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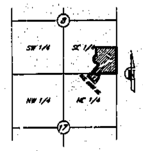
Grantor: MCBRIDE & SON HOMES KANSAS CITY
Grantee: BRIGHTON CROSSING
Robert T Sevier, Recorder

CERTIFICATE OF SURVEY

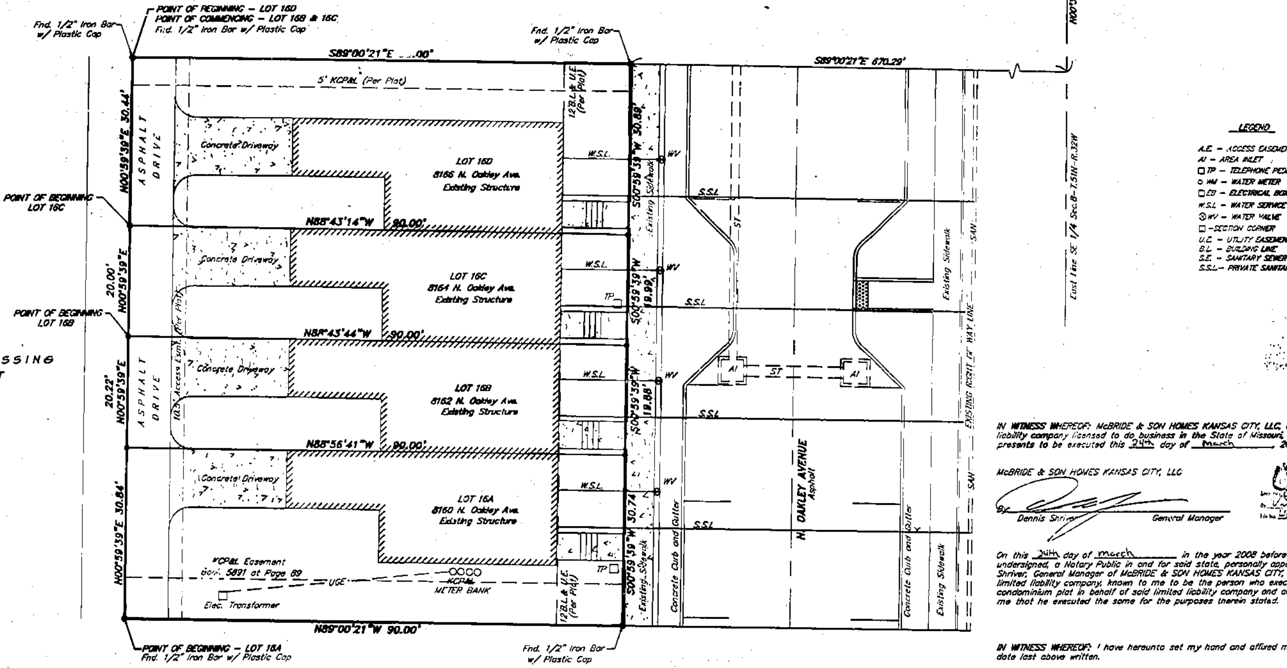
LOT 16

"BRIGHTON CROSSING – FIRST PLAT"

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



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



LEGEND

- A.E. – ACCESS EASEMENT
- AI – AREA INLET
- ☐TP – TELEPHONE PEDESTAL
- o WM – WATER METER
- ☐EB – ELECTRICAL BOX
- W.S.L. – WATER SERVICE LINE
- ⊗WV – WATER VALVE
- ☐ – SECTION CORNER
- U.E. – UTILITY EASEMENT
- B.L. – BUILDING LINE
- S.E. – SANITARY SEWER EASEMENT
- S.S.L. – PRIVATE SANITARY SERVICE LINE

PROPERTY DESCRIPTION: LOT 16A

All that part of Lot 16, "BRIGHTON CROSSING – FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southwest corner of said Lot 16; thence North 00°59'39" East, along the West line of said Lot 16, 30.84 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence South 88°56'41" East, along said party wall centerline and extensions thereof, 90.00 feet to a point on the East line of said Lot 16, said point also being a point on the West right of way line of N. Oakley Avenue, as now established; thence South 00°59'39" West, along said East line, 30.74 feet to the Southeast corner of said Lot 16; thence North 89°00'21" West, along the South line of said Lot 16, 90.00 feet to the Point of Beginning. Containing 2,771 square feet or 0.06 acres more or less.

PROPERTY DESCRIPTION: LOT 16B

All that part of Lot 16, "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 16; thence South 00°59'39" West, along the West line of said Lot 16, 50.44 feet to it's intersection with the centerline of an existing party wall and extensions thereof, said intersection also being the Point of Beginning of the tract of land to be herein described; thence South 88°43'44" East, along said party wall centerline and extensions thereof, 90.00 feet to a point on the East line of said Lot 16, said point also being a point on the West right of way line of N. Oakley Avenue, as now established; thence South 00°59'39" West, along said East line, 19.88 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence North 88°56'41" West, along said party wall centerline and extensions thereof, 90.00 feet to a point on the West line of said Lot 16; thence North 00°59'39" East, along said West line, 20.22 feet to the Point of Beginning. Containing 1,805 square feet or 0.04 acres more or less.

PROPERTY DESCRIPTION: LOT 16C

All that part of Lot 16, "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 16; thence South 00°59'39" West, along the West line of said Lot 16, 30.44 feet to it's intersection with the centerline of an existing party wall and extensions thereof, said intersection also being the Point of Beginning of the tract of land to be herein described; thence South 88°43'14" East, along said party wall centerline and extensions thereof, 90.00 feet to a point on the East line of said Lot 16, said point also being a point on the West right of way line of N. Oakley Avenue, as now established; thence South 00°59'39" West, along said East line, 19.99 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence North 88°43'44" West, along said party wall centerline and extensions thereof, 90.00 feet to a point on the West line of said Lot 16; thence North 00°59'39" East, along said West line, 20.00 feet to the Point of Beginning. Containing 1,799 square feet or 0.04 acres more or less.

PROPERTY DESCRIPTION: LOT 16D

All that part of Lot 16, "BRIGHTON CROSSING – FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of said Lot 16; thence South 89°00'21" East, along the North line of said Lot 16, 90.00 feet to the Northeast corner of said Lot 16, said corner also being a point on the West right of way line of N. Oakley Avenue, as now established; thence South 00°59'39" West, along said East line, 30.89 feet to it's intersection with the centerline of an existing party wall and extensions thereof; thence North 88°43'14" West, along said party wall centerline and extensions thereof, 90.00 feet to a point on the West line of said Lot 16; thence North 00°59'39" East, along said West line, 30.44 feet to the Point of Beginning. Containing 2,760 square feet or 0.06 acres more or less.

SURVEYOR'S NOTES:

1. Property information shown hereon was provided by Thompson Title Corporation, File No. 24947-O, with an effective date of February 22, 2008 at 8:00 A.M.

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

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

4. ● – indicates ½"rebar set with plastic cap.
 o – indicates found existing monumentation.

5. Easements, Building Lines and Setbacks were taken from the Record plat of "BRIGHTON CROSSING – FIRST PLAT".

6. (Per Plat) references the Final Plat of BRIGHTON CROSSING – FIRST PLAT, recorded in the Office of the Recorder of Deeds, Clay County, Missouri as Instrument Number 2006051143 in Book G at Page 90.

7. 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.

APPLICANT / OWNER
McBride & Son Homes Kansas City, LLC
1831 NW Vivion Road, Suite 102
Riverside, Missouri 64150
Phone: 816-505-4747

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 March, 2008.

McBRIDE & SON HOMES KANSAS CITY, LLC

By: Dennis Shriver, General Manager

On this 24th day of March in the year 2008 before me, the undersigned, a Notary Public in and for said state, personally appeared Dennis Shriver, General Manager of McBRIDE & SON HOMES KANSAS CITY, LLC, a Missouri limited liability company, known to me to be the person who executed the within condominium plat in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the date last above written.

Notary Public

My Commission Expires 6/16/08

NOTARY PUBLIC
STATE OF MISSOURI
APPOINTMENT EXPIRES 6/16/08

I HEREBY CERTIFY: that the Lot Split LS0811 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.

Jason S. Roudebush MO. PLS 2002014092

Revised 3-24-08

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planning
engineering
landscape architecture

Date: 2-29-08	06215	Brighton Crossing Lot 16

Ceb.B 6/4/08

LS0811