 25A–25D, 26A–26D, 27A–27D & TRACT 5–B 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
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Page Count: 2
Recording Fee: [illegible]
Robert T. Sevier, Recorder
Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMENT
Grantee: BRIGHTON WOODS NORTH FIRST PLAT

STEWART TITLE

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION

LOT 25A

All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°01'46" West along the North line of said Southeast Quarter, 1,658.65 feet; thence South 00°58'11" West, 671.63 feet to the True Point of Beginning of the tract to be herein described; thence South 76°20'43" East, 21.25 feet; thence South 13°38'17" West, 84.20 feet; thence North 76°20'43" West, 21.25 feet; thence North 13°38'17" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

LOT 25B

All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°01'46" West along the North line of said Southeast Quarter, 1,658.65 feet; thence South 00°58'11" West, 671.63 feet; thence South 76°20'43" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 76°20'43" East, 16.25 feet; thence South 13°38'17" West, 84.20 feet; thence North 76°20'43" West, 16.25 feet; thence North 13°38'17" East, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

LOT 25C

All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°01'46" West along the North line of said Southeast Quarter, 1,658.65 feet; thence South 00°58'11" West, 671.63 feet; thence South 76°20'43" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 76°20'43" East, 16.25 feet; thence South 13°38'17" West, 84.20 feet; thence North 76°20'43" West, 16.25 feet; thence North 13°38'17" East, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

LOT 25D

All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°01'46" West along the North line of said Southeast Quarter, 1,658.65 feet; thence South 00°58'11" West, 671.63 feet; thence South 76°20'43" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 76°20'43" East, 21.25 feet; thence South 13°38'17" West, 84.20 feet; thence North 76°20'43" West, 21.25 feet; thence North 13°38'17" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

LOT 26A

All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°01'46" West along the North line of said Southeast Quarter, 1,778.48 feet; thence South 00°58'11" West, 688.56 feet to the True Point of Beginning of the tract to be herein described; thence South 73°57'42" East, 21.25 feet; thence South 16°02'18" West, 84.20 feet; thence North 73°57'42" West, 21.25 feet; thence North 16°02'18" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

LOT 26B

All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°01'46" West along the North line of said Southeast Quarter, 1,778.48 feet; thence South 00°58'11" West, 688.56 feet; thence South 73°57'42" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 73°57'42" East, 16.25 feet; thence South 16°02'18" West, 84.20 feet; thence North 73°57'42" West, 16.25 feet; thence North 16°02'18" East, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

LOT 26C

All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°01'46" West along the North line of said Southeast Quarter, 1,778.48 feet; thence South 00°58'11" West, 688.56 feet; thence South 73°57'42" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 73°57'42" East, 16.25 feet; thence South 16°02'18" West, 84.20 feet; thence North 73°57'42" West, 16.25 feet; thence North 16°02'18" East, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

LOT 26D

All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°01'46" West along the North line of said Southeast Quarter, 1,778.48 feet; thence South 00°58'11" West, 688.56 feet; thence South 73°57'42" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 73°57'42" East, 21.25 feet; thence South 16°02'18" West, 84.20 feet; thence North 73°57'42" West, 21.25 feet; thence North 16°02'18" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

LOT 27A

All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°01'46" West along the North line of said Southeast Quarter, 1,763.38 feet; thence South 00°58'11" West, 711.34 feet to the True Point of Beginning of the tract to be herein described; thence South 79°29'51" East, 21.25 feet; thence South 10°30'09" West, 84.20 feet; thence North 79°29'51" West, 21.20 feet; thence North 10°30'09" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

LOT 27B

All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°01'46" West along the North line of said Southeast Quarter, 1,763.38 feet; thence South 00°58'11" West, 711.34 feet; thence South 79°29'51" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 79°29'51" East, 16.25 feet; thence South 10°30'09" West, 84.20 feet; thence North 79°29'51" West, 16.25 feet; thence North 10°30'09" East, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

LOT 27C

All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°01'46" West along the North line of said Southeast Quarter, 1,763.38 feet; thence South 00°58'11" West, 711.34 feet; thence South 79°29'51" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 79°29'51" East, 16.25 feet; thence South 10°30'09" West, 84.20 feet; thence North 79°29'51" West, 16.25 feet; thence North 10°30'09" East, 84.20 feet to the True Point of Beginning. Containing 1,368 square feet, more or less.

LOT 27D

All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°01'46" West along the North line of said Southeast Quarter, 1,763.38 feet; thence South 00°58'11" West, 711.34 feet; thence South 79°29'51" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 79°29'51" East, 21.25 feet; thence South 10°30'09" West, 84.20 feet; thence North 79°29'51" West, 21.25 feet; thence North 10°30'09" East, 84.20 feet to the True Point of Beginning. Containing 1,789 square feet, more or less.

TRACT 5–B

All that part of Lot 5, BRIGHTON WOODS NORTH – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89°01'46" West along the North line of said Southeast Quarter, 1,[illegible] feet; thence South 00°58'11" West, 663.[illegible] feet; thence South 79°03'17" East, 242.67 feet; thence North [illegible] East, 14.14 feet; thence South [illegible] East to the point on the North line of NE 83rd Street, as now established, 116.[illegible] feet; thence Easterly along said North right-of-way line on a curve to the right, having an initial tangent bearing of South [illegible] West, a radius of 375.00 feet, a central angle of [illegible], an arc distance of 112.34 feet to a point of curvature; thence Easterly along said North right-of-way line on a curve left, tangent to the last described course, having a radius of 1925.00 feet, a central angle of [illegible], an arc distance of 163.77 feet to a point of curvature; thence Northwesterly along said North right-of-way line and East right-of-way line of N Kensington Avenue on a curve to the right, tangent to the last described course, a radius of 15.00 feet, a central angle [illegible], an arc distance of 23.25 feet; thence North 10°56'43" East along said East right-of-way line, 89.23 feet to the True Point of Beginning. Except for the following tracts of land described as 25A–25D, 26A–26D, and 27A–27D. Containing 11,314 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 [illegible] day of August, 2005.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Ora H. Reynolds, Vice President and General Manager of Residential Development

Attested by: Donald K. Hagan, Secretary

STATE OF MISSOURI }
COUNTY OF Clay } ss

Be it remembered that on this 19th day of August, 2005 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. Reynolds, to me personally known, [illegible] HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation, [illegible]

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the day herein last above written.

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

IN WITNESS WHEREOF: ROBERT A. [illegible] CONSTRUCTION, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 19th day of August, 2005.

ROBERT A. [illegible] CONSTRUCTION, INC.
a Missouri Corporation

Robert [illegible], President

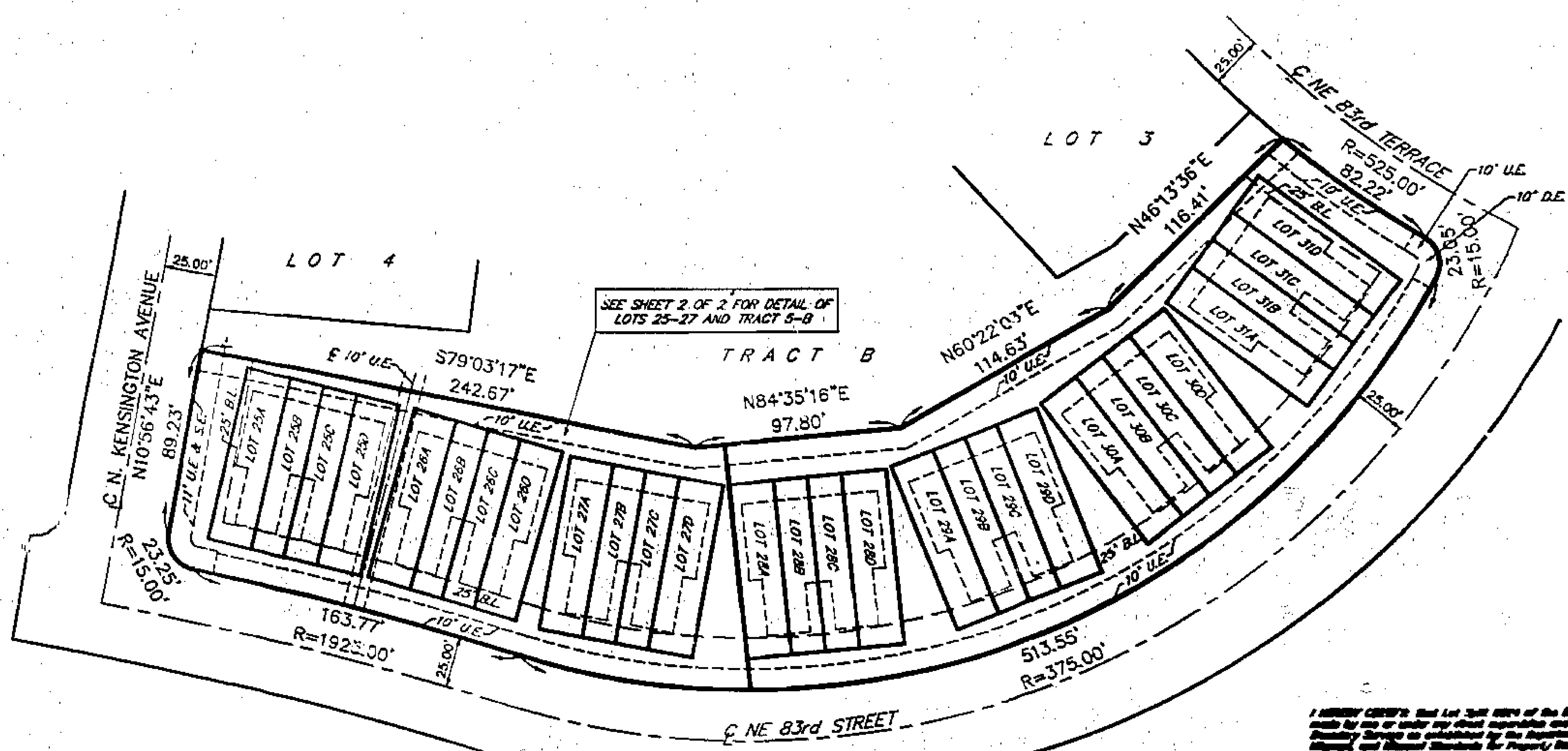
STATE OF MISSOURI }
COUNTY OF Clay } ss

Be it remembered that on this 19th day of August, 2005, before me, the undersigned, a Notary Public in and for the County and State aforesaid, [illegible]

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the day herein last above written.

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



N

SCALE
0' 40' 80'
SCALE: 1"=40'

LEGEND

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

I HEREBY CERTIFY: [illegible]

Date: 8-23-05

Signed: [illegible], MO PLS [illegible]

LUTJEN
Lutjen, Inc.
DATE: 05-25-05 | Job no. - 05173 | File Name—BW-1-N-M

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

http://www.ClayCoGov.com