Clay County, Missouri
Land Survey Document

LS0740

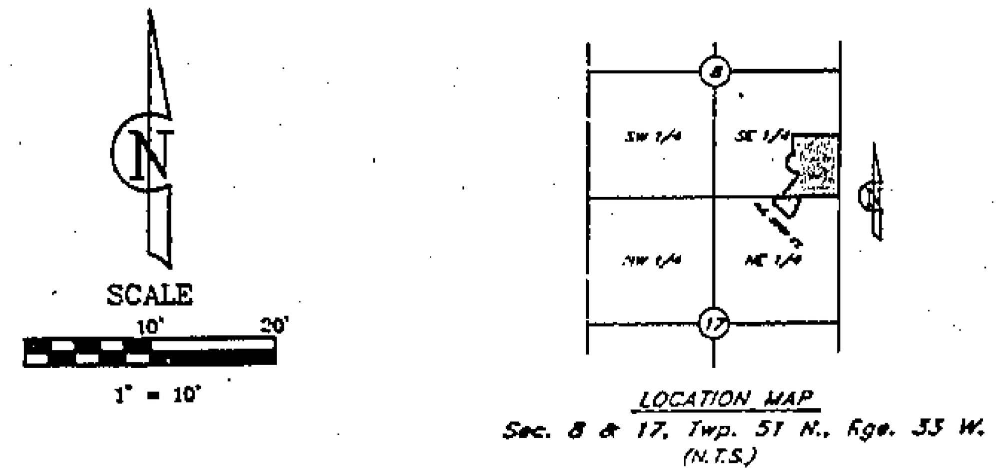
CERTIFICATE OF SURVEY

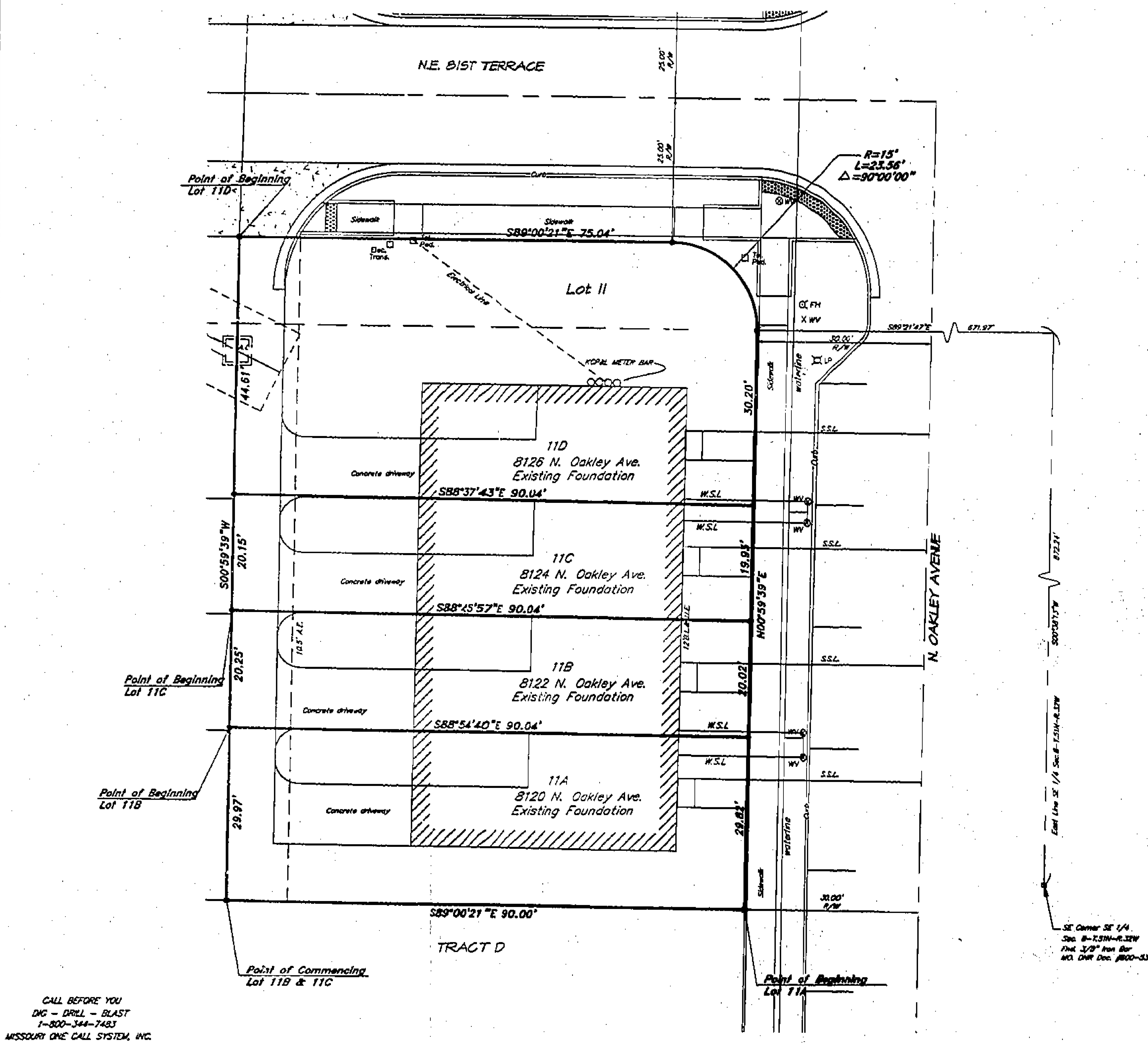
Lot 11

"BRIGHTON CROSSING - FIRST PLAT"

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

Recorded in Clay County, Missouri
Date and Time: 07/06/2007 at 08:08:24 AM
Instrument Number: 2007027514
Book: G Page: 124
Instrument Type: SURV
Page Count: 1
Recording Fee: $66.00 S
Grantor MCBRIDE & SON HOMES KANSAS CITY
Grantee BRIGHTON CROSSING FIRST PLAT
Robert T Sevier, Recorder





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 ½"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".

PROPERTY DESCRIPTION: 11A

All that part of Lot 11, "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 11, said corner also being on the West right of way line of N. Oakley Avenue, as now established; thence North 89°00'21" West, along the South line of said Lot 11, 90.00 feet to the Southwest corner of said Lot 11; thence North 00°59'39" East, 29.97 feet, to its intersection with the centerline of an existing party wall and extensions thereof; thence South 88°54'40" East, along said party wall centerline and extensions thereof, 90.04 feet to a point on said West right of way line; thence South 00°59'39" West, along said West right of way line, 29.82 feet to the Point of Beginning. Containing 2,691 square feet or 0.06 acres more or less.

PROPERTY DESCRIPTION: 11B

All that part of Lot 11, "BRIGHTON CROSSING - FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Lot 11; thence North 00°59'39" East, along the West line of said Lot 11, 29.97 feet to the Point of Beginning of the tract of land to be herein described; thence, continuing, North 00°59'39" East, along said West line, 20.25 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence South 88°45'57" East, along said party wall centerline and extensions thereof, 90.04 feet to a point 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, 20.02 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence North 88°54'40" West, along said party wall centerline and extensions thereof, 90.04 feet to the Point of Beginning. Containing 1,813 square feet or 0.04 acres more or less.

PROPERTY DESCRIPTION: 11C

All that part of Lot 11, "BRIGHTON CROSSING - FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Lot 11; thence North 00°59'39" East, along the West line of said Lot 11, 50.22 feet to the Point of Beginning of the tract of land to be herein described; thence, continuing, North 00°59'39" East, along said West line, 20.15 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence South 88°37'43" East, along said party wall centerline and extensions thereof, 90.04 feet to a point 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, 19.93 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence North 88°45'57" West, along said party wall centerline and extensions thereof, 90.04 feet to the Point of Beginning. Containing 1,805 square feet or 0.04 acres more or less.

PROPERTY DESCRIPTION: 11D

All that part of Lot 11, "BRIGHTON CROSSING - FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri, being bounded or described as follows: Beginning at the Northwest corner of said Lot 11, said corner also being on the South right of way line N.E. 81st Terrace, as now established; thence South 89°00'21" East, along said South right of way line, 75.04 feet; thence Southeasterly, continuing along said South right of way line, on curve to the right, 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 the West right of way line, N. Oakley Avenue, as now established; thence South 00°59'39" West, 30.20 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence North 88°37'43" West, along said party wall centerline and extensions thereof, 90.04 feet to a point on the West line of said Lot 11; thence North 00°59'39" East, along said West line, 44.61 feet to the Point of Beginning. 3,985 square feet or .09 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 24th day of June, 2007.

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

STATE OF Missouri)
) SS
COUNTY OF Jackson)

Dennis Shriver
General Manager

Be it remembered that on this 24th 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: 6/16/08

Notary Public

LEE WILLIAMS
NOTARY PUBLIC
STATE OF MISSOURI
MY APPOINTMENT EXPIRES 6/16/08

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
ST - SANITARY SEWER MANHOLE
A.E. - ACCESS EASEMENT
STM - STORM MANHOLE
AI - AREA INLET
LP - LIGHT POLES
Tel. Ped. - TELEPHONE PEDESTAL
FH - FIRE HYDRANT
WM - WATER METER
U.E. - UTILITY EASEMENT
B.L. - BUILDING LINE
S.S.E. - SANITARY SEWER EASEMENT
S.S.L. - PRIVATE SANITARY SERVICE LINE UTILITY EASEMENT
C.I. - CURB INLET
WV - WATER VALVE
Elec. Trans. - ELECTRIC TRANSFORMER
W.S.L. - WATER SERVICE LINE
○ - ELECTRIC PEDESTAL

APPROVED
NO PLAT REQUIRED
7-2-07

I HEREBY CERTIFY: that the Lot Splits LS0740 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 #2002014082

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

LUTJEN
Lutjen, Inc.
6350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

Date: 5-11-07 | 06215 | Brighton Crossing Lot 11

Cab. G
7/9/07

http://www.ClayCoGov.com