Clay County, Missouri
Land Survey Document

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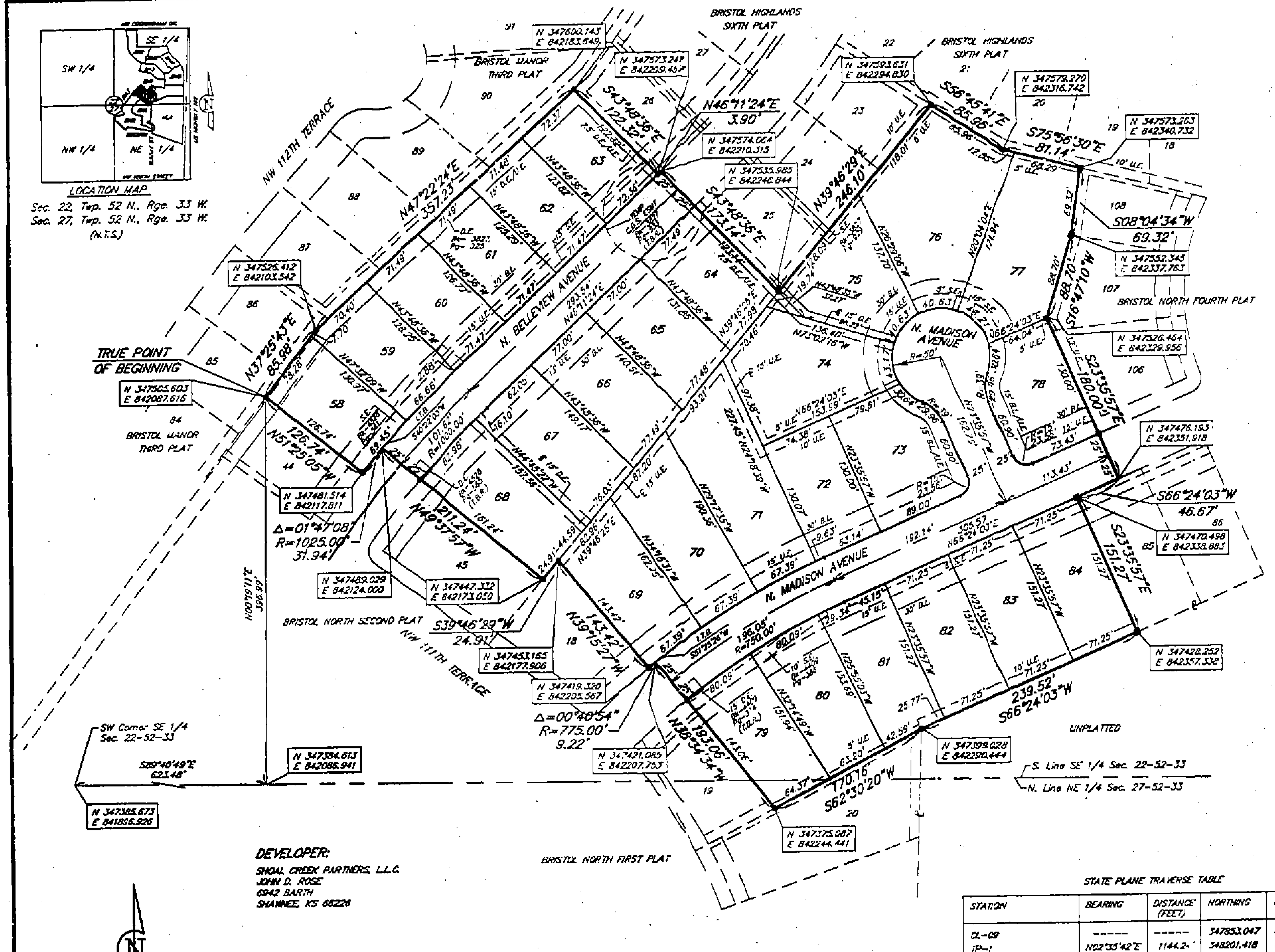
Grantor: SHOAL CREEK PARTNERS
Grantee: BRISTOL NORTH THIRD PLAT
Robert T Sevier, Recorder

BRISTOL NORTH–THIRD PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



DEVELOPER:
SHOAL CREEK PARTNERS, L.L.C.
JOHN D. ROSE
6942 BARTH
SHAWNEE, KS 66226

SCALE
1" = 60'

LEGEND

- ● – FND 5/8" Bar
- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. – Utility Easement
- B.L. – Building Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- T.B.R. – To Be Released
- C.D.S – Cul-de-Sac

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
N BELLEVIEW AVENUE		
Centerline of NW 111th Terrace	283.50	——
123.21 Feet Northeast of the Centerline of NW 111th Terrace	284.74	——
518.39 Feet Northeast of the Centerline of NW 111th Terrace	268.69	——
N MADISON AVENUE		
486.05 Feet West of the Centerline of N Madison Avenue (C.D.S.)	294.87	——
429.05 Feet West of the Centerline of N Madison Avenue (C.D.S.)	293.68	57.00'
249.65 Feet West of the Centerline of N Madison Avenue (C.D.S.)	304.44	100.00'
113.43 Feet East of the Centerline of N Madison Avenue (C.D.S.) (Easterly Line of Plat)	315.33	——
N MADISON AVENUE (Cul-de-Sac)		
Centerline of N Madison Avenue	317.93	——
162.75 Feet Northerly of the Centerline of N Madison Avenue (Center of Cul-de-Sac)	308.55	——

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
CL-09	-----	-----	347853.047	843489.706
TP-1	N02°35'42"E	1144.2'	348201.418	843505.495
TP-2	S86°15'48"W	878.74'	348183.964	843238.251
TP-3	N89°23'05"W	1073.69'	348187.498	842909.213
TP-4	S89°13'47"W	690.98'	348184.666	842698.643
TP-5	N89°45'25"W	2625.14'	348188.183	841898.588
SW Corner SE 1/4 Sec. 22-52-33	S00°07'07"W	2633.03'	347385.673	841856.926

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .99998985. COORDINATES ARE IN METERS.

LEGAL DESCRIPTION:

A subdivision of land in the Southeast Quarter of Section 22 and the Northeast Quarter of Section 27, all in Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence South 89°40'49" East along the South line of said Southeast Quarter, 623.48 feet; thence North 0°19'11" East, 396.99 feet to a point on the Southeasterly line of BRISTOL MANOR THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri, said point being also the True Point of Beginning of the tract to be herein described; thence North 37°25'43" East along said Southeasterly line, 85.98 feet; thence North 47°22'24" East along said Southeasterly line, 357.23 feet to a point on the Southerly line of BRISTOL HIGHLANDS SIXTH PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 43°48'36" East along said Southerly line, 122.32 feet; thence North 46°11'24" East along said Southerly line, 3.90 feet; thence South 43°48'36" East along said Southerly line, 173.14 feet; thence North 39°46'29" East along said Southerly line, 246.10 feet; thence South 56°45'41" East along said Southerly line, 85.96 feet; thence South 75°56'30" East along said Southerly line, 81.14 feet; thence South 08°04'34" West, 69.32 feet; thence South 16°47'10" West, 88.70 feet; thence South 23°35'57" East, 180.00 feet; thence South 66°24'03" West, 46.67 feet; thence South 23°35'57" East, 151.27 feet; thence South 66°24'03" West, 239.52 feet; thence South 62°30'20" West, 170.16 feet; thence North 38°34'34" West, 193.06 feet; thence Southwesterly on a curve to the left, having an initial tangent bearing of South 51°25'26" West, a radius of 775.00 feet, a central angle of 0°40'54", an arc distance of 9.22 feet; thence North 39°15'27" West, 143.42 feet; thence South 39°46'29" West, 24.91 feet; thence North 49°37'57" West, 211.24 feet; thence Southwesterly on a curve to the left, having an initial tangent bearing of South 40°22'03" West, a radius of 1025.00 feet, a central angle of 01°47'08", an arc distance of 31.94 feet; thence North 51°25'05" West, 126.74 feet to the True Point of Beginning. Containing 8.44 acres, more or less.

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:

BRISTOL NORTH – THIRD 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 therein 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.

BUILDING HEIGHT LANGUAGE: The subject property is located within the Kansas City International Airport height zone map, Document 138-27, dated March, 1982 and is within the transitional surface and I.S approach surface. The height of any structure shall not exceed elevation 1100 to 1140 (USGS Datum).

AVIATION AND NOISE EASEMENT: An Aviation and Noise Easement is hereby granted by Document No. 2005040338 in Book 5114 at Page Z6.

PARKLAND DEDICATION: Private open space has been reserved by the Developer for Twenty-seven (27) single-family units in previous phases of the Communities of Bristol Development.

IN WITNESS WHEREOF: SHOAL CREEK PARTNERS, L.L.C., a Missouri limited liability company licensed to do business in the State of Missouri has caused these presents to be executed this 15th day of June, 2006.

SHOAL CREEK PARTNERS, L.L.C.
A Missouri Limited Liability Company

Jack Shearer (signature)
Jack Shearer, Member

STATE OF MISSOURI }
} SS
COUNTY OF CLAY }

Be it remembered that on this 15th day of June, 2006 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jack Shearer, to me personally known, who being by me duly sworn, did say that he is Member of SHOAL CREEK PARTNERS, L.L.C., a Missouri limited liability company, and that said instrument was signed in behalf of said company and that said Jack Shearer acknowledged said instrument to be the free act and deed of said company.

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

My Commission Expires: My Commission Expires [illegible]

STACIE AKERS
Notary Public - State of Missouri
Commissioned in Clay County

(signature)
Notary Public

CITY PLAN COMMISSION

Approved: August 17, 2004

(signature)
Chairman
Charles F. Myers

(signature)
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

(signature)
City Engineer
Stanley J. Harris, P.E.

for (signature)
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. [illegible] duly authenticated as passed this 15 day of June, 2006

(signature)
Mayor
Kay Barnes

(signature)
City Clerk
Millie M. Crossland

This plat and survey of BRISTOL NORTH – THIRD PLAT were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of BRISTOL NORTH – THIRD 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.

6-16-06
Date

Signed (signature)
W. James Schowe PLS #1989

Calc. F 8/1/06 DH

LUTJEN
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surveying
planning
engineering
landscape architecture

DATE: 06-05-06 | Job No.– 04070 | File Name– BN3-PLAT

Bristol North

http://www.ClayCoGov.com