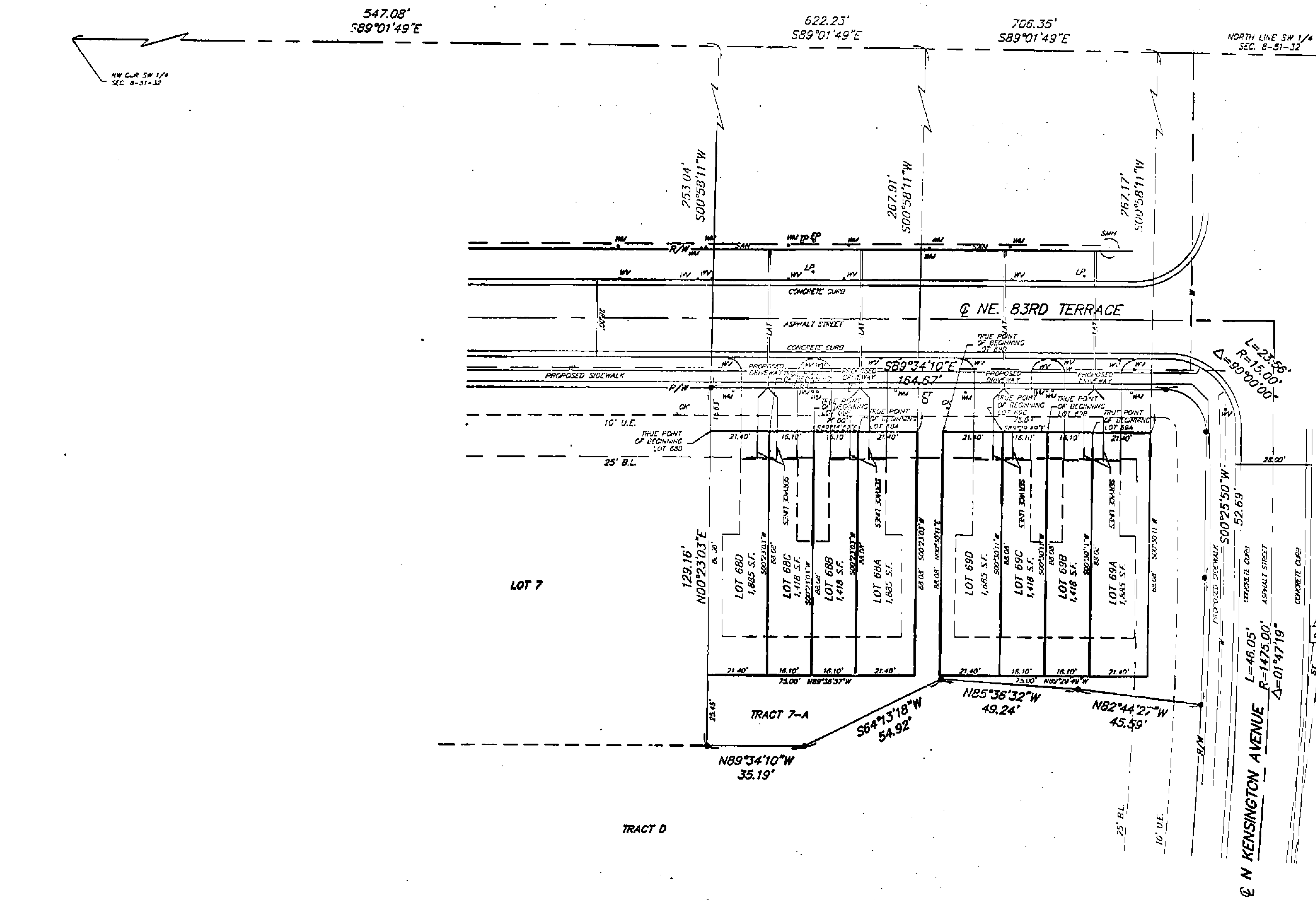
Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOTS 68A-68D, 69A-69D AND TRACT 7-A OF LOT 7
BRIGHTON WOODS NORTH - SECOND PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 2 OF 2



Lot 68A

All that part of Lot 7, BRIGHTON WOODS NORTH - SECOND PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 8; thence South 89°01'49" East along the North line of said Southwest Quarter, 622.23 feet; thence South 00°58'11" West, 267.91 feet to the True Point of Beginning of the tract to be herein described; thence South 00°23'03" West, 88.08 feet; thence North 89°36'57" West, 21.40 feet; thence North 00°23'03" East, 88.08 feet; thence South 89°36'57" East, 21.40 feet to the True Point of Beginning. Containing 1,885 square feet, more or less.

Lot 68B

All that part of Lot 7, BRIGHTON WOODS NORTH - SECOND PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 8; thence South 89°01'49" East along the North line of said Southwest Quarter, 622.23 feet; thence South 00°58'11" West, 267.91 feet; thence North 89°36'57" West, 21.40 feet to the True Point of Beginning of the tract to be herein described; thence South 00°23'03" West, 88.08 feet; thence North 89°36'57" West, 16.10 feet; thence North 00°23'03" East, 88.08 feet; thence South 89°36'57" East, 16.10 feet to the True Point of Beginning. Containing 1,418 square feet, more or less.

Lot 68C

All that part of Lot 7, BRIGHTON WOODS NORTH - SECOND PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 8; thence South 89°01'49" East along the North line of said Southwest Quarter, 622.23 feet; thence South 00°58'11" West, 267.91 feet; thence North 89°36'57" West, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence South 00°23'03" West, 88.08 feet; thence North 89°36'57" West, 16.10 feet; thence North 00°23'03" East, 88.08 feet; thence South 89°36'57" East, 16.10 feet to the True Point of Beginning. Containing 1,418 square feet, more or less.

Lot 68D

All that part of Lot 7, BRIGHTON WOODS NORTH - SECOND PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 8; thence South 89°01'49" East along the North line of said Southwest Quarter, 622.23 feet; thence South 00°58'11" West, 267.91 feet; thence North 89°36'57" West, 53.60 feet to the True Point of Beginning of the tract to be herein described; thence South 00°23'03" West, 88.08 feet; thence North 89°36'57" West, 21.40 feet; thence North 00°23'03" East, 88.08 feet; thence South 89°36'57" East, 21.40 feet to the True Point of Beginning. Containing 1,885 square feet, more or less.

Lot 69A

All that part of Lot 7, BRIGHTON WOODS NORTH - SECOND PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 8; thence South 89°01'49" East along the North line of said Southwest Quarter, 706.35 feet; thence South 00°58'11" West, 267.17 feet to the True Point of Beginning of the tract to be herein described; thence South 00°30'11" West, 88.08 feet; thence North 89°29'49" West, 21.40 feet; thence North 00°30'11" East, 88.08 feet; thence South 89°29'49" East, 21.40 feet to the True Point of Beginning. Containing 1,885 square feet, more or less.

Lot 69B

All that part of Lot 7, BRIGHTON WOODS NORTH - SECOND PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 8; thence South 89°01'49" East along the North line of said Southwest Quarter, 706.35 feet; thence South 00°58'11" West, 267.17 feet; thence North 89°29'49" West, 21.40 feet to the True Point of Beginning of the tract to be herein described; thence South 00°30'11" West, 88.08 feet; thence North 89°29'49" West, 16.10 feet; thence North 00°30'11" East, 88.08 feet; thence South 89°29'49" East, 16.10 feet to the True Point of Beginning. Containing 1,418 square feet, more or less.

Lot 69C

All that part of Lot 7, BRIGHTON WOODS NORTH - SECOND PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 8; thence South 89°01'49" East along the North line of said Southwest Quarter, 706.35 feet; thence South 00°58'11" West, 267.17 feet; thence North 89°29'49" West, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence South 00°30'11" West, 88.08 feet; thence North 89°29'49" West, 16.10 feet; thence North 00°30'11" East, 88.08 feet; thence South 89°29'49" East, 16.10 feet to the True Point of Beginning. Containing 1,418 square feet, more or less.

Lot 69D

All that part of Lot 7, BRIGHTON WOODS NORTH - SECOND PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 8; thence South 89°01'49" East along the North line of said Southwest Quarter, 706.35 feet; thence South 00°58'11" West, 267.17 feet; thence North 89°29'49" West, 53.60 feet to the True Point of Beginning of the tract to be herein described; thence South 00°30'11" West, 88.08 feet; thence North 89°29'49" West, 21.40 feet; thence North 00°30'11" East, 88.08 feet; thence South 89°29'49" East, 21.40 feet to the True Point of Beginning. Containing 1,885 square feet, more or less.

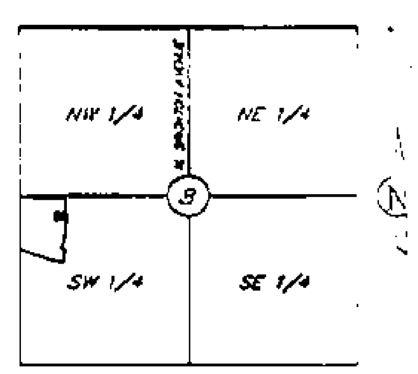
Tract 7-A

All that part of Lot 7, BRIGHTON WOODS NORTH - SECOND PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 8; thence South 89°01'49" East along the North line of said Southwest Quarter, 547.08 feet; thence South 00°58'11" West, 253.04 feet to a point on the Northerly line of said Lot 7 and also being the True Point of Beginning of the tract to be herein described; thence South 89°34'10" East along said Northerly line, 164.67 feet; thence Southeasterly along said Northerly line on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet to a point on the Easterly line of said Lot 7; thence South 00°25'50" West along said Easterly line, 52.69 feet; thence Southerly along said Easterly line on a curve to the right, tangent to the last described course, having a radius of 1475.00 feet, a central angle of 01°47'19", an arc distance of 46.05 feet to a point on the Southerly line of said Lot 7; thence North 82°44'27" West along said Southerly line, 45.59 feet; thence North 85°36'32" West along said Southerly line, 49.24 feet; thence South 64°13'18" West along said Southerly line, 54.92 feet; thence North 89°34'10" West along said Southerly line, 35.19 feet; thence North 00°23'03" East, 129.16 feet to the True Point of Beginning. Except the following described tract of land: All of the above tract of land described as Lots 68A-68D and 69A-69D. Containing 7,390 square feet, more or less.

LEGEND

EP - ELECTRIC PEDESTAL
LP - LIGHT POLE
ET - TRANSFORMER
SMH - SANITARY MANHOLE
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
S.E. - SANITARY EASEMENT
=SAN= SANITARY SEWER
=LAT= SANITARY LATERAL
=ST= STORM SEWER

WV - WATER VALVE
WM - WATER METER
FH - FIRE HYDRANT
GK - GAS LINE MARKER
TP - TELEPHONE PEDESTAL
R/W - RIGHT-OF-WAY
C.I. - CURB INLET
● - SET 1/2" BAR
—W— WATER LINE



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

NOTES:

GAS, ELECTRIC, TELEPHONE, AND CABLE LINES ARE LOCATED IN THE UTILITY EASEMENTS AND RIGHT-OF-WAY. DRIVEWAYS, FENCES, AND SIDEWALKS HAVE NOT BEEN BUILT AT THIS TIME.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

CERTIFICATION:

I HEREBY CERTIFY: that Lot Split 0624 of the BRIGHTON WOODS NORTH - SECOND 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, [illegible] 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.

Date: 3-30-06 Signed: [signature] ... Sanders PLS 1989.

Cal. B. 6/09/06

SCALE
0' 20' 40'
SCALE: 1"=20'

LUTJEN
Lutjen, Inc.
surveying
planning
engineering
landscape architecture

DATE: 03-20-06 | JOB NO.- 06024 | File Name- BWN2-LS

S:\SURVEY\BRIGHTON\BWNORTH\SECOND PLAT\LOT SPLITS\BWN2-LS.dwg

LS0624

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