BRENTWOOD CROSSING SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

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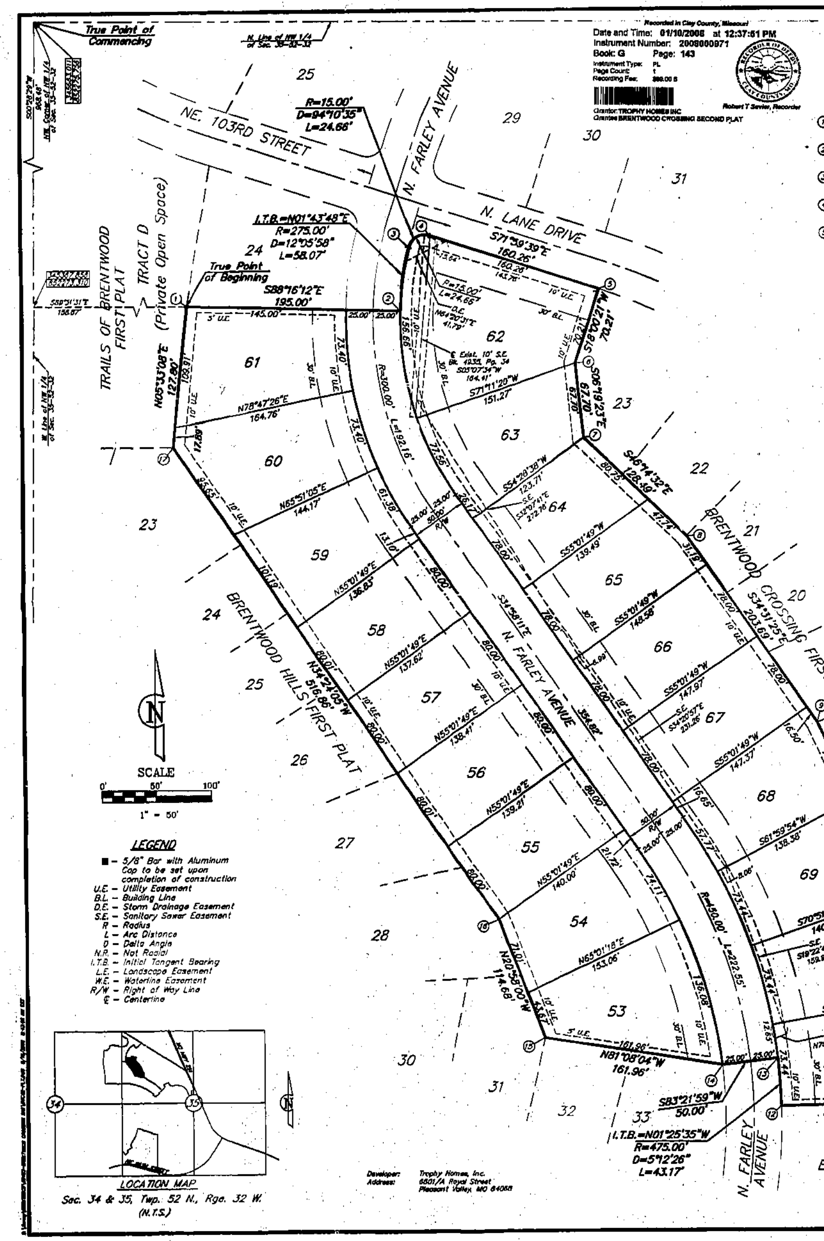
Grantor: TROPHY HOMES INC
Grantee: BRENTWOOD CROSSING SECOND PLAT
Robert T Sevier, Recorder



LEGAL DESCRIPTION:
A tract of land in the Northwest Quarter of Section 35, Township 52 North, Range 32 West of the Fifth Principal Meridian in Kansas City, Clay County, Missouri described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 0°28'29" West along the West line of said Northwest Quarter, 968.48 feet; thence South 89°31'31" East, 158.87 feet to the Southwest corner of Lot 24, Brentwood CROSSING FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, and the True Point of Beginning of the tract of land to be herein described; thence South 88°16'12" East along the South line of said Lot 24 and its Easterly prolongation, 195.00 feet to a point on the Easterly right-of-way line of N. Farley Avenue, as now established; thence Northerly along said Easterly right-of-way line on a curve to the right, having an initial tangent bearing of North 1°43'48" East, a radius of 275.00 feet, a central angle of 12°05'58", an arc distance of 58.07 feet; thence Northeasterly along said Easterly right-of-way line on a curve to the right, having a common tangent with the last described course, a radius of 15.00 feet, a central angle of 94°10'35", an arc distance of 24.66 feet to a point on the South right-of-way line of N. Lane Drive, as now established; thence South 71°59'39" East along said South right-of-way line, 160.26 feet to the Northwest corner of Lot 23, said Brentwood CROSSING FIRST PLAT; thence South 18°00'21" West along the West line of said Lot 23, 70.21 feet; thence South 06°19'23" East along said West line, 67.70 feet; thence South 46°14'32" East along the Southwesterly line of said Lot 23 and Lot 22, said Brentwood CROSSING FIRST PLAT, 128.49 feet to the Southeasterly corner of said Lot 22; thence South 34°31'25" East along the Westerly line of Lots 21, 20, and 19, said Brentwood CROSSING FIRST PLAT, 203.69 feet to the Southwesterly corner of said Lot 19; thence South 24°47'14" East along the West line of Lots 18, 17, and 16, said Brentwood CROSSING FIRST PLAT, 226.73 feet to the Southwest corner of said Lot 16; thence South 1°19'42" East along the West line of Lots 15 and 14, said Brentwood CROSSING FIRST PLAT, 135.81 feet to the most Westerly corner of said Lot 14, said point being the Northeast corner of Lot 34, Brentwood HILLS FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 88°34'25" West along the North line of said Lot 34, 133.21 feet to a point on the Easterly right-of-way line of N. Farley Avenue, as now established; thence Northerly along said Easterly right-of-way line on a curve to the left, having an initial tangent bearing of North 1°25'35" West, a radius of 475.00 feet, a central angle of 5°12'26", an arc distance of 43.17 feet; thence South 83°21'59" West, 50.00 feet to the Northeast corner of Lot 33, said Brentwood HILLS FIRST PLAT; thence North 81°08'04" West along the North line of said Lot 33 and Lot 32, said Brentwood HILLS FIRST PLAT, 161.96 feet to the Northwest corner of said Lot 32; thence North 20°58'00" West along the East line of Lot 31 and Lot 28, said Brentwood HILLS FIRST PLAT, 114.68 feet to a point on the East line of said Lot 28; thence North 34°24'05" West along the East line of Lots 28, 27, 26, 25, 24, and 23, said Brentwood HILLS FIRST PLAT, 516.86 feet to the Northeast corner of said Lot 23, said point being on the East line of Tract D, TRAILS OF Brentwood FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 5°33'08" East along the East line of said Tract D, 127.80 feet to the Point of Beginning. Said tract of land contains 8.26 acres more or less.

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:

BRENTWOOD CROSSING SECOND PLAT

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.), provided that the easement granted herein is subject to any and all existing easements. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works as to utility easements and/or the Director of Water Services as to water main easements.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

PARKLAND DEDICATION: This plat is part of a phased project, at the election of the developer, Private Open Space in lieu of the required parkland has been dedicated with previous phases for Nineteen (19) single family units. Previous Private Open Space tracts dedicated in lieu of Parkland include Tract C (1.09 acres), BRENTWOOD PLACE FIRST PLAT, Tracts C (4.10 acres) and D (1.89 acres), BRENTWOOD CROSSING FIRST PLAT, Tract C (0.35 acres), BRENTWOOD MANOR FIRST PLAT, Tracts A (0.02 acres) and B (0.01 acres), BRENTWOOD HILLS FIRST PLAT, and Tracts B (0.05 acres), C (0.22 acres), D (4.17 acres) and F (5.86 acres), TRAILS OF BRENTWOOD FIRST PLAT. Additional Private Open Space in lieu of the required parkland shall be dedicated with future phases pursuant to section 66-128, code of general ordinances, as amended and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to "Supplemental Declaration of Covenants, Restrictions, Easements, Charges, Assessments and Liens for Brentwood" recorded simultaneously with this plat.

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
CL-07	-----	-----	344068.047	830741.100
NW Cor NW 1/4 Sec. 35-52-32	N43°54'37"E	7260.60'	345583.011	832275.758

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE ADJUSTED MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE. (ADJUSTED IN 2003) USING A COMBINED GRID FACTOR OF 0.9998998. COORDINATES ARE IN METERS.

STREET GRADES:

N. FARLEY AVENUE
GRADE POINT

	ELEV.	DESG.	VC
Sta. 18+40.63 (℄ intersection with NE. 101st Street)	265.63	POT	---
Sta. 19+50.00	264.49	PVC	---
Sta. 20+00.00	263.45	PVI	100.00'
Sta. 20+35.90 (℄ intersection with Plat Line)	262.46	POT	---
Sta. 20+50.00	262.09	PVT	---
Sta. 26+25.00	246.40	PVC	---
Sta. 27+15.00	243.95	PVI	180.00'
Sta. 28+05.00	238.54	PVT	---
Sta. 28+63.42 (℄ intersection with Plat Line)	238.52	POT	---
Sta. 29+11.71 (℄ intersection with NE. 103rd Street)	232.13	POT	---

Note: Street grades for N. Farley Avenue and NE. 103rd Street/N. Lane Drive (North of Plat limits) were established by the recorded plat of BRENTWOOD CROSSING FIRST PLAT as recorded in the office of the Clay County Recorder of Deeds as Doc. No. 2005060322, in Cabinet G, in Slot 32, on December 13, 2005 as accepted by ordinance 051154, dated September 29, 2005, as recorded as Doc. No. 2005060331, in Bk. 5233, on Page 23, on December 13, 2005.

Note: Street grades for N. Farley Avenue (South of Plat limits) were established by the recorded plat of BRENTWOOD HILLS FIRST PLAT as recorded in the office of the Clay County Recorder of Deeds as Doc. No. 2005060334, in Cabinet G, in Slot 33, on December 13, 2005 as accepted by ordinance 051151, dated September 29, 2005, as recorded as Doc. No. 2005060333, in Bk. 5233, on Page 32, on December 13, 2005.

LEGEND

- ■ — 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. — Utility Easement
- B.L. — Building Line
- D.E. — Storm Drainage Easement
- S.E. — Sanitary Sewer Easement
- R — Radius
- L — Arc Distance
- D — Delta Angle
- N.R. — Not Radial
- I.T.B. — Initial Tangent Bearing
- L.E. — Landscape Easement
- W.E. — Waterline Easement
- R/W — Right of Way Line
- ℄ — Centerline

LOCATION MAP
Sec. 34 & 35, Twp. 52 N., Rge. 32 W.
(N.T.S.)

Developer: Trophy Homes, Inc.
Address: 6601/A Royal Street
Pleasant Valley, MO 64068

IN WITNESS WHEREOF: TROPHY HOMES, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 17th day of September, 2006.

TROPHY HOMES, INC.

Wayne R. Valentine, President

STATE OF MISSOURI)
)SS:
COUNTY OF CLAY)

Be It remembered that on this 17th day of September, 2006, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Wayne R. Valentine, to me personally known, who being by me duly sworn, did say that he is President of TROPHY HOMES, INC., a Missouri Corporation, and that said instrument was signed in behalf of said corporation by the authority of its Board of Directors and that said Wayne R. Valentine, acknowledged said instrument to be 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: [Notary seal: Notary Public – Notary Seal, State of Missouri, Clay County, My Commission Expires Apr. 23, 2007]

Notary Public

CITY PLAN COMMISSION

Approved: February 21, 2006

Chairman
Charles F. Myers

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

for City Engineer
Stanley J. Harris, P.E.

Director
Stanley J. Harris, P.E.

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. 060815 duly authenticated as passed this 31 day of August, 2006.

Mayor
Kay Barnes

City Clerk
Millie M. Crossland

This plat and survey of BRENTWOOD CROSSING SECOND PLAT were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of BRENTWOOD CROSSING 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors 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.

9-15-06
Date

Signed: W. [illegible] Schoene, RLS #1989

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DATE: 9-15-06 | Job No.: 05403 | File Name: BWCG2-PLT