Clay County, Missouri
Land Survey Document

TRAILS OF BRENTWOOD FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 4 of 4)

LEGAL DESCRIPTION:

All that part of the Northeast Quarter of Section 34 and all that part of the Northwest Quarter of Section 35, Township 52, Range 32, Kansas City, Clay County, Missouri, being described as follows: Beginning at the Northwest corner of the Northwest Quarter of said Section 35; thence South 89°33'16" East, along the North line of said Northwest Quarter, 75.99 feet; thence South 57°20'52" East, 806.85 feet; thence Southwesterly, along a curve to the right, having an initial tangent bearing of South 40°55'30" West, a radius of 475.00 feet, a central angle of 16°31'29", an arc distance of 137.00 feet; thence South 57°27'00" West, 152.19 feet; thence North 32°33'00" West, 140.00 feet; thence South 54°34'31" West, 189.76 feet; thence South 28°23'28" West, 222.62 feet; thence South 18°00'21" West, 50.00 feet; thence South 09°37'41" West, 129.17 feet; thence South 05°33'08" West, 127.80 feet; thence North 89°35'04" West, 156.21 feet; thence South 0°32'08" West, 813.30 feet to a point on the North line of the South 22 acres of the East half of the Northeast Quarter of said Section 34; thence North 89°13'34" West, along said North line, 615.23 feet; thence North 0°48'28" East, 131.17 feet; thence North 89°13'34" West, 17.25 feet; thence North 0°46'26" East, 144.00 feet; thence North 04°22'27" West, 125.34 feet; thence North 09°26'26" East, 266.92 feet; thence North 00°58'47" West, 190.97 feet; thence North 07°12'06" East, 372.01 feet; thence South 89°43'24" East, 75.27 feet; thence North 72°35'28" East, 66.55 feet; thence North 43°04'43" East, 111.37 feet; thence North 08°30'20" East, 74.93 feet; thence North 83°54'56" East, 172.42 feet; thence Southerly, along a curve to the right, having an initial tangent bearing of South 0°05'04" East, a radius of 300.00 feet, a central angle of 03°58'07", an arc distance of 20.78 feet; thence North 87°53'02" East, 138.83 feet; thence South 0°32'08" West, 46.10 feet; thence South 82°28'18" East, 162.52 feet; thence North 77°07'24" East, 130.20 feet; thence North 28°17'34" East, 130.73 feet; thence North 08°14'40" West, 129.48 feet; thence North 57°20'52" West, 278.81 feet; thence North 0°32'08" East, 124.57 feet to a point on the North line of the Northeast Quarter of said Section 34; thence South 89°32'40" East, along said North line, 7.49 feet to the Point of Beginning. Containing 27.36 acres, more or less.

STREET GRADES

NE. 101st STREET

GRADE POINT	ELEV.	DESC.	V.C.
Sta. 27+00.00 (190.22 feet East of the ℄ intersection of NE. 101st Street and the Easterly Plat Limits) (Stationing increases Westerly)	255.64	PVC	--
Sta. 27+73.23	256.91	CREST	--
Sta. 28+00.00	259.10	PVT	200.00'
Sta. 28+90.22 (℄ Intersection with Plat East Line)	256.66	--	--
Sta. 29+00.00	253.12	PVT	--
Sta. 30+05.00	246.83	PVC	--
Sta. 31+15.00	240.25	PVI	220.00'
Sta. 31+35.58	242.93	SAG	--
Sta. 32+25.00	244.76	PVT	--
Sta. 33+25.00	248.86	PVC	--
Sta. 33+77.14 (℄ Intersection with N. Lewis Ave.)	250.39	--	--
Sta. 34+00.00	251.93	PVI	150.00'
Sta. 34+17.72	250.76	CREST	--
Sta. 34+75.00	250.03	PVT	--
Sta. 35+23.59 (℄ Intersection with West Plat Line)	248.80	POT	--

N. LEWIS AVENUE

GRADE POINT	ELEV.	DESC.	V.C.
Sta. 10+07.03 (℄ Intersection of N. Lewis Avenue and NE. 101st Street) (Stationing increases Northerly)	250.39	POT	--
Sta. 11+10.00	248.25	PVC	--
Sta. 11+50.00	247.42	PVI	80.00'
Sta. 11+90.00	245.92	PVT	--
Sta. 12+97.75 (℄ Intersection with NE. 101st Terrace)	241.88	--	--
Sta. 13+75.00	239.01	PVC	--
Sta. 14+50.00	236.20	PVI	150.00'
Sta. 14+75.97	237.13	SAG	--
Sta. 15+25.00	237.60	PVT	--
Sta. 17+87.58 (℄ Intersection with NE. 102nd Terrace)	242.50	--	--
Sta. 19+50.00	245.53	PVC	--
Sta. 20+35.50	246.33	CREST	--
Sta. 20+50.00	247.40	PVI	200.00'
Sta. 21+50.00	244.60	PVT	--
Sta. 22+53.19 (℄ Intersection with NE. 102nd Terrace)	242.32	--	--
Sta. 22+70.00	241.90	PVC	--
Sta. 23+00.00	241.15	PVI	60.00'
Sta. 23+07.21	241.43	SAG	--
Sta. 23+30.00	241.61	PVT	--
Sta. 23+55.36 (℄ Intersection with Northerly Plat Line)	242.00	POT	--

NE. 101st TERRACE

GRADE POINT	ELEV.	DESC.	V.C.
Sta. 10+00.00 (℄ Intersection of NE. 101st Terrace and N. Lewis Avenue) (Stationing increases Easterly)	241.88	POT	--
Sta. 10+20.00	241.47	PVC	--
Sta. 10+50.00	240.85	PVI	60.00'
Sta. 10+54.86	241.11	SAG	--
Sta. 10+80.00	241.30	PVT	--
Sta. 13+17.23 (Center of Cul-de-Sac)	244.86	POT	--

NE. 102nd TERRACE

GRADE POINT	ELEV.	DESC.	V.C.
Sta. 13+04.55 (℄ Intersection of NE. 102nd Terrace and the Westerly Plat Line) (Stationing increases Easterly)	247.82	POT	--
Sta. 13+70.00	243.27	PVC	--
Sta. 14+00.00	241.28	PVI	60.00'
Sta. 14+15.71	241.75	SAG	--
Sta. 14+30.00	241.00	PVT	--
Sta. 14+58.87 (℄ Intersection with N. Lewis Avenue)	242.50	POT	--

NE. 103rd STREET

GRADE POINT	ELEV.	DESC.	V.C.
Sta. 38+40.00 (63.36 feet East of the ℄ Intersection of NE. 103rd Street and the Easterly Plat Line) (Stationing increases Westerly)	227.40	PVC	--
Sta. 39+03.36	224.28	--	--
Sta. 39+50.00	220.50	PVI	220.00'
Sta. 39+92.10	222.59	SAG	--
Sta. 40+60.00	223.71	PVT	--
Sta. 41+50.00	226.63	PVC	--
Sta. 42+00.00	227.80	PVI	80.00'
Sta. 42+40.00	230.59	PVT	--
Sta. 43+65.00	239.31	PVC	--
Sta. 43+95.00	241.40	PVI	60.00'
Sta. 44+25.00	242.03	PVT	--
Sta. 44+39.14 (℄ Intersection with N. Lewis Avenue)	242.32	POT	

DEDICATION

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 subdivision and plat shall hereafter be known as:

TRAILS OF BRENTWOOD FIRST PLAT

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.), provided that the easement granted herein is subject to any and all existing easements. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenance thereto without the written approval of the Director of Public Works as to utility easements and/or the Director of Water Services as to water main easements.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

RIGHT OF ENTRANCE: The right of ingress and egress and 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 Services for the delivery of mail; provided, however, 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 United States Postal Service shall incur any liability by virtue of the exercise of such rights.

PARKLAND: This Plat is part of a phased project. TRACT B (0.08 ac.), TRACT C (0.22 ac.), TRACT D (4.17 ac.), and TRACT F (5.86 ac.) are hereby reserved as private open space and shall apply towards the total parkland acreage required for the entire project. Additional Private Open Space that will apply towards the total parkland acreage required for the entire project shall be dedicated in future phases of this project.

TRACT A: Tract A (0.41 acres) is hereby reserved as private open space and shall be maintained by the home owners association. Additional Private Open Space shall be dedicated in future phases of this project.

DETENTION TRACT: Detention Tract E (2.73 acres) is hereby reserved as a storm water detention tract and shall be maintained by the Home Owners Association.

IN WITNESS WHEREOF: TROPHY HOMES, INC. a Missouri corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 3rd day of October, 2005.

TROPHY HOMES, INC.

Wayne Valentine
PRESIDENT

State of Missouri)
) SS:
County of Platte)

Be it remembered that on this 3rd day of October, 2005, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Wayne Valentine to me personally known, who being by me duly sworn, did say that he is President of TROPHY HOMES, INC., and that said instrument was signed in behalf of said corporation and that said Wayne Valentine acknowledged said instrument to be the free act and deed of said corporation.

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

Notary Public

My Commission Expires: April 23, 2007

RENEE L. SWEET
Notary Public - Notary Seal
State of Missouri
Clay County
My Commission Expires Apr. 23, 2007

CITY PLAN COMMISSION

Approved: August 16, 2005

Charles F. Myers
Chairman
Charles F. Myers

Asst. Secretary
Virginia L. Lindsah

PUBLIC WORKS

City Engineer
Stanley J. Harris, P.E.

for

Director
Stanley J. Harris, P.E.

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. 051152 duly authenticated as passed this 27 day of September, 2005.

Kay Barnes
Mayor
Kay Barnes

City Clerk
Millie M. Grassland

SEAL OF KANSAS CITY MISSOURI INCORPORATED 1850

This plat and survey of TRAILS OF BRENTWOOD FIRST PLAT were executed by Lutjen Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of TRAILS OF BRENTWOOD 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors 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.

10-05-05
Date

Signed: W. James Schowe
W. James Schowe, PLS #1989

Lutjen, Inc.
8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1303 fax
www.lutjen.com

LUTJEN
Surveying
Planning
Engineering
Landscape Architecture

DATE: 8-30-05 | Job No.- 04364 | File Name- 04364FPA

http://www.ClayCoGov.com