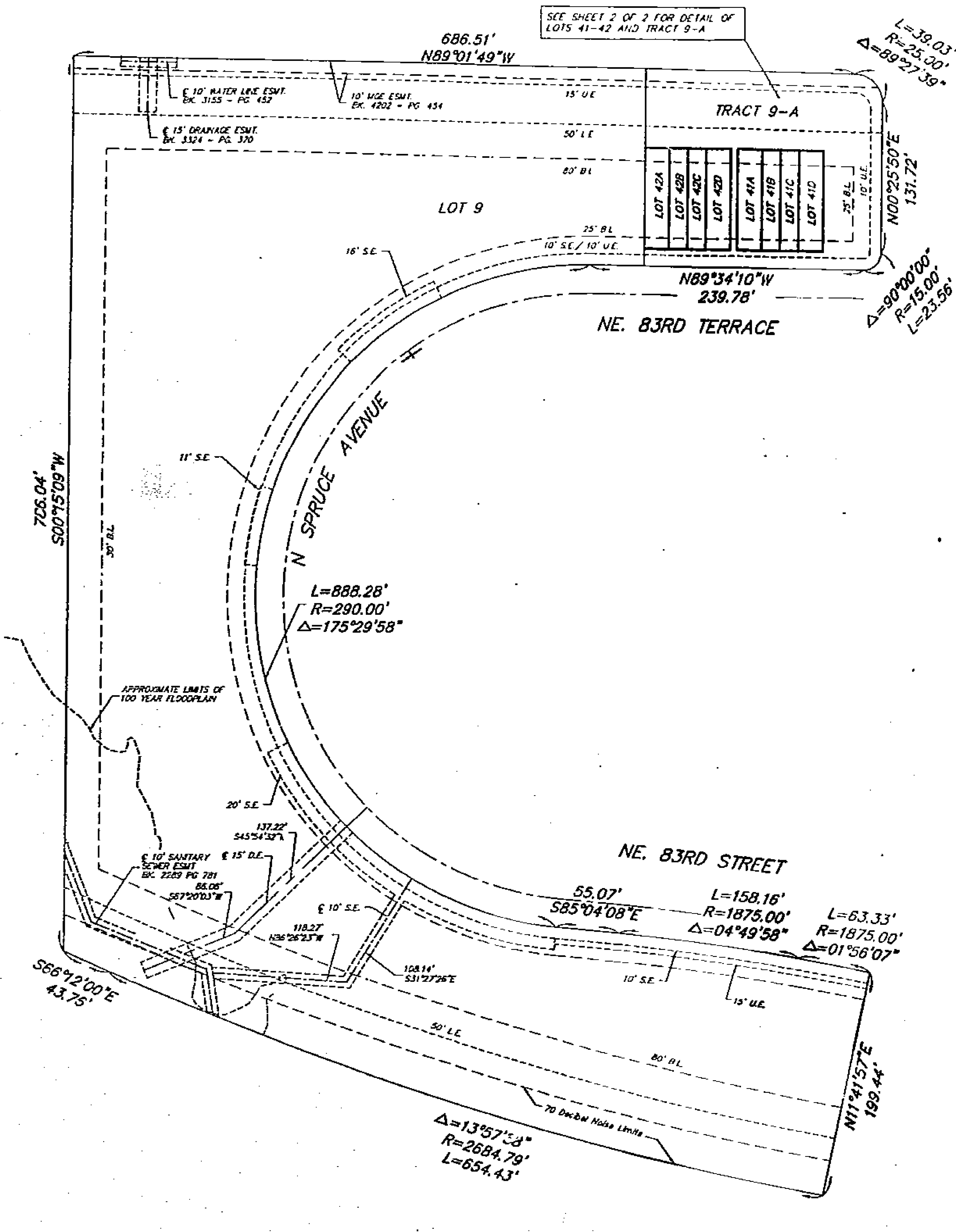
Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOTS 41A-41D, 42A-42D AND TRACT 9-A OF LOT 9
BRIGHTON WOODS NORTH - SECOND PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 1 OF 2



Recorded in Clay County, Missouri
Date and Time: 04/06/2006 at 02:48:27 PM
Instrument Number: 2006014190
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Recording Fee: $118.00
Robert T Sevier, Recorder
Grantor HUNT MIDWEST REAL ESTATE DEVELOPMEN...
Grantee BRIGHTON WOODS NORTH SECOND PLAT

Lot 41A

All that part of Lot 9, 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, 585.96 feet; thence South 00°58'11" West, 99.02 feet to the True Point of Beginning of the tract to be herein described; thence South 89°34'18" East, 21.40 feet; thence South 00°25'42" West, 88.08 feet; thence North 89°34'18" West, 21.40 feet; thence North 00°25'42" East, 88.08 feet to the True Point of Beginning. Containing 1,885 square feet, more or less.

Lot 41B

All that part of Lot 9, 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, 585.96 feet; thence South 00°58'11" West, 99.02 feet; thence South 89°34'18" East, 21.40 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 89°34'18" East, 16.10 feet; thence South 00°25'42" West, 88.08 feet; thence North 89°34'18" West, 16.10 feet; thence North 00°25'42" East, 88.08 feet to the True Point of Beginning. Containing 1,418 square feet, more or less.

Lot 41C

All that part of Lot 9, 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, 585.96 feet; thence South 00°58'11" West, 99.02 feet; thence South 89°34'18" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 89°34'18" East, 16.10 feet; thence South 00°25'42" West, 88.08 feet; thence North 89°34'18" West, 16.10 feet; thence North 00°25'42" East, 88.08 feet to the True Point of Beginning. Containing 1,418 square feet, more or less.

Lot 41D

All that part of Lot 9, 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, 585.96 feet; thence South 00°58'11" West, 99.02 feet; thence South 89°34'18" East, 53.60 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 89°34'18" East, 21.40 feet; thence South 00°25'42" West, 88.08 feet; thence North 89°34'18" West, 21.40 feet; thence North 00°25'42" East, 88.08 feet to the True Point of Beginning. Containing 1,885 square feet, more or less.

Lot 42A

All that part of Lot 9, 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, 504.92 feet; thence South 00°58'11" West, 99.84 feet to the True Point of Beginning of the tract to be herein described; thence South 89°40'13" East, 21.40 feet; thence South 00°19'47" West, 88.08 feet; thence North 89°40'13" West, 21.40 feet; thence North 00°19'47" East, 88.08 feet to the True Point of Beginning. Containing 1,885 square feet, more or less.

Lot 42B

All that part of Lot 9, 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, 504.92 feet; thence South 00°58'11" West, 99.84 feet; thence South 89°40'13" East, 21.40 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 89°40'13" East, 16.10 feet; thence South 00°19'47" West, 88.08 feet; thence North 89°40'13" West, 16.10 feet; thence North 00°19'47" East, 88.08 feet to the True Point of Beginning. Containing 1,418 square feet, more or less.

Lot 42C

All that part of Lot 9, 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, 504.92 feet; thence South 00°58'11" West, 99.84 feet; thence South 89°40'13" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 89°40'13" East, 16.10 feet; thence South 00°19'47" West, 88.08 feet; thence North 89°40'13" West, 16.10 feet; thence North 00°19'47" East, 88.08 to the True Point of Beginning. Containing 1,418 square feet, more or less.

Lot 42D

All that part of Lot 9, 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, 504.92 feet; thence South 00°58'11" West, 99.84 feet; thence South 89°40'13" East, 53.60 feet to the True of Beginning of the tract to be herein described; thence continuing South 89°40'13" East, 21.40 feet; thence South 00°19'47" West, 88.08 feet; thence North 89°40'13" West, 21.40 feet; thence North 00°19'47" East, 88.08 feet to the True Point of Beginning. Containing 1,885 square feet, more or less.

TRACT 9-A

All that part of Lot 9, 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, 504.14 feet; thence South 00°58'11" West, 30.00 feet to the Northerly line of said Lot 9 and also being the True Point of Beginning of the tract to be herein described; thence South 89°01'49" East along said Northerly line, 182.73 feet; thence Southeasterly along said Northerly line on a curve to the right, tangent to the last described course, having a radius of 25.00 feet, a central angle of 89°27'39", an arc distance of 39.03 feet to a point on the Easterly line of said Lot 9; thence South 00°25'50" West along said Easterly line, 131.72 feet; thence Southwesterly along said Easterly 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 Southerly line of said Lot 9; thence North 89°34'10" West along said Southerly line, 192.20 feet; thence North 00°19'47" East, 173.44 feet to the True Point of Beginning. Except the following described tracts of land: All of the above tract of land described as Lots 41A-41D and 42A-42D. Containing 22,358 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 28 day of March, 2006.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

by: Ora H Reynolds, V.P.
Ora H. Reynolds Vice President and General Manager of Residential Development
(NO SEAL)

Attested By: Donald K Hagan
Donald K. Hagan Secretary
(NO SEAL)

STATE OF MISSOURI }
COUNTY OF Clay } SS:

Be it remembered that on this 28th day of March, 2006 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. Reynolds, to me personally known, who being by me duly sworn, did say that she is Vice President and General Manager of Residential Development of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation, and that she executed the same on behalf of said corporation under and with the authority of its Board of Directors and she acknowledged that she executed the same as the free act and deed of said corporation.

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

My commission expires: 11/1/09 Donna K. Willis
Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
State of Missouri - County of Clay
My Commission Expires Nov. 1, 2009
Commission #05521936

IN WITNESS WHEREOF: ROBERT A. WASHAM CONSTRUCTION, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 28th day of March, 2006.

ROBERT A. WASHAM CONSTRUCTION, INC.
a Missouri Corporation

Robert A. Washam President
(NO SEAL)

STATE OF MISSOURI }
COUNTY OF Clay } SS:

Be it remembered that on this 28th day of March, 2006, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert A. Washam, to me personally known, who being by me duly sworn, did say that he is President of ROBERT A. WASHAM CONSTRUCTION, INC., a Missouri Corporation, and that he executed the same on behalf of said corporation under and with the authority of its Board of Directors and he acknowledged that he executed the same as the free act and deed of said corporation.

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

My commission expires: 11/1/09 Donna K. Willis
Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
State of Missouri - County of Clay
My Commission Expires Nov. 1, 2009
Commission #05521936

STEWART TITLE

SCALE
0' 60' 120'
SCALE: 1"=60'

APPROVED
NO PLAT REQUIRED
File No. LS 0623 Date 4-4-2006

LS0623

Cal. G.
6/07/06

LEGEND

B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
D.E. - STORM DRAINAGE EASEMENT
S.E. - SANITARY SEWER EASEMENT
L.E. - LANDSCAPE EASEMENT

CERTIFICATION:

I HEREBY CERTIFY: that Lot Split 0623 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, 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.

Date: 3-30-06 Signed: W. James Schroer

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8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

LUTJEN

DATE: 03-20-06 | Job No.- 06034 | File Name-BWN2-LS

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http://www.ClayCoGov.com