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Grantor: SUNFLOWER DEVELOPMENT
Grantee: BRISTOL PATIO HOMES FIRST PLAT
Robert T Sanley, Recorder

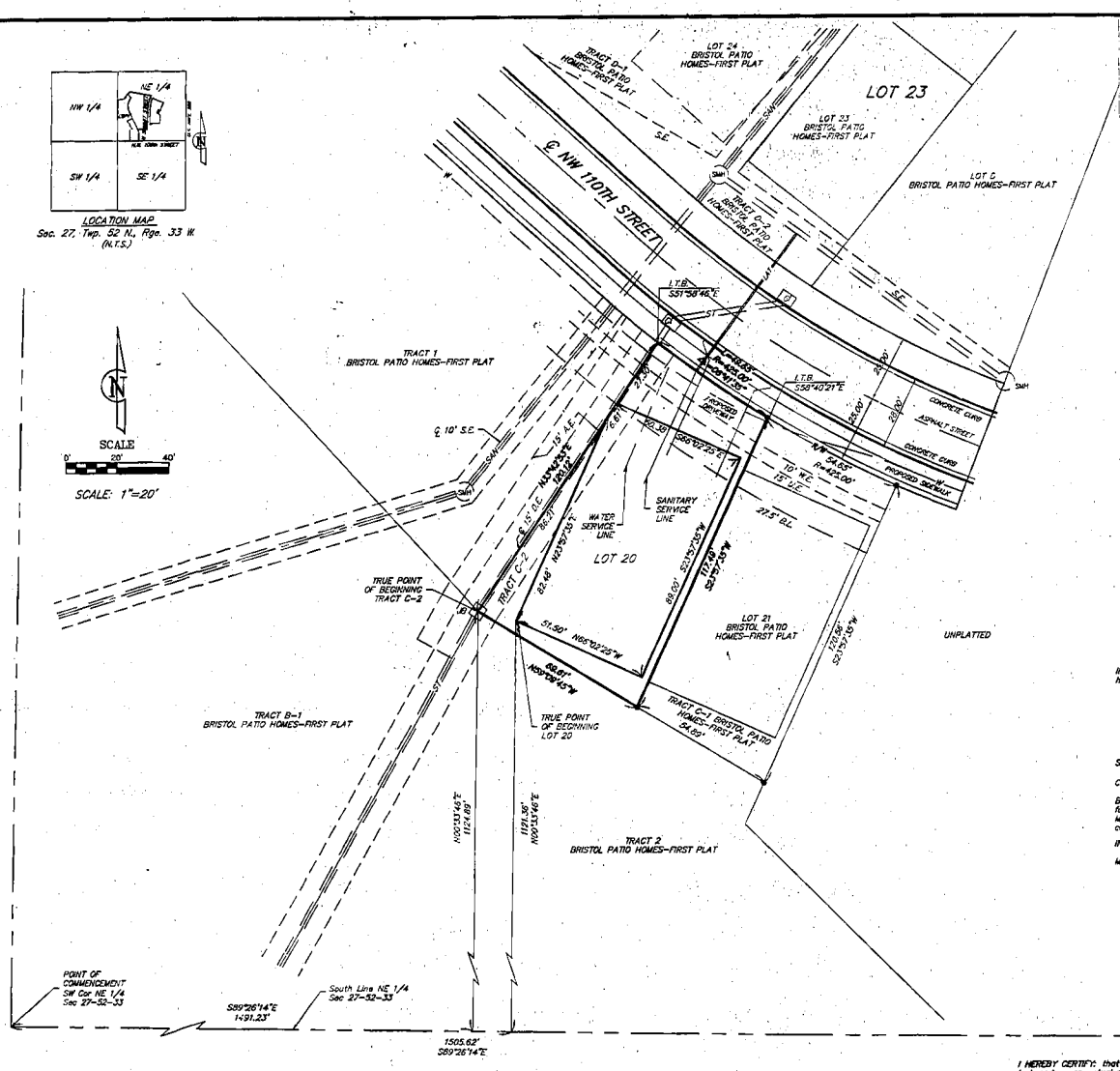
CERTIFICATE OF SURVEY

LOT 20 & TRACT C-2 BRISTOL PATIO HOMES-FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LOCATION MAP
Sec. 27, Twp. 52 N., Rge. 33 W.
(N.T.S.)

SCALE: 1"=20'



Lot 20

All that part of Lot C, BRISTOL PATIO HOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 27, Township 52, Range 33, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter of said Section 27; thence South 89°26'14" East along the South line of said Northeast Quarter, 1505.62 feet; thence North 00°33'46" East, 1121.38 feet to the True Point of Beginning of the tract to be herein described; thence North 23°57'35" East, 82.48 feet to a point on the West line of said Lot C; thence North 33°42'33" East along said West line, 6.61 feet; thence South 68°02'25" East, 50.38 feet; thence South 23°57'35" West, 85.00 feet; thence North 88°02'25" West, 51.50 feet to the True Point of Beginning. Containing 4,380 square feet, more or less. To be known as Lot 20, BRISTOL PATIO HOMES-FIRST PLAT.

TRACT C-2

All that part of Lot C, BRISTOL PATIO HOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 27, Township 52, Range 33, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter of said Section 27; thence South 89°26'14" East along the South line of said Northeast Quarter, 1491.23 feet; thence North 00°33'46" East, 1124.89 feet to the Southwest corner of said Lot C and also being the True Point of Beginning of the tract to be herein described; thence North 33°42'33" East along the West line of said Lot C, 120.12 feet to a point on the South right-of-way line of NW 110th Street, as now established; thence Southerly along said South right-of-way line on a curve to the left, having an initial tangent bearing of South 31°56'46" East, a radius of 425.00 feet, a central angle of 06°41'33", an arc distance of 49.65 feet to the Northwest corner of Tract C-1 of the Certificate of Survey, Lot 21 & Tract C-1, BRISTOL PATIO HOMES-FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 23°57'35" West along the West line of said Tract C-1 and Lot 21 of said Certificate of Survey, 117.49 feet to the Southeast corner of said Tract C-1; thence North 59°09'45" West along the South line of said Lot C, 68.61 feet to the True Point of Beginning. Except the following described tracts of land: All of the above tracts of land described as Lot 20. Containing 2,435 square feet, more or less. To be known as Tract C-2, BRISTOL PATIO HOMES-FIRST PLAT.

IN WITNESS WHEREOF: SUNFLOWER DEVELOPMENT, L.L.C., a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 13th day of January 20 09.

SUNFLOWER DEVELOPMENT, L.L.C.
A Missouri limited liability company
John D. Rose — *Manager*

STATE OF MISSOURI)
COUNTY OF Platte) SS:

Be it remembered that on this 13th day of January 20 09, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John D. Rose, (to me personally known, who being by me duly sworn, did say that he is Manager of Sunflower Development, L.L.C., a Missouri limited liability company, and that said instrument was signed in behalf of said company and that said John D. Rose 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 on the date herein last above written.

My Commission Expires: April 6, 2009

Angela A. Wilt
Notary Public

ANGELA K WILT
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: April 6, 2009
Commission # 05602043

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary
By
File No. L-3-05-K Date 1-26-09

I HEREBY CERTIFY: that Lot Split 0829 of the BRISTOL PATIO HOMES-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 plotting of subdivisions to the best of my professional knowledge and belief.

Date: 1/13/09 *Signed:*
Michael Schaul, PLS 1989

LEGEND

● — SET 1/2" BAR
—W— WATER LINE
=SAN= SANITARY SEWER
=ST= STORM SEWER
=LAT= LATERAL SANITARY
CI - CURB INLET
SMH - SANITARY SEWER MANHOLE
JB - JUNCTION BOX
U.E. - UTILITY EASEMENT
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.E. - SANITARY SEWER EASEMENT
A.E. - ACCESS EASEMENT

NOTES:

AVIATION AND NOISE EASEMENT: An Aviation and Noise Easement is hereby granted by Document No. 556754 in Book 45226 at Page 508.

WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE LINES ARE LOCATED IN THE UTILITY EASEMENTS AND RIGHT-OF-WAY. DRIVEWAYS, SIDEWALKS, AND FENCES HAVE NOT BEEN BUILT AT THIS TIME.

LUTJEN
8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4035
816.587.1193 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

DATE: 05-28-08 Job No.- 04356 File Name- CBPATI-1

S:Survey\CBRISTOL\PATHOMES\LOT SPLITT\Copy_CBPATI-M.dwg

Job # 3-3-09 Jan