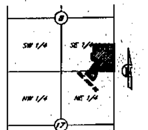
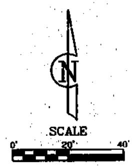
BRIGHTON CROSSING CONDOMINIUM
SEVENTH PLAT

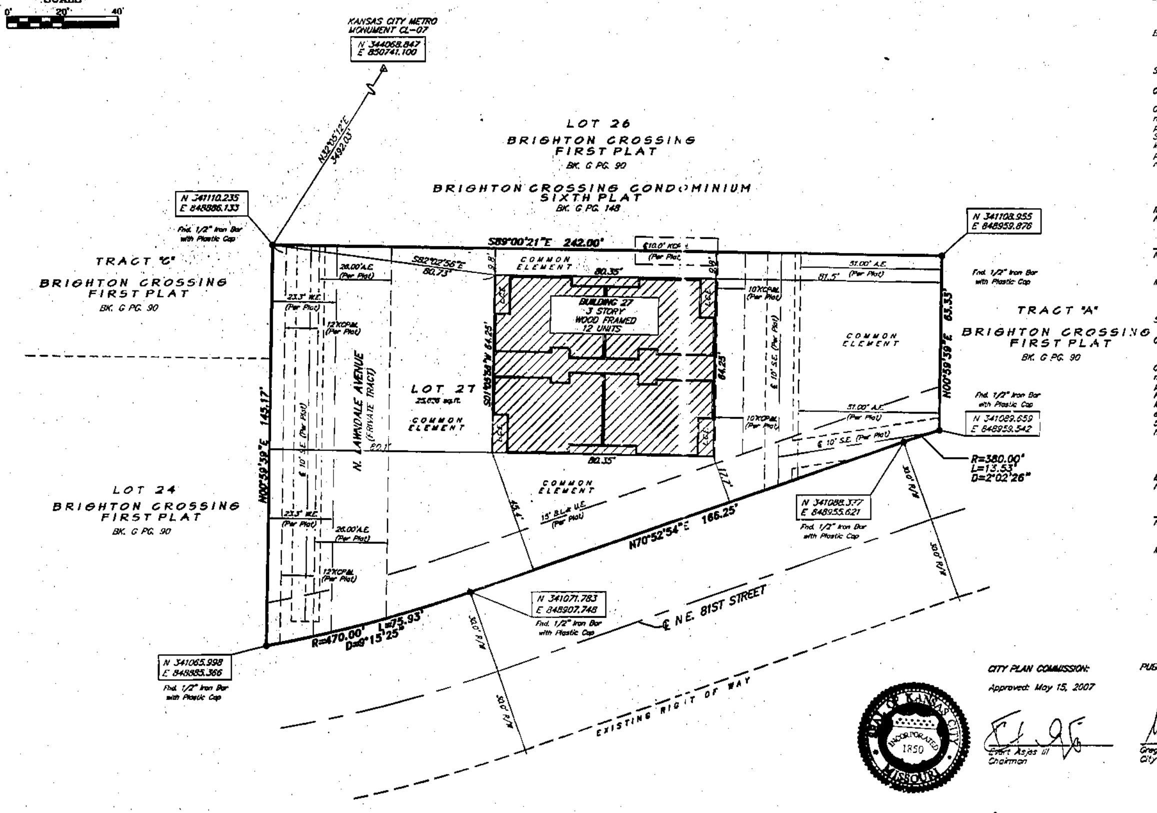
A CONDOMINIUM SUBDIVISION
IN KANSAS CITY, CLAY COUNTY, MISSOURI
(Sheet 1 of 2)

Recorded in Clay County, Missouri
Date and Time: 06/13/2008 at 03:41:42 PM
Instrument Number: 2008016792
Book: G Page: 157
Instrument Type: PL
Page Count: 2
Recording Fee: $119.00 $
Grantor: MCBRIDE & SON HOMES KANSAS CITY
Grantee: BRIGHTON CROSSING CONDOMINIUM SEVEN...
Robert T Sevier, Recorder



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





PROPERTY DESCRIPTION:

All of Lot 27, "BRIGHTON CROSSING – FIRST PLAT", a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat filed November 20, 2006, as Document No. 2006051143, recorded in Plat Book G, at Page 90.

PLAT 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:

"BRIGHTON CROSSING CONDOMINIUM SEVENTH PLAT"

BUILDING LINES:
Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot nearest thereto.

RIGHT OF ENTRANCE:
The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service 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.

PARKLAND DEDICATION:
The developer has satisfied the parkland requirement by dedication of private open space with the recording of the Final Plat of Brighton Crossing–First Plat, a subdivision of land in Kansas City, Clay County, Missouri.

BUILDING HEIGHT LANGUAGE:
The subject property is located within the Kansas City International Airport height zone map, Document No. 138-27, dated March 1982 and is within the transitional surface and ILS approach surface. The height of any structure shall not exceed elevation 1100 to 1140 (USGS Datum).

MAINTENANCE OF TRACTS:
N. Lawndale Avenue shall be maintained by the Homes Association as described in the Declaration of Covenants, Conditions and Restrictions for Brighton Crossing, recorded as document No. 2006051144 in Book 5557 at Page 157, as amended; and in the Declaration of Brighton Crossing Condominium, recorded as document No. 2007013430 in Book 5668 at Page 82, as amended.

CONDOMINIUM NOTES:

1. This plat "BRIGHTON CROSSING CONDOMINIUM SEVENTH PLAT" a condominium subdivision is the plat as the term is defined in chapter 448 and Section 448.2-109 of the Missouri Statutes and this subdivision is subject to the provisions of the uniform condominium act as provided in the Missouri Statutes in Section 448.1-101 ET. SEQ. and as provided in the Declaration of BRIGHTON CROSSING CONDOMINIUM recorded as document No. 2007013430 in Book 5668 at Page 82, as amended.

2. Unit boundaries shown hereon are measured to the under surface of the finished ceiling, the undecorated surface of the floor and the interior surface of the undecorated finished walls or glass bounding the unit extended to the intersection of each other and with the upper and lower boundaries, including any and all walls, partitions and dividers wholly within the unit and the space includes both the portions of the building located within the unit and the air space so encompassed.

3. The legal description of each unit described in said declaration shall be by reference to the number identifying the unit as shown on the plat followed by the words "BRIGHTON CROSSING CONDOMINIUM SEVENTH PLAT", a condominium subdivision in Kansas City, Clay County, Missouri.

4. All interior unit lines are at right angles to or parallel with the exterior lines of the building, unless specified otherwise.

5. The project described in the plat consists of 1 building with a total of 12 units, common elements and limited common elements, all as set forth in the declaration.

6. The subject property is subject to development rights as set forth in Section 11.1 of the Declaration of BRIGHTON CROSSING CONDOMINIUM recorded as document No. 2007013430 in Book 5668 at Page 82, as amended.

7. Certain portions of the common elements are pursuant to the declaration assigned to individual units as limited common element (LCE). Limited common elements shown hereon include patios and decks which are assigned to the adjoining units.

SURVEYOR'S NOTES:

1. Property information shown hereon was provided by Thompson Title Corporation, File No. 24835-Q, with an effective date of January 24, 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. Sheets 1 and 2 are required for the survey to be complete. The survey will not be valid without all sheets.

4. (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.

LEGEND

- U.E. = UTILITY EASEMENT
- B.L. = BUILDING LINE
- A.E. = ACCESS EASEMENT
- S.E. = SANITARY EASEMENT
- D.E. = DRAINAGE EASEMENT
- O = FOUND PROPERTY CORNER
- F.E. = FLOOR ELEVATION
- C.E. = CEILING ELEVATION
- V.C.E. = VAULTED CEILING ELEVATION (PEAK)
- L.C.E. = LIMITED COMMON ELEMENT
- W.E. = WATER EASEMENT

This plat and survey of "BRIGHTON CROSSING CONDOMINIUM SEVENTH PLAT" were executed by Lutjen, Inc. 8350 N. St. Clair Avenue, Kansas City, Missouri 64151

I HEREBY CERTIFY: that the plat of "BRIGHTON CROSSING CONDOMINIUM SEVENTH PLAT" condominium subdivision is based on an actual survey made by me or under my direct supervision and that said survey contains all information required by R.S.MO. Section 448.2-109, 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, Professional Surveyors and Landscape Architects 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.

Jason S. Roudebush, PLS 2002014092

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 9th day of April 2008.

McBRIDE & SON HOMES KANSAS CITY, LLC

By: Dennis Shriver, General Manager

By: McBride & Son Homes, Inc., Manager

By: Jeffrey M. Berger, Secretary

STATE OF MISSOURI)
COUNTY OF CLAY) SS

On this 9th day of April 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

LEE WILLIAMS
NOTARY PUBLIC
STATE OF MISSOURI
MY APPOINTMENT EXPIRES 6/1/09

My Commission Expires: 6/1/09

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this 15th day of April in the year 2008 before me, the undersigned, a Notary Public in and for said state, personally appeared Jeffrey M. Berger, Secretary of McBride & Son Homes, Inc., 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 corporation 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.

Angela Lynn Carter
Notary Public

My Commission Expires: 2/8/09

ANGELA LYNN CARTER
Notary Public - Notary Seal
State of Missouri - County of St. Charles
My Commission Expires Feb. 8, 2009
Commission #05417417

CITY PLAN COMMISSION:

Approved: May 15, 2007

Evert Asjes III
Chairman

Virginia Walsh
Asst. Secretary

PUBLIC WORKS DEPARTMENT:

Gregory L. Rokos, P.E.
City Engineer

Stanley J. Harris, P.E.
Director

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. 070620 duly authenticated as passed this 7th day of June 2007.

Mark Funkhouser
Mayor

Millie M. Crossland
City Clerk

APPLICANT / OWNER

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

1-28-08 – PRC Comments & Interior Dimensions

LUTJEN

Lutjen, Inc.
8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

Date-2/28/07 | Job No. 06217 | BC Condominium – Seventh Plat