THE ENCLAVE AT BRENTWOOD MANOR

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

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:

THE ENCLAVE AT BRENTWOOD MANOR

Easement: 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, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U.E.), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. 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 there over 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 of 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 a valid permit from the Department of Public Works as to utility easements, and/or written approval of 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 to the City of Kansas City.

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.

MAINTENANCE OF TRACTS: TRACT A (156 S.F.) is hereby reserved as Private Open Space for monumentation or landscaping purposes and shall be maintained by the Homes Association as described in the indenture of Trust and Restrictions recorded in Book ____ Page ____ all in Liberty, Clay County, Recorder of Deeds.

MAINTENANCE OF TRACTS: TRACT B (201 S.F.) is hereby reserved as Private Open Space for monumentation or landscaping purposes and shall be maintained by the Home Association as described in the indenture of Trust and Restrictions recorded in Book ____ Page ____, all in Liberty, Clay County, Recorder of Deeds.

MAINTENANCE OF TRACTS: Tract C within BRENTWOOD MANOR FIRST PLAT is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the Covenant to Maintain Storm Water Detention Facility of the THE ENCLAVE AT BRENTWOOD MANOR, recorded simultaneously with this plat.

PARKLAND: This plat is part of a phased project. Tract A (156 S.F.) and Tract B (201 S.F.) are hereby reserved as Private Open Space and will not apply towards the total parkland acreage for this project. Additional Private Open Space shall be dedicated in future phases of this project to fulfill the total parkland acreage required for the entire project.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within the boundaries o fthe property is hereby granted to Kansas City, Missouri, for th purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer line, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

Description:

A replat of Lots 1, 2 and 3, BRENTWOOD MANOR – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, and a subdivision of land in the Southwest Quarter of Section 35, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 0°30'47" West along the West line of said Southwest Quarter, 668.08 feet to the True Point of Beginning of the tract to be herein described; thence North 90°00'00" East, 384.36 feet; thence Northerly on a curve to the left, having an initial tangent bearing of North 05°37'11" West, a radius of 875.00 feet, a central angle of 0°58'45", an arc distance of 14.44 feet; thence North 84°00'04" East, 50.00 feet; thence North 73°26'21" East, 154.07 feet; thence South 04°07'13" East, 153.78 feet; thence South 03°46'44" West, 141.34 feet to a point on the Westerly line of said BRENTWOOD MANOR – FIRST PLAT; thence South 17°37'11" West along said Westerly line, 235.49 feet; thence South 20°18'30" West along said Westerly line, 56.26 feet; thence South 29°56'42" West along said Westerly line, 338.36 feet; thence South 06°57'44" West along said Westerly line, 64.32 feet; thence South 54°40'47" East along said Westerly line and its Southeasterly prolongation, 121.02 feet to a point on the Westerly right-of-way line of N Farley Avenue, as now established; thence Southerly along said Westerly line, on a curve to the left, having an initial tangent bearing of South 19°20'26" West, a radius of 525.00 feet, a central angle of 08°21'02", an arc distance of 76.52 feet; thence South 10°59'24" West along said Westerly line and its Southerly prolongation, 127.79 feet; thence South 18°38'16" West, 37.57 feet; thence South 10°59'24" West along said Westerly line, 135.38 feet to a point on the Northerly line of Tract B, BRENTWOOD MANOR – FIRST PLAT; thence North 66°17'02" West along said Northerly line, 139.20 feet; thence North 50°26'42" West along said Northerly line, 114.47 feet; thence North 37°28'19" West along said Northerly line, 198.22 feet to a point on the aforementioned West line of said Southwest Quarter; thence North 0°30'47" East along said West line, 1028.43 feet to the True Point of Beginning. Containing 13.00 acres, more or less.

SURVEYOR'S NOTES:

1. Property information shown hereon was provide by Thomson Title Corporation, File No. L24191-O-2nd Revision, with an effective date of August 7, 2007 at 8:00 A.M.

2. Bearing shown hereon are based on the Missouri State Plane Coordinate System of 1983, NAD 1983 West Zone, adjusted in 2003, using a combined grid factor of 0.9998999. Coordinates are shown are hereon in meters.

3. Sheets 1 and 2 are required for the survey to be complete. The survey will not be valid without all sheets.

4. The Subdivision Plat herein is in accordance and based on a Certificate of Survey recorded as Instrument No. 2007011757 in Plat Book G, Page 109 and according to Surveyor's Affadavit recorded as Instrument No. 2007015455 in Book 5630, at Page 101 and Brentwood Manor First Plat, Lots 1, 2 and 3 recorded as Instrument No. 2005000330 Book G at Page 34.

5. The Subdivision Plat herein is subject to the Declaration for Brentwood Recorded in Book 5235 Page 38, Supplemental Declaration for Brentwood Recorded in Book 5681 Page 132, and Indenture of Trust and Restrictions for the Enclave at Brentwood Manor recorded in Book ____ Page ____ all in Liberty, Clay County, Recorder of Deeds.

6. This plat contains 13.00 acres.

7. According to "Flood Insurance Rate Map" Community Panel NO. 290173 0050B, dated August 5, 1986, as published by the Federal Emergency Management Agency, this property lies within Zone C. (Area of minimal flooding)

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
CL-07	------	------	344068.847	850741.100
CL-07A	N86°11'18"W	5948.09	344189.377	845932.008
SW Cor SW 1/4 Sec. 35-52-32	S87°44'23"E	10,934.50	344057.946	852261.922
NW Cor SW 1/4 Sec. 35-52-32	N00°30'47"E	2633.59	344860.552	852269.109

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 0.9998999. COORDINATES ARE IN METERS.

DEVELOPER:

McBride & Son Homes Land Development, Inc.
1831 NW Vivion Road, Suite 102
Riverside, MO 64150

STREET GRADES

GRADE POINT	ELEV.	V.C.Y.
N STARK AVENUE/ NE 97TH STREET		
Centerline of NE 98th Terrace	976.65	----
800.74 Feet South of the Centerline of NE 98th Terrace	933.19	----
610.21 Feet South of the Centerline of NE 98th Terrace	940.57	100.00"
315.22 Feet North of the Centerline of NE 98th Terrace (Northerly Plat Limits)	965.11	----
NE 98TH TERRACE		
Centerline of N. Stark Avenue	976.65	----
217.27 Feet West of the Centerline of N. Stark Avenue (Center of Cul-de-Sac)	972.13	----
167.61 Feet East of the Centerline of N Stark Avenue (Eastery Plat Limits)	973.31	----

IN TESTIMONY WHEREOF: McBRIDE & SON HOMES LAND DEVELOPMENT, INC., a Missouri Corporation, licensed to do business in the State of Missouri, has has caused presents to be executed this 11th day of SEPTEMBER, 2007.

FREDERICK STONE
VICE PRESIDENT

McBRIDE & SON HOMES LAND DEVELOPMENT, INC.
a Missouri Corporation

Title

CORPORATE SEAL

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

Be it remembered that on this 11th day of SEPTEMBER, 2007, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came FREDERICK STONE to me personally known, who being by me duly sworn, did say that he is VICE PRES. of McBRIDE & SON HOMES LAND DEVELOPMENT, INC., a Missouri Corporation, and that he executed the same on behalf of said corporation and with the authority of its Board of Directors and he acknowledged the executed the same on 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: _____

DONNA L. KOESE
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires Dec. 6, 2007

Notary Public

SEAL OF KANSAS CITY

CITY PLAN COMMISSION

Approved: January 16, 2007

Chairman
Evart Asjes III

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Gregory J. Rokos, P.E.

Director
Stanley V. Reitz, 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. 070105 duly authenticated as passed this 8th day of February, 2007.

Mayor
Kay Barnes

City Clerk
Mikie M. Crossland

This plat and survey of THE ENCLAVE AT BRENTWOOD MANOR were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of THE ENCLAVE AT BRENTWOOD MANOR 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.

9/13/05
Date

Signed: _____
W. Jeffrey Bohnen RLS #1989

LUTJEN
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surveying
planning
engineering
landscape architecture

DATE: 09-05-07 | Job No.- 06269 | File Name-EBM1-plat

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