Clay County, Missouri
Land Survey Document

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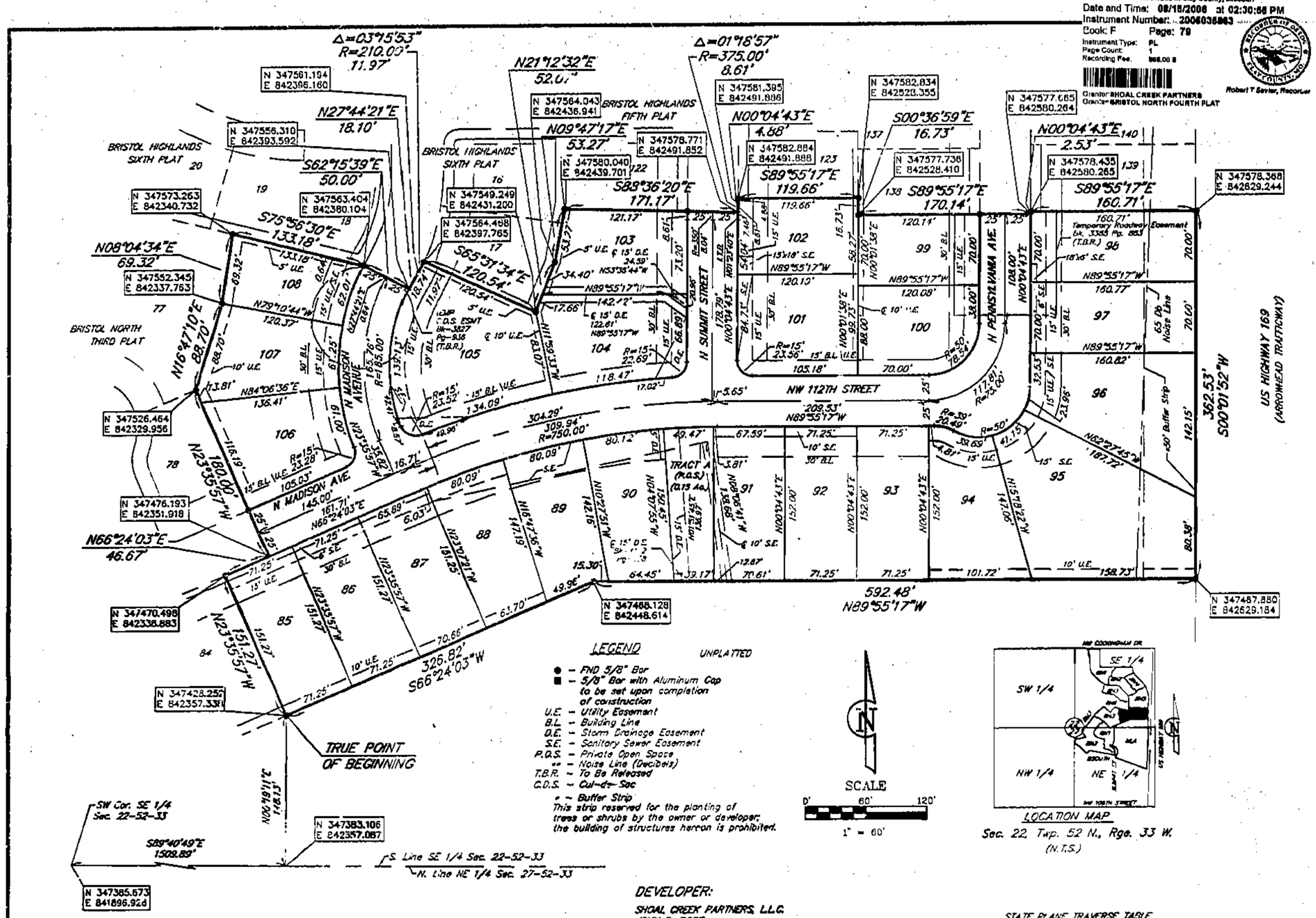
Grantor: SHOAL CREEK PARTNERS
Grantee: BRISTOL NORTH FOURTH PLAT
Robert T Sevier, Recorder

BRISTOL NORTH—FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



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
- P.O.S. – Private Open Space
- -- – Noise Line (Decibels)
- T.B.R. – To Be Released
- C.D.S. – Cul-de-Sac
- ▪ – Buffer Strip
  This strip reserved for the planting of trees or shrubs by the owner or developer; the building of structures herein is prohibited.

UNPLATTED

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

LOCATION MAP
Sec. 22, Twp. 52 N., Rge. 33 W.
(N.T.S.)

LEGAL DESCRIPTION:

A subdivision of land in the Southeast Quarter of Section 22, Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence South 89°40'49" East along the South line of said Southeast Quarter, 1309.89 feet; thence North 0°19'11" East, 148.13 feet to the True Point of Beginning of the tract to be herein described; thence North 23°35'57" West, 151.27 feet; thence North 66°24'03" East, 46.67 feet; thence North 23°35'57" West, 180.00 feet; thence North 18°47'10" East, 88.70 feet; thence North 08°04'34" East, 69.32 feet to a point on the Southerly line of BRISTOL HIGHLANDS SIXTH PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 75°56'30" East along said Southerly line, 133.18 feet; thence South 62°15'39" East along said Southerly line, 50.00 feet; thence North 27°44'21" East along said Southerly line, 18.10 feet; thence Northeasterly along said Southerly line, on a curve to the left, tangent to the last described course, having a radius of 210.00 feet, a central angle of 03°15'53", an arc distance of 11.97 feet; thence South 65°31'34" East along said Southerly line, 120.54 feet; thence North 21°12'32" East along said Southerly line, 52.07 feet; thence North 09°47'17" East along said Southerly line, 53.27 feet to the Southwest corner of BRISTOL HIGHLANDS FIFTH PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 89°36'20" East along the Southerly line of said BRISTOL HIGHLANDS FIFTH PLAT, 171.17 feet; thence Northerly along said Southerly line, on a curve to the left, having an initial tangent bearing of North 01°23'40" East, a radius of 375.00 feet, a central angle of 01° 18'57", an arc distance of 8.61 feet; thence North 0°04'43" East along said Southerly line, 4.88 feet; thence South 89°55'17" East along said Southerly line, 119.66 feet; thence South 0°36'59" East along said Southerly line, 16.73 feet; thence South 89°55'17" East along said Southerly line, 170.14 feet; thence North 0°04'43" East along said Southerly line, 2.53 feet; thence South 89°55'17" East along said Southerly line, 160.71 feet to a point on the Westerly right-of-way line of US Highway 169 (Arrowhead Trafficway), as now established; thence South 0°01'52" West along said Westerly line, 362.53 feet; thence North 89°55'17" West, 592.48 feet; thence South 66°24'03" West, 326.82 feet to the True Point of Beginning. Containing 8.10 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 – FOURTH 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.

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 ILS approach surface. The height of any structure shall not exceed elevation 1100 to 1140 (USCS Datum).

AVIATION AND NOISE EASEMENT: An Aviation and Noise Easement is hereby granted by Document No. 2005O-0337 in Book 2114 at Page 73.

PARKLAND DEDICATION: Private open space has been reserved by the Developer for Twenty-four (24) single-family units in previous phases of the Communities of Bristol Development.

RESTRICTED ACCESS: No direct vehicular access shall be allowed from lots 95 through 98 onto US Highway 169.

NOTE—UNDESIRABLE NOISE LEVELS: The area described herein lies adjacent to US HIGHWAY 169. As such, such development may be subject to undesirable noise levels due to traffic generation. Appropriate measures should be taken through acoustical site planning and/or acoustical construction to reduce the impact of undesirable noise levels.

TRACT A: Tract A (0.15 acres) is hereby reserved as Private Open Space and shall be maintained by the Communities of Bristol Homes Association as described in the Declaration of Restrictions recorded with this plat.

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 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.

STACIE AKERS
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires: August 19, 2008

My Commission Expires: _____ *Notary Public*

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

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
CL-09	-------	-------	347853.047	843489.705
TP-1	N02°35'42"E	1144.24'	348201.418	843505.495
TP-2	S86°15'48"W	978.74'	348183.964	843238.251
TP-3	N89°23'05"W	1079.69'	348187.498	842909.213
TP-4	S89°13'47"W	690.98'	348184.666	842698.643
TP-5	N89°45'05"W	2625.14'	348182.183	841898.588
SW Corner SE 1/4 Sec. 22-52-33	S00°07'07"W	2633.03'	347385.673	841896.926

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.

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
N MADISON AVENUE/ NW 112TH STREET/ PENNSYLVANIA AVENUE		
466.19 Feet Westerly of the Centerline of N Summit Street	315.33	------
404.27 Feet Westerly of the Centerline of N Summit Street	317.19	60.00'
54.27 Feet Westerly of the Centerline of N Summit Street	303.69	100.00'
270.73 Feet Easterly of the Centerline of N Summit Street	315.50	50.00'
440.81 Feet Northeasterly of the Centerline of N Summit Street (Northerly Line of Plat)	321.87	------
N MADISON AVENUE		
202.24 Feet Northerly of the Centerline of NW 112th St. (Northerly Line of Plat)	314.83	------
164.01 Feet Northerly of the Centerline of NW 112th Street	315.62	35.00'
33.00 Feet Northerly of the Centerline of NW 112th Street	313.69	25.00'
Centerline of NW 112th Street	314.70	------
N SUMMIT STREET		
187.40 Feet Northerly of the Centerline of NW 112th Street (Northerly Line of Plat)	310.25	------
120.37 Feet Northerly of the Centerline of NW 112th Street	305.96	65.00'
Centerline of NW 112th Street	308.46	------

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

I HEREBY CERTIFY: that the plat of BRISTOL NORTH – FOURTH 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: W. James Schaper PLS #1989

CITY PLAN COMMISSION
Approved: August 17, 2006
Charles F. Myers
Chairman
Charles F. Myers
John Edwards for
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS
City Engineer
for Stanley J. Harris, P.E.
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. 060624 duly authenticated as passed this 15th day of June, 2006.
Kay Barnes
Mayor
Kay Barnes
City Clerk
Mary M. Crossland

LUTJEN
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SURVEYING
planning
engineering
landscape architecture

DATE: 05-13-06 | Job No.- 04071 | File Name- BN4-PLAT