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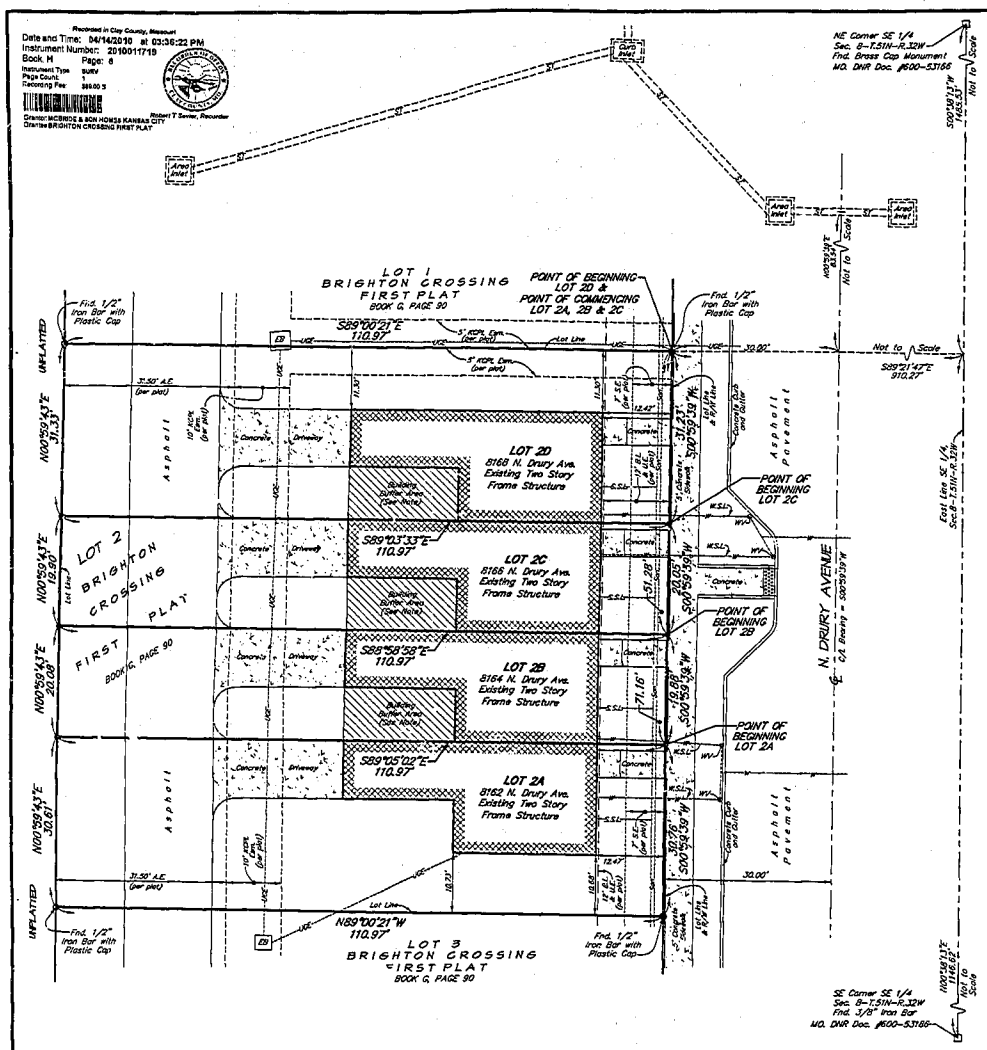
Recording Fee: $69.00 S
Grantor: MCBRIDE & SON HOMES KANSAS CITY
Grantee: BRIGHTON CROSSING FIRST PLAT
Robert T Senter, Recorder



APPLICANT / OWNER

McBride & Son Homes Kansas City, LLC
1831 NW Vivion Road, Suite 102
Riverside, Missouri 64150
Phone: 816-505-4747

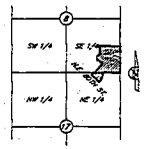
CALL BEFORE YOU
DIG – DRILL – BLAST
1-800-344-7483 (TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

LEGEND

- ●–SET 1/2 BAR/CAP ON CORNER
- O–FOUND CORNER AS NOTED
- ⊡–SECTION CORNER AS NOTED
- TP – TELEPHONE PEDESTAL
- CTVP – CABLE TV PEDESTAL
- EB – ELECTRICAL BOX
- WV – WATER VALVE
- WM – WATER METER
- U.E. – UTILITY EASEMENT
- B.L. – BUILDING LINE
- R/W – Right of Way line
- SB – SPRINKLER BOX
- S.E. – SANITARY SEWER EASEMENT
- A.E. – ACCESS EASEMENT
- D.E. – STORM DRAINAGE EASEMENT
- S.S.L. – PRIVATE SANITARY SERVICE LINE
- W.S.L. – WATER SERVICE LINE
- —w— – WATERLINE
- —UGE— – UNDERGROUND ELECTRIC LINE
- —SSM— – SANITARY SEWER LINE
- —SM— – STORM SEWER LINE
- KCPL – KANSAS CITY POWER & LIGHT CO

NOTE: There is no Gas Service on this project, therefore there are no Gas line locations to show.

NOTE: There are no fences on the property.



LOCATION MAP
Sec. 8 & 17,
Twp. 51 N., Rge. 32 W.
(N.T.S.)

PROPERTY DESCRIPTION
LOT 2A

Part of Lot 2, "Brighton Crossing – First Plat", a subdivision of land recorded November 20, 2006, in Book G, at Page 90 and located in the Southeast Quarter of Section 8 and the Northeast Quarter of Section 17, all in Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northeast corner of said Lot 2, said point also being on the West right of way line of N Drury Avenue as established by said plat; thence South 00°59'39" West, along said West right of way line and along the East line of said Lot 2, 71.16 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 00°59'39" West along last said lines, 30.76 feet to the Southeast corner of said Lot 2; thence North 89°00'21" West, along the Southerly line of said Lot 2, 110.97 feet to the Southwest corner of said Lot 2; thence North 00°59'43" East, along the West line of said Lot 2, 30.61 feet; thence South 89°05'02" East, 110.97 feet to the Point of Beginning. Containing 3,405 square feet or 0.08 acres, more or less.

PROPERTY DESCRIPTION
LOT 2B

Part of Lot 2, "Brighton Crossing – First Plat", a subdivision of land recorded November 20, 2006, in Book G, at Page 90 and located in the Southeast Quarter of Section 8 and the Northeast Quarter of Section 17, all in Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northeast corner of said Lot 2, said point also being on the West right of way line of N Drury Avenue as established by said plat; thence South 00°59'39" West, along said West right of way line and along the East line of said Lot 2, 51.28 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 00°59'39" West along last said lines, 19.88 feet; thence North 89°05'02" West, 110.97 feet to a point on the West line of said Lot 2; thence North 00°59'43" East, along the West line of said Lot 2, 20.68 feet; thence South 88°58'58" East, 110.97 feet to the Point of Beginning. Containing 2,217 square feet or 0.05 acres, more or less.

PROPERTY DESCRIPTION
LOT 2C

Part of Lot 2, "Brighton Crossing – First Plat", a subdivision of land recorded November 20, 2006, in Book G, at Page 90 and located in the Southeast Quarter of Section 8 and the Northeast Quarter of Section 17, all in Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northeast corner of said Lot 2, said point also being on the West right of way line of N Drury Avenue as established by said plat; thence South 00°59'39" West, along said West right of way line and along the East line of said Lot 2, 31.23 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 00°59'39" West along last said lines, 20.05 feet; thence North 88°58'58" West, 110.97 feet to a point on the West line of said Lot 2; thence North 00°59'43" East, along the West line of said Lot 2, 19.90 feet; thence South 89°03'33" East, 110.97 feet to the Point of Beginning. Containing 2,217 square feet or 0.05 acres, more or less.

PROPERTY DESCRIPTION
LOT 2D

Part of Lot 2, "Brighton Crossing – First Plat", a subdivision of land recorded November 20, 2006, in Book G, at Page 90 and located in the Southeast Quarter of Section 8 and the Northeast Quarter of Section 17, all in Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northeast corner of said Lot 2, said point also being on the West right of way line of N Drury Avenue as established by said plat; thence South 00°59'39" West, along said West right of way line and along the East line of said Lot 2, 31.23 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 00°59'39" West along last said lines, 20.05 feet; thence North 88°58'58" West, 110.97 feet to a point on the West line of said Lot 2; thence North 00°59'43" East, along the West line of said Lot 2, 19.90 feet; thence South 89°03'33" East, 110.97 feet to the Point of Beginning. Containing 2,217 square feet or 0.05 acres, more or less.

SURVEYOR'S NOTES:

1. Property information shown hereon was provided by Thompson Title Corporation, File No. L26399-OL, with an effective date of March 8, 2010 at 8:00 A.M.

2. Bearings shown hereon are based on the Missouri State Plane Coordinate System of 1983, NAD 1983, West Zone, using a combined grid factor of 0.9998909.

3. The Tracts shown hereon do not lie within a Regulatory Floodplain.

4. ● – indicates ½" rebar set with plastic cap.
   O – indicates found existing monumentation.

5. Easements, Building Lines and Setbacks were taken from the Record plat of "BRIGHTON CROSSING – FIRST PLAT".

6. (Per Plat) references the Final Plat of BRIGHTON CROSSING – FIRST PLAT, recorded in the Office of the Recorder of Deeds, Clay County, Missouri as Instrument Number 2006051143 in Book G at Page 90.

7. The utilities as shown on the drawing were developed from the information available (existing utility maps, underground observations and or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractors responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.

BUILDING BUFFER AREA

All areas shown and denoted with the above hatch on this Certificate of Survey are hereby reserved as a "Building Buffer Area" and shall serve as a deed restriction prohibiting any building or structure from being placed in this area as required under the 2006 International Residential Code (IRC) Table R302.1. The intent of this restriction is to provide compliance with the IRC and shall run with the land. This restriction shall not be modified or revoked without the written permission of the City of Kansas City, Missouri, Planning and Development Department, Development Services.

PROPERTY OWNERSHIP

IN WITNESS WHEREOF: McBRIDE & SON HOMES KANSAS CITY, LLC, a Missouri limited liability company, has caused these presents to be executed this _____ day of April, 2010.

McBRIDE & SON HOMES KANSAS CITY, LLC

By: _____
Dustin Bennett General Manager

On this 8th day of April in the year 2010 before me, the undersigned, a Notary Public in and for said state, personally appeared Dustin Bennett, General Manager of McBRIDE & SON HOMES KANSAS CITY, LLC, a Missouri limited liability company, known to me to be the person who executed the within Lot Split in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

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

_____
Notary Public

My Commission Expires: 4/07/2013

Lisa S. Schneider
Notary Public - Notary Seal
State of Missouri
Commissioned for Clay County
My Commission Expires: April 07, 2013
Commission # 10391257

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Director _____
By _____
File No. LS1007 Date 4-9-10

I HEREBY CERTIFY: that the Lot Split LS 1007 of the "BRIGHTON CROSSING – FIRST PLAT" subdivision is based on an actual survey made by me or under my direct supervision and that the 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.

STATE OF MISSOURI
JASON S. ROUDEBUSH
L-2002014092
PROFESSIONAL LAND SURVEYOR

Jason S. Roudebush MO. PLS 2002014092

Date: 3-26-10

SCALE
0' 10' 20'
SCALE: 1" = 10'

CERTIFICATE OF SURVEY

LOT 2, BRIGHTON CROSSING – FIRST PLAT
Sections 8 & 17, T51N, R35W
KANSAS CITY, CLAY COUNTY, MISSOURI

Date of Survey: February 22, 2010 (Bal)
Revised: March 24, 2010 (Bal)

LOT SPLIT SURVEY
Prepared for:
MCBRIDE & SON HOMES, KANSAS CITY L.L.C.

Surveyed By:	PL
Reviewed By:	JSR
Drafted By:	Bal
Lutjen Project No.	06215

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Sheet No.:
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