Clay County, Missouri
Land Survey Document

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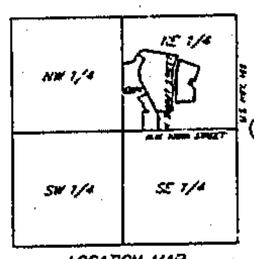
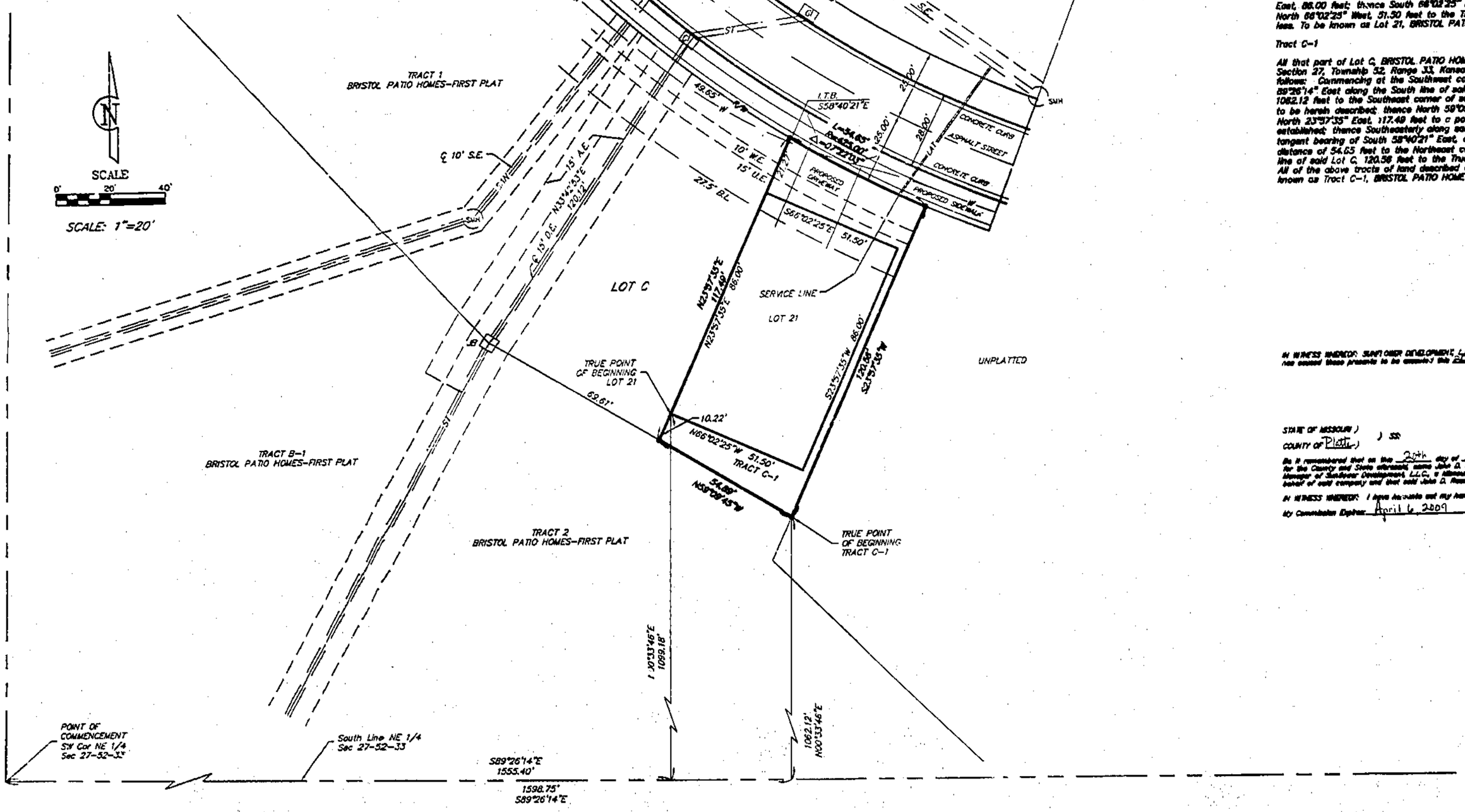
Grantor SUNFLOWER DEVELOPMENT
Grantee BRISTOL PATIO HOMES FIRST PLAT
Robert T Sanner, Recorder

CERTIFICATE OF SURVEY

LOT 21 & TRACT C-1 BRISTOL PATIO HOMES-FIRST PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP
Sec. 27, Twp. 52 N., Rge. 33 W.
(N.T.S.)



Lot 21

All that part of Lot C, BRISTOL PATIO HOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 27, Township 52, Range 33, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter of said Section 27; thence South 89°26'14" East along the South line of said Northeast Quarter, 1555.40 feet; thence North 00°33'46" East, 1099.18 feet to the True Point of Beginning of the tract to be herein described; thence North 23°57'35" East, 86.00 feet; thence South 66°02'25" East, 51.50 feet; thence South 23°57'35" West, 86.00 feet; thence North 66°02'25" West, 51.50 feet to the True Point of Beginning. Containing 4,429 square feet, more or less. To be known as Lot 21, BRISTOL PATIO HOMES-FIRST PLAT.

Tract C-1

All that part of Lot C, BRISTOL PATIO HOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 27, Township 52, Range 33, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter of said Section 27; thence South 89°26'14" East along the South line of said Northeast Quarter, 1598.75 feet; thence North 00°33'46" East, 1062.12 feet to the Southeast corner of said Lot C and also being the True Point of Beginning of the tract to be herein described; thence North 59°09'45" West along the South line of said Lot C, 54.89 feet; thence North 23°57'35" East, 117.49 feet to a point on the South right-of-way line of NW 110th Street, as now established; thence Southeasterly along said South right-of-way line on a curve to the left, having an initial tangent bearing of South 58°40'21" East, a radius of 425.00 feet, a central angle of 07°22'03", an arc distance of 54.63 feet to the Northeast corner of said Lot C; thence South 23°57'35" West along the East line of said Lot C, 120.58 feet to the True Point of Beginning. Except the following described tracts of land: All of the above tracts of land described as Lot 21. Containing 2,020 square feet, more or less. To be known as Tract C-1, BRISTOL PATIO HOMES-FIRST PLAT.

IN WITNESS WHEREOF: SUNFLOWER DEVELOPMENT, 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 20th day of February, 2007.

SUNFLOWER DEVELOPMENT, L.L.C.
A Missouri limited liability company
John D. Ross
Manager

STATE OF MISSOURI)
) SS
COUNTY OF Platte)

Be it remembered that on this 20th day of February, 2007, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John D. Ross, to me personally known, who being by me duly sworn, did say that he is Manager of Sunflower Development, L.L.C., a Missouri limited liability company, and that said instrument was signed in behalf of said company and that said John D. Ross 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 at the date herein last above written.

My Commission Expires: April 6, 2009

Angela R. Wilt
Notary Public

ANGELA R. WILT
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: April 6, 2009
Commission # 03603503

APPROVED
NO PLAT REQUIRED
Director of Planning and Development
By: [illegible]
File No. L30711 Date 2-21-2007

LEGEND

● — SET 1/2" BAR

— W — WATER LINE
= SAN = SANITARY SEWER
= ST = STORM SEWER
= LAT = LATERAL SANITARY
CI - CURB INLET
SMH - SANITARY SEWER MANHOLE
JB - JUNCTION BOX

U.E. - UTILITY EASEMENT
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.E. - SANITARY SEWER EASEMENT
A.E. - ACCESS EASEMENT

NOTES:

AVIATION AND NOISE EASEMENT: An Aviation and Noise Easement is hereby granted by Document No. 556734 in Book 4323 at Page 569.

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

I HEREBY CERTIFY: that Lot Split 0711 of the BRISTOL PATIO HOMES-FIRST PLAT subdivision is based on an actual survey made by me or under my direct supervision and to such survey meets or exceeds the current Missouri 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: 2/20/07 Signed: [illegible] PLS 1989

Calc. 4. 3/13/07 RM

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surveying
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landscape architecture

DATE: 02-19-07 Job No.- 04356 File Name- CBPAT-1

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L30711