Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOTS 43A–43D AND TRACT 9–B 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
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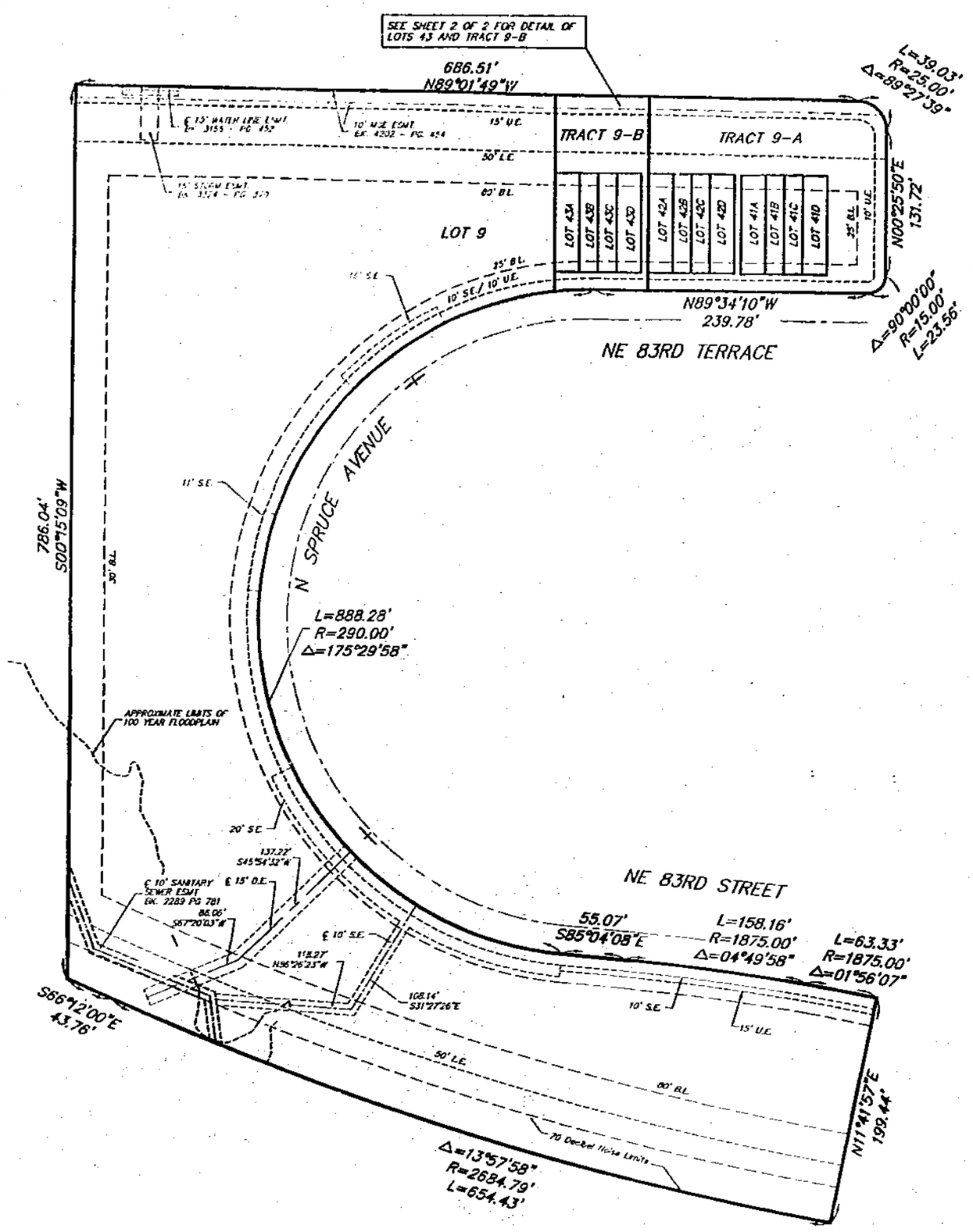
Robert T. Harter, Recorder
Grantor HUNT MIDWEST REAL ESTATE DEVELOPMENT
Grantee BRIGHTON WOODS NORTH SECOND PLAT



Lot 43A

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, 422.78 feet; thence South 00°58'11" West, 100.78 feet to the True Point of Beginning of the tract to be herein described; thence South 89°51'09" East, 21.3750 feet; thence South 00°08'51" West, 88.25 feet; thence North 89°51'09" West, 21.3750 feet; thence North 00°08'51" East, 88.25 feet to the True Point of Beginning. Containing 1,888 square feet, more or less.

Lot 43B

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, 422.78 feet; thence South 00°58'11" West, 100.78 feet; thence South 89°51'09" East, 21.3750 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 89°51'09" East, 18.1250 feet; thence South 00°08'51" West, 88.25 feet; thence North 89°51'09" West, 18.1250 feet; thence North 00°08'51" East, 88.25 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 43C

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, 422.78 feet; thence South 00°58'11" West, 100.78 feet; thence South 89°51'09" East, 37.30 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 89°51'09" East, 18.46 feet; thence South 00°08'51" West, 88.25 feet; thence North 89°51'09" West, 18.46 feet; thence North 00°08'51" East, 88.25 feet to the True Point of Beginning. Containing 1,453 square feet, more or less.

Lot 43D

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, 422.78 feet; thence South 00°58'11" West, 100.78 feet; thence South 89°51'09" East, 53.98 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 89°51'09" East, 21.71 feet; thence South 00°08'51" West, 88.25 feet; thence North 89°51'09" West, 21.71 feet; thence North 00°08'51" East, 88.25 feet to the True Point of Beginning. Containing 1,916 square feet, more or less.

TRACT 9–B

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 Northwest corner of Tract 9–A, 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 and also being the True Point of Beginning of the tract to be herein described; thence South 00°18'07" West along the West line of said Tract 9–A, 173.44 feet to the Southwest corner of said Tract 9–A and also being a point on the North right-of-way line of NE 83rd Terrace, an new subdivision; thence North 89°34'10" West along said North right-of-way line, 47.98 feet; thence Westerly on a curve to the left along said North right-of-way line, being a common tangent with the last described course, a radius of 290.00 feet, a central angle of 06°46'48", an arc distance of 34.32 feet; thence North 00°08'51" East, 179.34 feet to the True Point of Beginning. Except the following described tracts of land: All of the above tracts of land described as Lots 43A–43D. Containing 7,817 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 22nd day of June, 2007.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Otis H. Reynolds, VP
Otis H. Reynolds Vice President and General Manager
(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 22nd day of June, 2007 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Otis H. Reynolds, to me personally known, who being by me duly sworn, did say that she is Vice President and General Manager 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 #05521935

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 22nd day of June, 2007.

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 22nd day of June, 2007, 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 #05521935

STEWART TITLE

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

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
By 7/3/07
File No. LS0735 Date 6-27-07

Cert. H. 7/3/07 DM

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 07035 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: 6/25/07 Signed: W. Jamie Schoeny
W. Jamie Schoeny, PLS 1898

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surveying
planning
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landscape architecture

DATE: 05-19-07 | Job No.: 06034 | File Name: BWN2-LS

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LS0735

http://www.ClayCoGov.com