Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

Lot 9
"BRIGHTON CROSSING – FIRST PLAT"
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

Recorded in Clay County, Missouri
Date and Time: 07/06/2007 at 09:06:24 AM
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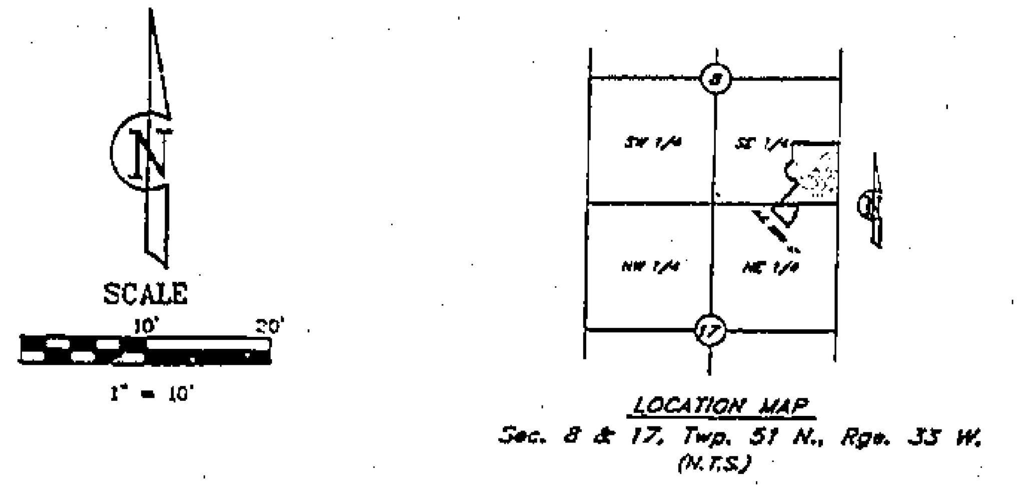
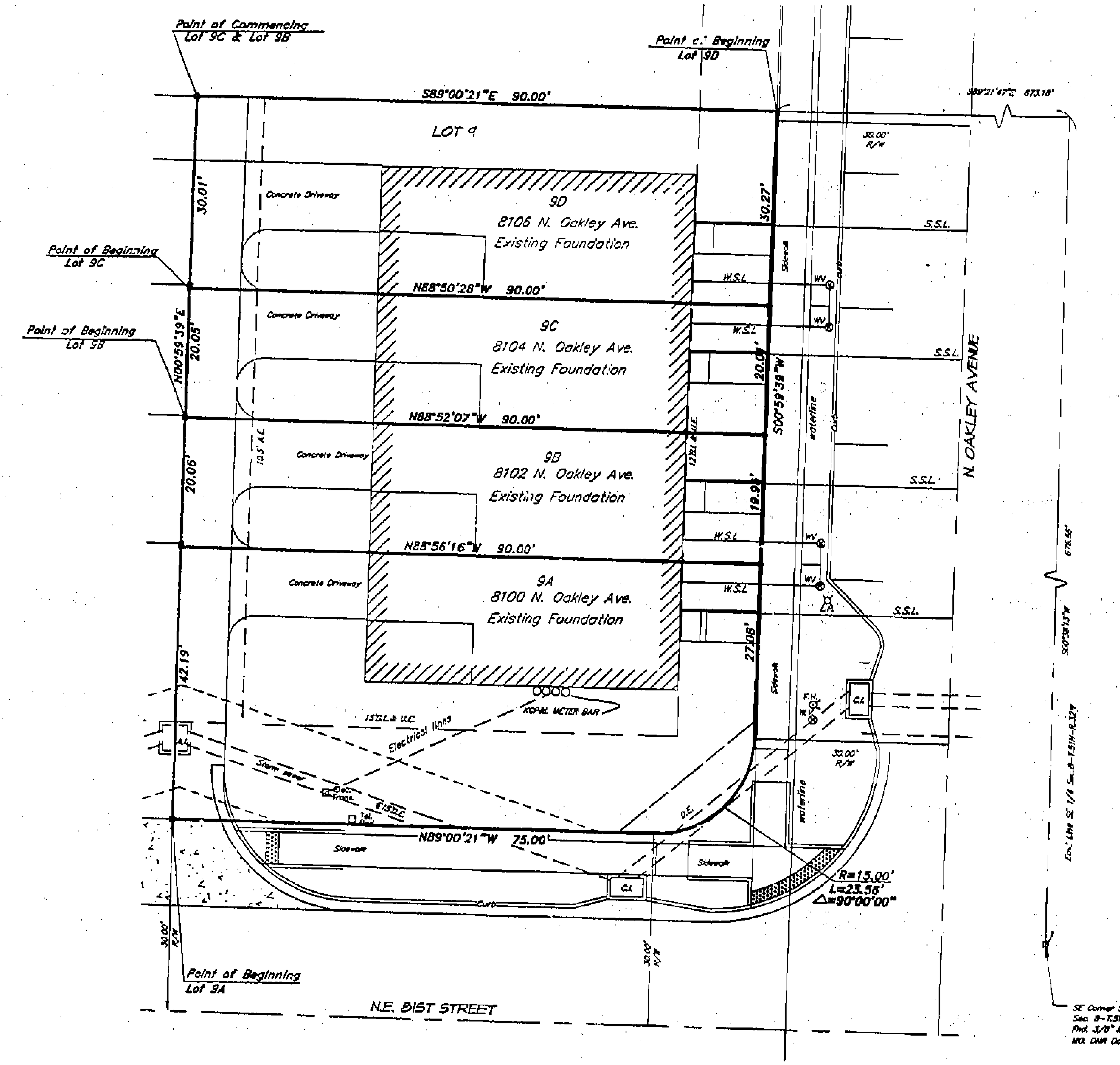
Grantor MCBRIDE & SON HOMES KANSAS CITY
Grantee BRIGHTON CROSSING FIRST PLAT
Robert T Sevier, Recorder

LS0741





SURVEY NOTES:

1. Property information shown on this survey was taken from the Ownership and Encumbrance Certificate provided by Thomson Title Corporation.
   File No. L24230-O with an effective date of April 25, 2007 at 8:00.
2. The Tracts shown hereon do not lie within a Regulatory Floodplain.
3. ● – indicates 5/8" rebar set with plastic cap.
   ○ – indicates found existing monumentation.
4. Easements, Building Lines and Setbacks were taken from the Record plat of "BRIGHTON CROSSING FIRST PLAT".
5. Gas Service is not provided on the subject property and therefore is not shown on the survey.

PROPERTY DESCRIPTION: 9A

All that part of Lot 9, "BRIGHTON CROSSING – FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of said Lot 9, said corner also being on the North right of way line of N.E. 81st Street, as now established; thence North 00°59'39" East, along the West line of said Lot 9, 42.19 feet to its intersection with the centerline of an existing party wall and extensions thereof; thence South 89°56'16" East, along said party wall centerline and extensions thereof, 90.00 feet to a point on the West right of way line N. Oakley Avenue, as now established; thence South 00°59'39" West, along said West right of way line, 27.08 feet; thence Southwesterly, along a curve to the right, continuing along said West right of way line, tangent to the last described course, having a radius of 15.00 feet, a central angle of 90°00'00" and an arc length of 23.56 feet to it's intersection with said North right of way line; thence North 89°00'21" West, along said North right of way line, 75.00 feet to the Point of Beginning. Containing 3,744 square feet or 0.09 acres more or less.

PROPERTY DESCRIPTION: 9B

All that part of Lot 9, "BRIGHTON CROSSING – FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Lot 9; thence South 00°59'39" West, along the West line of said Lot 9, 50.06 feet to to it's intersection with the centerline of an existing party wall and extensions thereof, said point also being the Point of Beginning of the tract of land to be herein described; thence South 88°52'07" East, along said party wall centerline and extensions thereof, 90.00 feet to a point on the East line of said Lot 9, said point also being on the West right of way line of N. Oakley Avenue, as now established; thence South 00°59'39 West, along said West right of way line 19.95 feet to its intersection with the centerline of an existing party wall and extensions thereof; thence North 88°56'16" West, along said party wall centerline and extensions thereof, 90.00 feet to a point on said East right of way line; thence North 00°59'39" East, along said West line, 20.06 feet to the Point of Beginning. Containing 1,801 square feet or 0.04 acres more or less.

PROPERTY DESCRIPTION: 9C

All that part of Lot 9, "BRIGHTON CROSSING – FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Lot 9; thence South 00°59'39" West, along the West line of said Lot 9, 30.01 feet to to its intersection with the centerline of an existing party wall and extensions thereof, said point also being the Point of Beginning of the tract of land to be herein described; thence South 88°50'28" East, along said party wall centerline and extensions thereof, 90.00 feet to a point on the East line of said Lot 9, said point also being on the West right of way of N. Oakley Ave, as now established; thence South 00°59'39" West, along said West right of way line, 20.01 feet to its intersection with the centerline of an existing party wall and extensions thereof; thence North 88°52'07" West, along said party wall centerline and extensions thereof, 90.00 feet to a point on said West line; thence North 00°59'39" East, along said West line, 20.05 feet to the Point of Beginning. Containing 1,802 square feet or 0.04 acres more or less.

PROPERTY DESCRIPTION: 9D

All that part of Lot 9, "BRIGHTON CROSSING – FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Northeast corner of said Lot 9, said corner also being on the West right of way line of N. Oakley Avenue, as now established; thence South 00°59'39" West, along said West right of way line, 30.27 feet to its intersection with the centerline of an existing party wall and extensions thereof; thence North 88°50'28" West, along said party wall centerline and extensions thereof, 90.00 feet to a point on the West line of said Lot 9; thence North 00°59'39" East, along said West line, 30.01 feet to the Northwest corner of said Lot 9, thence South 89°00'21" East, along the North line of said Lot 9, 90.00 feet to the Point of Beginning. Containing 2,713 square feet or 0.06 acres more or less.

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 [illegible] day of June 2007.

MCBRIDE & SON HOMES KANSAS CITY, LLC
A Missouri Limited Liability Company

STATE OF Missouri)
) SS
COUNTY OF [illegible])

Dennis Shriver
General Manager

Be it remembered that on this [illegible] day of June 2007, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Dennis Shriver to me personally known, who being by me duly sworn, did say that he is General Manager of MCBRIDE & SON HOMES KANSAS CITY, LLC, a Missouri Limited Liability Company, and that said instrument was signed in behalf of said company and that said Dennis Shriver, 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 in the date herein last above written.

My Commission Expires: 6/14/08

Notary Public

LEE WILLIAMS
NOTARY PUBLIC
STATE OF MISSOURI
MY APPOINTMENT EXPIRES 6/14/08

The utilities as shown on this drawing were developed from the information available (existing utility maps, aboveground observations and or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractors responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.

LEGEND

D.E. – DRAINAGE EASEMENT	U.E. – UTILITY EASEMENT
ST – SANITARY SEWER MANHOLE	B.L. – BUILDING LINE
A.E. – ACCESS EASEMENT	S.S.E. – SANITARY SEWER EASEMENT
STM – STORM MANHOLE	S.S.L. – PRIVATE SANITARY SERVICE LINE UTILITY EASEMENT
A.I. – AREA INLET	C.I. – CURB INLET
L.P. – LIGHT POLES	W.V. – WATER VALVE
Tel. Ped. TELEPHONE PEDESTAL	Elec. Trans. ELECTRIC TRANSFORMER
F.H. FIRE HYDRANT	W.S.L. – WATER SERVICE LINE
WM WATER METER	○ – ELECTRIC PEDESTAL

I HEREBY CERTIFY: that the Lot Splits LS0741 of the "BRIGHTON CROSSING FIRST 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.

Signed: ______________________
Jason S. Roudebush MO PLS #2002014092

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
File No. LS0741 Date 7-2-07

revised 6-27-07 city comments (final)
revised 6-18-07 city comments (water)

LUTJEN

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Cab. G
9/31/07 [illegible]

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