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Grantor: MCBRIDE & SON HOMES KANSAS CITY
Grantee: BRIGHTON CROSSING FIRST PLAT
Robert T. Sevier, Recorder

CERTIFICATE OF SURVEY

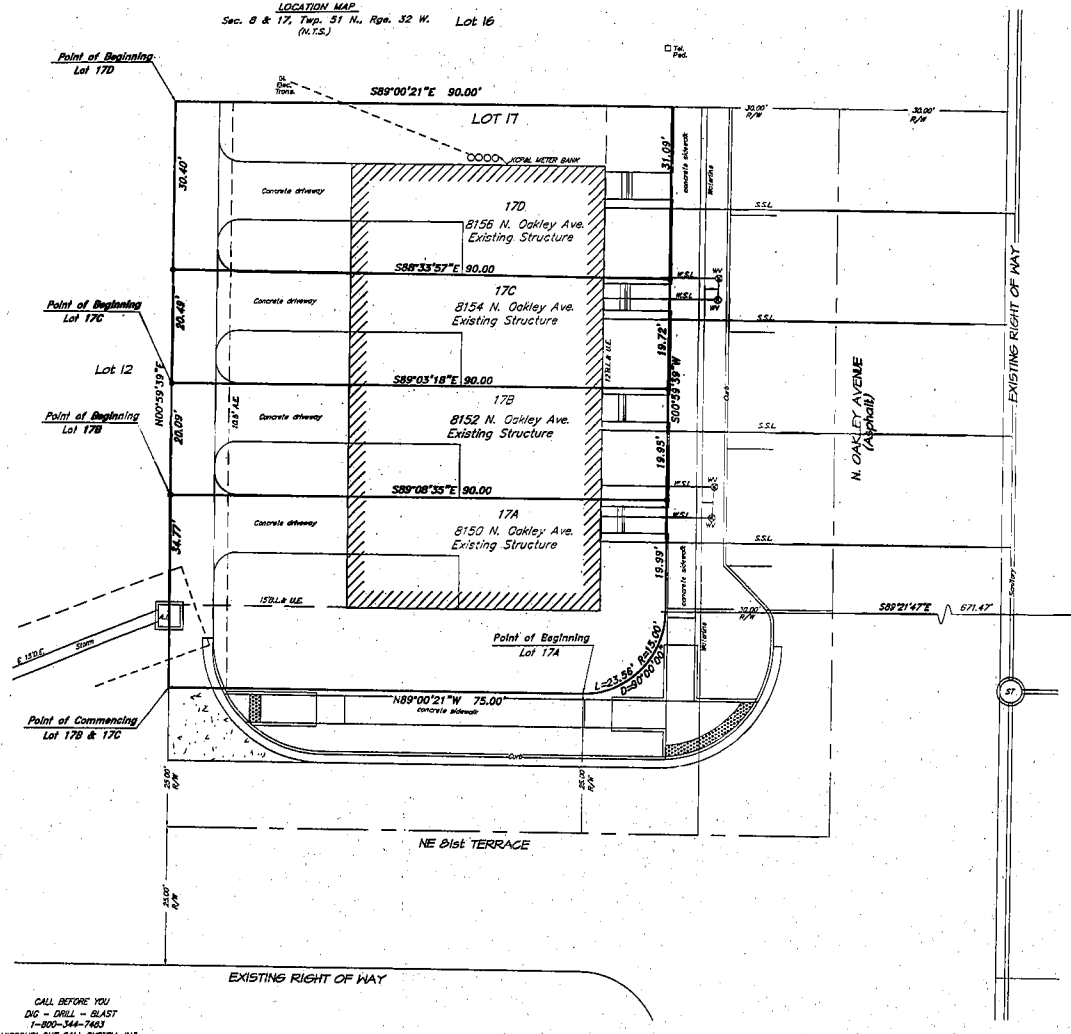
Lot 17

"BRIGHTON CROSSING FIRST PLAT"

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

SCALE
0' 10' 20'

LOCATION MAP
Sec. 8 & 17, Twp. 51 N., Rge. 32 W. (N.T.S.)



PROPERTY DESCRIPTION: 17A

All that part of Lot 17, "BRIGHTON CROSSING – FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at a Southeast corner of said Lot 17, said corner also being on the North right of way line of N.E. 81st Terrace, as now established; thence North 89°00'21" West, along said North right of way line, 75.00 feet to the Southwest corner of said Lot 17; thence North 00°59'39" East, 34.77 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence South 89°08'35" 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, 19.99 feet; thence Southeasterly, continuing along said West right of way line, on a 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 the Point of Beginning. Containing 3,081 square feet or 0.07 acres more or less.

PROPERTY DESCRIPTION: 17B

All that part of Lot 12, "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 17; thence North 00°59'39" East, along the West line said Lot 17, 34.77 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, 20.05 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence South 89°03'18" East, along said party wall centerline and extensions thereof, 90.00 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 89°08'35" West, along said party wall centerline and extensions thereof, 90.00 feet to the Point of Beginning. Containing 1,802 square feet or 0.04 acres more or less.

PROPERTY DESCRIPTION: 17C

All that part of Lot 17, "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 17; thence North 00°59'39" East, along the West line said Lot 17, 54.96 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, 20.49 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence South 88°33'57" East, along said party wall centerline and extensions thereof, 90.00 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, 19.72 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence North 89°03'18" West, along said party wall centerline and extensions thereof, 90.00 feet to the Point of Beginning. Containing 1,869 square feet or 0.04 acres more or less.

PROPERTY DESCRIPTION: 17D

All that part of Lot 17, "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 17; thence South 89°00'21" East, along the North line of said Lot 17, 90.00 feet to the Northeast corner of said Lot 17, 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 31.00 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence North 88°33'57" West, along said party wall centerline and extensions thereof, 90.00 feet to a point on the West line of said Lot 17; thence North 00°59'39" East, along said West line, 30.40 feet to the Point of Beginning. Containing 2,787 square feet or 0.06 acres more or less.

SURVEY NOTES:

1. Property information shown on this survey was taken from the Ownership and Encumbrance Certificate provided by Thomson Title Corporation

File No. L24710-0 with an effective date of December 14, 2007 at 8:00.

2. The Tracts shown hereon do not lie within a Regulatory Floodplain.

3. ● – Indicates 5/16ths 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".

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 22nd day of January, 2008.

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

STATE OF Missouri
COUNTY OF Clay } SS

Dennis Shriver
General Manager

Be it remembered that on this 22nd day of January 2008, 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: [illegible]

Lee Villalvazo
Notary Public

LEE VILLALVAZO
NOTARY PUBLIC
STATE OF MISSOURI
MY APPOINTMENT EXPIRES [illegible]

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
S.T. – 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
AI – AREA INLET	C.I. – CURB INLET
LP – LIGHT POLES	WV – WATER VALVE
Tel. Ped. – TELEPHONE PEDESTAL	Elec. Trans. – ELECTRIC TRANSFORMER
FH – FIRE HYDRANT	W.S.L. – WATER SERVICE LINE
WM – WATER METER	– ELECTRIC PEDESTAL
	– SECTION CORNER

I HEREBY CERTIFY: that the Lot Splits L507100 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 relevant 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 knowledge and belief.

Signed: _____
Jason S. Roudebush MO PLS #2002014022

Date: 1-14-2008

Revised 12-27-07 (Per City Comments)

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Date: 11-27-07	06215	Brighton Crossing Lot 17

BK G
21/108 DM

L507100