Clay County, Missouri
Land Survey Document

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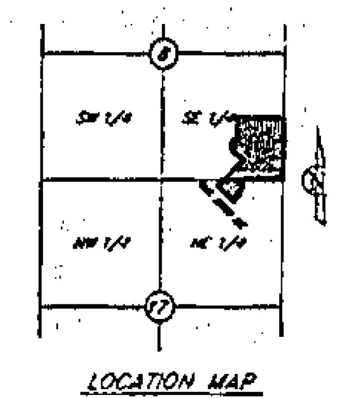
Recording Fee: $118.00 S
Grantor: MCBRIDE & SON HOMES KANSAS CITY
Grantee: BRIGHTON CROSSING CONDOMINIUM FIRST PL
Robert T Sevier, Recorder

BRIGHTON CROSSING CONDOMINIUM FIRST PLAT

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 1 of 2)



LOCATION MAP
Sec. 8 & 17, Twp. 51 N., Rge. 33 W.
(N.T.S.)

SCALE 0' 20' 40'

PROPERTY DESCRIPTION:

All of Lot 46, "BRIGHTON CROSSING – FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri.

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:

"BRIGHTON CROSSING CONDOMINIUM FIRST PLAT"

RIGHT OF ENTRANCE:

The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

PARKLAND DEDICATION:

The developer has satisfied the parkland requirement by dedication of private open space with the recording of the Final Plat of Brighton Crossing–First Plat, a subdivision of land in Kansas City, Clay County, Missouri.

BUILDING HEIGHT LANGUAGE:
The subject property is located within the Kansas City International Airport height zone map, Document No. 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 (USGS Datum).

STREET GRADES:
Street Grades for N. Drury Avenue have been previously established by Ordinance Number 060705 being passed on July 6, 2006.

CONDOMINIUM NOTES:

1. This plat "BRIGHTON CROSSING CONDOMINIUM FIRST PLAT" a condominium subdivision is the plat as the term is defined in chapter 448, I.E. Section 448.2–109 and this subdivision is subject to the provisions of the uniform condominium act as provided in the statutes of Missouri in Section 448.1–101 ET. SEQ. and as provided in the Declaration of BRIGHTON CROSSING CONDOMINIUM recorded as document No. 2007013430 in Book 5648 at Page 83 and recorded concurrently herewith.

2. Unit boundaries shown hereon are measured to the under surface of the finished ceiling, the undecorated surface of the floor and the interior surface of the undecorated finished walls or glass bounding the unit extended to the intersection of each other and with the upper and lower boundaries, including any and all walls, partitions and dividers wholly within the unit and the space includes both the portions of the building located within the unit and the air space so encompassed.

3. All fireplaces, stoops, patios, and wooden decks shown thereof, constructed to serve a single unit, and located outside the unit's boundaries, are limited common elements allocated exclusively to that unit. This shall also include shutters, awnings, window boxes, doorsteps, exterior doors and windows.

4. The legal description of each unit described in said declaration shall be by reference to the number identifying the unit as shown on the plat followed by the words "BRIGHTON CROSSING CONDOMINIUM FIRST PLAT", a condominium subdivision in Kansas City, Clay County, Missouri.

5. All interior unit lines are at right angles to or parallel with the exterior lines of the building, unless specified otherwise.

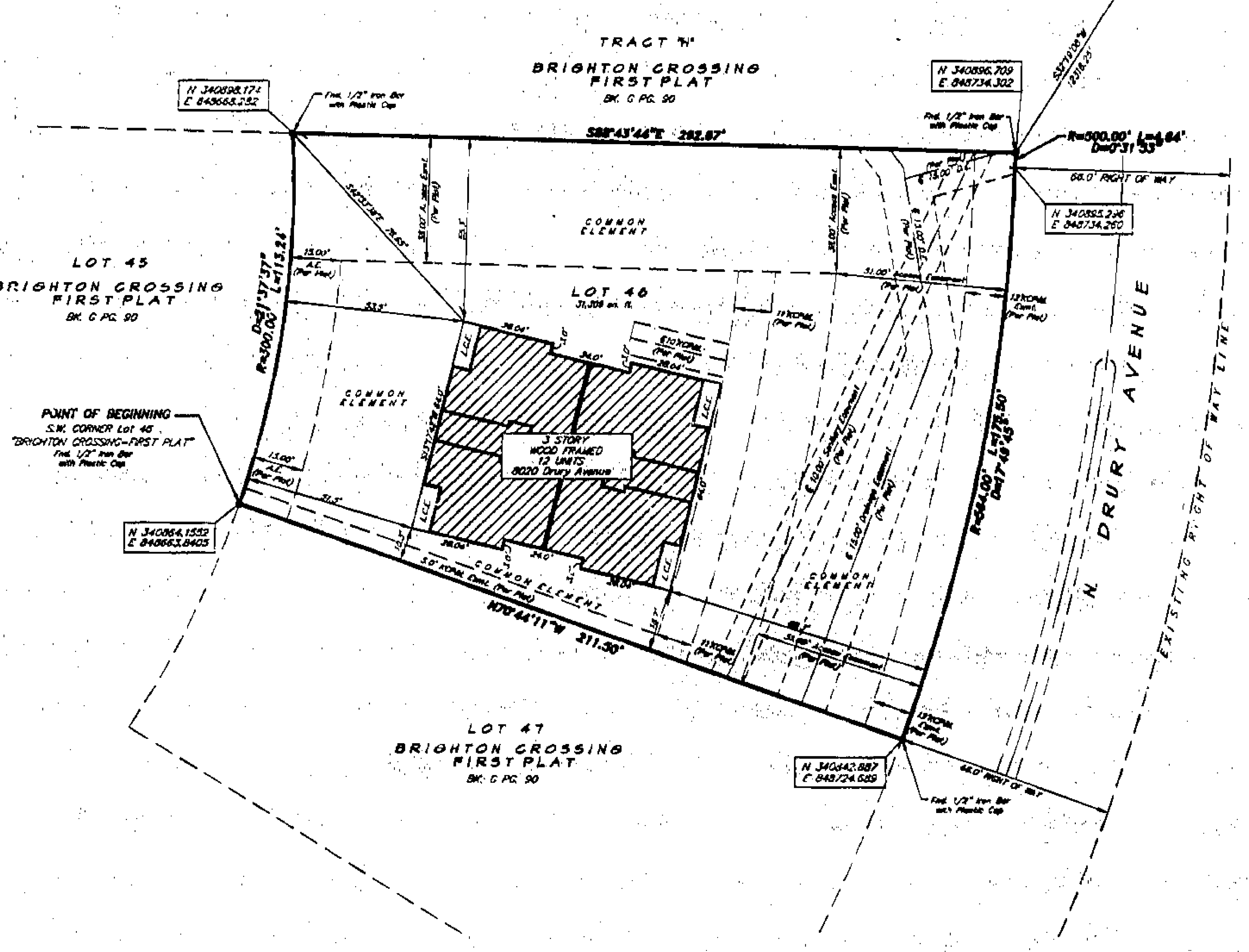
6. The project described in the plat consists of 1 building with a total of 12 units, common elements and limited common elements, all as set forth in the declaration.

7. The subject property is subject to development rights as set forth in Section 11.1 of the Declaration of BRIGHTON CROSSING CONDOMINIUM recorded as document No. 2007013430 in Book 5648 at Page 83 and recorded concurrently herewith.

8. Certain portions of the common elements are pursuant to the declaration assigned to individual units as limited common element (LCE) Limited common elements shown hereon include patios and decks which are assigned to the adjoining units.

LEGEND

U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
A.E. = ACCESS EASEMENT
S.E. = SANITARY EASEMENT
D.E. = DRAINAGE EASEMENT
O = FOUND PROPERTY CORNER
F.E. = FLOOR ELEVATION
C.E. = CEILING ELEVATION
V.C.E. = VAULTED CEILING ELEVATION (PEAK)
L.C.E. = LIMITED COMMON ELEMENT



SURVEYOR'S NOTES:

1. Property information shown hereon was provided by Thompson Title Corporation, File No. L22C35-Q, with an effective date of January 9, 2007 at 3:15 P.M.

2. Bearings shown hereon are based on the Missouri State Plane Coordinate System of 1983, NAD 1983, West Zone, using a combined grid factor of 0.9998999. Coordinates shown hereon are in Meters.

3. Sheets 1 and 2 are required for the survey to be complete. The survey will not be valid without all sheets.

4. (Per Plat) references the Final Plat of BRIGHTON CROSSING – FIRST PLAT, recorded in the Office of the Recorder of Deeds, Clay County, Missouri as instrument Number 2006051143 in Book G at Page 90.

IN WITNESS WHEREOF: McBRIDE & SON HOMES KANSAS CITY, LLC, 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 March, 2007.

McBRIDE & SON HOMES KANSAS CITY, LLC

By: ______________________
Charles D. Heiser, Jr., General Manager

By: McBride & Son Homes, Inc., Manager

By: ______________________
Jeffrey M. Berger, Secretary

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

On this 15th day of March in the year 2007 before me, the undersigned, a Notary Public in and for said state, personally appeared Charles D. Heiser, Jr., General Manager of McBRIDE & SON HOMES KANSAS CITY, LLC, a Missouri limited liability company, known to me to be the person who executed the within condominium plat in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

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

____
Notary Public

My Commission Expires: ______________________

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 13th day of March in the year 2007 before me, the undersigned, a Notary Public in and for said state, personally appeared Jeffrey M. Berger, Secretary of McBride & Son Homes, Inc., Manager of McBRIDE & SON HOMES KANSAS CITY, LLC, a Missouri limited liability company known to me to be the person who executed the within condominium plat in behalf of said corporation in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

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

____
Notary Public

ANGELA LYNN CARTER
Notary Public - Notary Seal
State of Missouri - County of St. Charles

My Commission Expires: ______________________

This plat and survey of "BRIGHTON CROSSING CONDOMINIUM FIRST PLAT" were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151

I HEREBY CERTIFY: that the plat of "BRIGHTON CROSSING CONDOMINIUM FIRST PLAT" condominium subdivision is based on an actual survey made by me or under my direct supervision and that said survey contains all information required by R.S.MO. Section 448.2–109, 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, Professional Surveyors and Landscape Architects 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.

____
Jason S. Roudebush MO PLS 2002014092

4/5/07

CITY PLAN COMMISSION:

Approved: December 19, 2006

____
Charles F. Myers
Chairman

____
Virginia L. Walsh
Asst. Secretary

PUBLIC WORKS DEPARTMENT:

____
Gregory J. Rokos, P.E.
City Engineer

____
Stanley J. Harris, P.E.
Director

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. 070102 duly authenticated as passed this 8th day of February, 2007.

____
Kay Barnes
Mayor

____
Millie M. Crossland
City Clerk

Revised 2–20–07
Revised 2–7–07
Revised 1–30–07

APPLICANT / OWNER
McBride & Son Homes Kansas City, LLC
1831 NW Vivion Road, Suite 102
Riverside, Missouri 64150
Phone: 816–505–4747

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

Date: 12/29/06 | Job No. 06217 | BC CONDOMINIUM – Lot 46

http://www.ClayCoGov.com