BRENTWOOD HILLS SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STREET GRADES:

NE. 99TH STREET/N. FARLEY AVENUE/N. KENTUCKY AVENUE

GRADE POINT		ELEV.	DESC.	VC.
Sta. 10+00.00	(℄ Intersection of NE. 99th Street and West Plat Line) (Stationing increases Easterly)	222.19	POT	--
Sta. 12+00.00		229.59	PVC	--
Sta. 12+50.00		231.44	PVI	100.00'
Sta. 13+00.00		234.53	PVT	--
Sta. 13+83.28	(℄ intersection of N. Stark Ave.)	239.68	POT	--
Sta. 16+50.00	(NE. 99th Street/N. Farley Ave.)	256.18	POT	--
Sta. 16+85.00		258.34	PVC	--
Sta. 16+87.77	(℄ intersection of N. Farley Ave.)	258.51	POT	--
Sta. 18+25.00		267.00	PVI	280.00'
Sta. 18+76.51		264.26	CREST	--
Sta. 19+65.00		263.00	PVT	--
Sta. 19+79.00	(N. Farley Ave./N. Kentucky Ave.)	262.60	POT	--
Sta. 20+18.28	(℄ intersection of N. Kentucky Ave.)	261.48	POT	--
Sta. 20+70.00		260.00	PVC	--
Sta. 21+29.18		259.15	SAG	--
Sta. 21+40.00		258.00	PVI	140.00'
Sta. 22+10.00		260.73	PVT	--
Sta. 24+50.00		2270.10	PVC	--
Sta. 25+21.77	(℄ Intersection of N. Kentucky Ave. and East Plat Line)	272.20	POT	--
Sta. 25+50.00		271.00	PVI	200.00'
Sta. 26+50.00		272.51	PVT	--

N. STARK AVENUE

GRADE POINT		ELEV.	DESC.	VC.
Sta. 32+60.58	(℄ Intersection of N. Stark Ave. and the Southerly plat line) (Stationing increases Northerly)	244.38	POT	--
Sta. 33+25.00		240.76	PVC	--
Sta. 33+75.00		237.95	PVI	[illegible]0.00'
Sta. 33+98.01		238.71	SAG	--
Sta. 34+25.00		238.99	PVT	--
Sta. 34+58.24	(℄ intersection of NE. 99th Street)	239.68	PVI	--
Sta. 35+03.66	(℄ intersection of N. Stark Ave. and the Northerly plat line)	236.65	POT	--

N. FARLEY AVENUE

GRADE POINT		ELEV.	DESC.	VC.
Sta. 27+75.00	(17.21 feet south of Plat Line)	254.81	PVC	--
Sta. 27+32.21	(℄ Intersection of N. Farley Ave. and the Southerly plat line)	254.49	POT	--
Sta. 26+24.15		254.26	SAG	--
Sta. 28+50.00		253.12	PVI	150.00'
Sta. 29+25.00		256.58	PVT/PVC	--
Sta. 29+50.00		257.74	PVI	50.00'
Sta. 29+75.00		258.26	PVT	--
Sta. 29+86.70	(℄ Intersection of NE. 99th Street/ N. Farley Ave.)	258.51	POT	--

N. KENTUCKY AVENUE

GRADE POINT		ELEV.	DESC.	VC.
Sta. 26+69.08	(℄ Intersection of N. Kentucky Ave. and the Southerly plat line)	265.68	POT	--
Sta. 27+50.00		262.20	PVC	--
Sta. 28+00.00		250.05	PVI	100.00'
Sta. 28+17.35		260.75	SAG	--
Sta. 28+50.00		261.09	PVT	--
Sta. 28+68.60	(℄ Intersection of N. Farley Ave./ N. Kentucky Ave.)	261.48	POT	--

Note: Street grades for N. Kentucky Avenue (East 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 35, on December 13, 2005 as accepted by ordinance 051151, dated September 29, 2005, as recorded as Doc. No. 2005RR0333, in Bk. 5235, on Page 32, on December 13, 2005

NOTE: This Plat does not fall within the 100 year plain as shown on the Flood Insurance Rate Map (FIRM) Community Panel Number: 290173 0050B Dated: August 5, 1986.

DESCRIPTION:
All that part of the Southwest Quarter and the Northwest Quarter of Section 35, Township 52, Range 32, in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northwest Corner of the Southwest Quarter of said Section 35; thence South 0°30'47" West, along the West line of the Southwest Quarter of said Section 35, 16.92 feet, to the True Point of Beginning of the tract of land herein to be described: thence North 76° 14' 10" East, 55.62 feet; thence South 22° 08' 51" East, 276.30 feet; thence South 24° 37' 45" East, 134.80 feet; thence North 69° 24' 48" East, 119.20 feet; thence North along a curve to the left having an initial tangent bearing of North 18°42'59" West and a radius of 475.00 feet, a central angle of 00° 31' 45", an arc distance of 4.39 feet; thence North 70° 45' 15" East, 50.00 feet; thence North 65° 32' 18" East, 217.44 feet; thence North 56° 43' 53" East, 129.14 feet; thence North 47° 55' 25" East, 129.17 feet; thence North 39° 06' 57" East, 129.14 feet; thence North 30° 18' 32" East, 129.29 feet; thence North 25° 39' 07" East, 141.76 feet; thence North 28° 10' 28" East, 156.98 feet to the Southwest corner of Lot 4, BRENTWOOD HILLS FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence Southerly along the South line of said BRENTWOOD HILLS FIRST PLAT the following three (3) courses: thence South 54° 10' 20" East, 141.59 feet; thence South along a curve to the left, having an initial tangent bearing of South 35°49'40" West and a radius of 1030.00 feet, a central angle of 1°58'59", an arc distance of 35.65 feet; thence South 56° 09' 19" East, 113.18 feet to the Southeast corner of Lot 2, said BRENTWOOD HILLS FIRST PLAT; thence South 29° 43' 52" East, 62.92 feet; thence South 12° 48' 06" East, 191.92 feet; thence South 00° 45' 29" West, 174.51 feet; thence North 89° 14' 32" West, 47.11 feet; thence North 89° 08' 50" West, 108.79 feet; thence South 49° 41' 15" West, 137.87 feet; thence South along a curve to the right, having an initial tangent bearing of South 26°51'10" East and a radius of 325.00 feet, a central angle of 04° 15' 28", an arc distance of 24.15 feet; thence South 67° 24' 18" West, 50.00 feet; thence South 48° 01' 39" West a distance of 173.37 feet; thence South 55° 55' 32" West, 153.07 feet; thence South along a curve to the right, having an initial tangent bearing of South 13°25'05" East and a radius of 325.00 feet, a central angle of 02° 56' 55", an arc distance of 16.72 feet; thence South 79° 31' 49" West, 50.00 feet; thence South 65° 56' 06" West, 156.11 feet; thence South 73° 26' 21" West, 154.07 feet; thence South 84° 00' 04" West, 50.00 feet; thence South along a curve to the right, having an initial tangent bearing of South 5°59'56" East and a radius of 875.00 feet, a central angle of 00° 56' 45", an arc distance of 14.44 feet; thence South 90° 00' 00" West, 384.36 feet to a point on the East line of Lot E, BENSON PLACE TOWNHOMES - THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri, being the West line of the Southwest Quarter of said Section 35; thence North 00° 30' 47" East, along the East line of said BENSON PLACE TOWNHOMES - THIRD PLAT and the East line of BENSON PLACE WOODCHASE - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, being the West line of the Southwest Quarter of said Section 35, 651.16 feet to the Point of Beginning: Containing 13.65 acres.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "BRENTWOOD HILLS SECOND PLAT"

EASEMENT DEDICATION: 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. 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 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 appurtences 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.

STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated

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 line nearest thereto.

TRACT E: Tract E (0.94 acres) is hereby reserved as Private Open Space at the election of the Developer in lieu of the required Parkland for Thirty four (34) single family units. This plat is part of a phased project. Previous Private Open Space tracts dedicated in lieu of Parkland include Tract C, (0.09 acres), BRENTWOOD PLACE FIRST PLAT, Tracts C (4.10 acres) and D (3.69 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 (0.08 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

TRACTS B, C, AND D: Tracts B (0.21 acres), C (0.20 acres) and D (0.21 acres) are hereby reserved as Private Open Space 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.

COVENANT TO MAINTAIN DETENTION FACILITY: Tract A (1.60 acres) has been reserved for the purpose of storm water detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to "COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY AGREEMENT" recorded simultaneously with this plat.

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 14th day of November, 2007.

TROPHY HOMES, INC.

Wayne Valentine
PRESIDENT

State of Missouri)
)SS:
County of Clay)

Be it remembered that on this 16th day of November 2007 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Wayne Valentine to me personally known, who being by me duly sworn, did say that he is President of TROPHY HOMES, INC., and that said instrument was signed in behalf of said corporation and that said Wayne 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 in the date herein last above written.

My Commission Expires: 1-31-2011

Notary Public

CITY PLAN COMMISSION

Approved: November 21, 2006

Chairman
Charles F. Myers

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Gregory J. Rokos, 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. 061317 duly authenticated as passed this 14th day of December, 2006.

Mayor
Kay Barnes

City Clerk
Millie M. Crossland

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

I HEREBY CERTIFY: that the plat of BRENTWOOD HILLS 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.

11/16/07
Date

Signed: W. James Schowe, RLS #1989

LUTJEN | Lutjen, Inc.

DATE: 10-9-06 | Job No.- 06189 | File Name: BH2-PLT

Cab G
12-31-08
Cm