

LOCATION MAP  
Sec. 6 & 17, Twp. 51 N., Rge. 32 W.  
(N.T.S.)

**PLEASE RETURN LEGIBLE RECORDED MAP TO THE CITY CLERK'S OFFICE.**  
FINAL PLAT OF  
**BRIGHTON CROSSING CONDOMINIUM TWELFTH PLAT**  
A CONDOMINIUM SUBDIVISION  
IN KANSAS CITY, CLAY COUNTY, MISSOURI  
(Sheet 1 of 2)

As ordered by City Council, Missouri  
Date and Time: 05/08/2010 at 03:16:20 PM  
Instrument Number: 2010018933  
Book #: Page: 11  
Recording Fee: \$110.00  
City Clerk's Office  
City of Kansas City, Missouri  
City-Street: 315 W. 12th Street, Kansas City, MO 64101



**PROPERTY DESCRIPTION:**

All of Lot 31, "BRIGHTON CROSSING - FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri, recorded in the Office of the Recorder of Deeds, Clay County, Missouri, as Instrument Number 2006051143 in Book G of Page 90.

KANSAS CITY METRO  
MONUMENT CL-07  
# 344068 847  
E 850741.00

IN WITNESS WHEREOF: M. BRIDE & SON HOMES KANSAS CITY, LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 11th day of May 2010.

M. BRIDE & SON HOMES KANSAS CITY, LLC

By: McBride & Son Homes, Inc., MANAGER

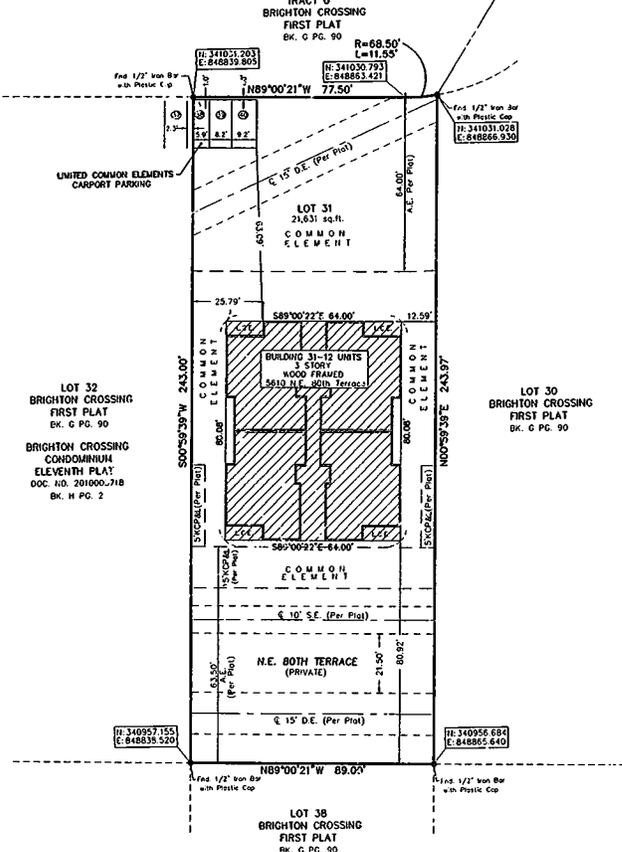
By: Jeffrey M. Berger, Secretary of McBride & Son Homes, Inc.

STATE OF MISSOURI

COUNTY OF ST. LOUIS  
On this 11th day of May, in the year 2010, before me, the undersigned, a Notary Public in and for said state, personally appeared Jeffrey M. Berger, Secretary of McBride & Son Homes, Inc., Manager of McBride & Son Homes KANSAS CITY, LLC, a Missouri limited liability company, known to me to be the person who executed the within condominium plat in behalf of said corporation 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: 10/10/2011



CITY PLAN COMMISSION:  
Approved: January 5, 2010

PUBLIC WORKS DEPARTMENT:

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. 108277, on the 17th day of April, 2010.

Chairman

Director

Mayor

City Engineer

Director

Clerk

- LEGEND**
- U.E. = UTILITY EASEMENT
  - B.L. = BUILDING LINE
  - A.E. = ACCESS EASEMENT
  - S.E. = SANITARY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - O = FOUND PROPERTY CORNER
  - F.L. = FLOOR ELEVATION
  - C.E. = CEILING ELEVATION
  - V.C.E. = VAULTED CEILING ELEVATION (PEAK)
  - L.C.E. = LIMITED COMMON ELEMENT
  - S.P. = STATE PLANE COORDINATE
  - W.E. = WATER EASEMENT
  - K.C.P.L. = KANSAS CITY POWER & LIGHT EMPL.
  - Ⓢ = CARPORT NUMBER
  - ▨ = CONDOMINIUM STRUCTURE



**PLAT DESIGNATION:**  
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 subdivides one plat section heretofore known as:

"BRIGHTON CROSSING CONDOMINIUM TWELFTH PLAT"

**RIGHT OF ENTRANCE:**  
The right of entrance and egress in 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 Service for the delivery of mail, groceries, packages, 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 U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

**PARKLAND DESIGNATION:**  
The developer has satisfied the parkland requirement set forth in Section 60-118, Code of Ordinances of the City of Kansas City, Missouri, for the 12 condominium units for this condominium plat by dedication of private open space with the recording of Brighton Crossing First Plat, a subdivision of land in Kansas City, Clay County, Missouri.

**BUILDING HEIGHT LANGUAGE:**  
The subject property is located within the Kansas City International Airport Height Zone map, Document No. 128977, dated March 1987 and is within the transition zone 4 and U.S. Department of Commerce. The height of any structure shall not exceed elevation 1100 to 1140 (USDS Datum).

**MAINTENANCE:**  
The common elements are maintained by the Homeowners Association as described in the Declaration of Condominium Rights and Obligations for Brighton Crossing, recorded on document No. 2007013430 in Book 566B of Page 82, as amended, and in the Declaration of Brighton Crossing Condominium, recorded on document No. 2007013430 in Book 566B of Page 82, as amended.

**CONDOMINIUM NOTES:**  
1. This plat "BRIGHTON CROSSING CONDOMINIUM TWELFTH PLAT" a condominium subdivision is the plat as the term is defined in chapter 448 and Section 448.2-109 of the Missouri Statutes and this subdivision is subject to the provisions of the uniform condominium act as provided in the Missouri Statutes in Section 448.1-101 ET. SEQ. and as provided in the Declaration of Brighton Crossing Condominium recorded as document No. 2007013430 in Book 566B of Page 82, as amended.

2. Unit boundaries shown hereon are measured to the under surface of the finished ceiling, the undercoated surface of the floor and the interior surface of the undercoated finished walls or glass bounding the unit extended to the intersection of each other and with the upper and lower boundaries, including any and all walls, partitions and dividers wholly within the unit and the space includes both the portions of the building located within the unit and the area or space so encompassed.

3. The legal description of each unit described in said declaration shall be by reference to the number identifying the unit as shown on the plat followed by the words "BRIGHTON CROSSING CONDOMINIUM TWELFTH PLAT", a condominium subdivision in Kansas City, Clay County, Missouri.

4. An interior unit does not at right angles to or parallel with the exterior lines of the building, unless specified otherwise.

5. The project described in the plat consists of 1 building with a total of 12 units, common elements and limited common elements, as set forth in the declaration.

**SURVEYOR'S NOTES:**

1. Property information shown hereon was provided by Thomson Title Corporation, File No. L26787-0, with an effective date of October 29, 2009 at 8:00 a.m.
2. Bearings shown hereon are based on the Missouri State Plane Coordinate System of 1983, NAD 83, West Zone, using a combined grid factor of 0.9999999. Coordinates shown hereon are in Meters.
3. Sheets 1 and 2 are required for the survey to be complete. The survey will not be valid without all sheets.
4. (Per Plat) references BRIGHTON CROSSING - FIRST PLAT, recorded in the Office of the Recorder of Deeds, Clay County, Missouri as instrument number 2006051143 in Book G of Page 90.

This plat and survey of "BRIGHTON CROSSING CONDOMINIUM TWELFTH PLAT" were executed by Lutjen, Inc., Kansas City, Missouri 64151.

I HEREBY CERTIFY that the plat of "BRIGHTON CROSSING CONDOMINIUM TWELFTH PLAT" condominium subdivision is based on an actual survey made by me or under my direct supervision and that said survey contains all information required by R.S.M.O. Section 448.2-109, 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, Professional Surveyors and Landscape Architects 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.



PLAT 2-12-10

12/28/09

11-18-09

20 00 00317

CONDOMINIUM TWELFTH PLAT

DATE 11-18-09

20 00 00317

CONDOMINIUM TWELFTH PLAT