Recorded in Clay County, Missouri
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Book: G Page: 198
Instrument Type: SURV
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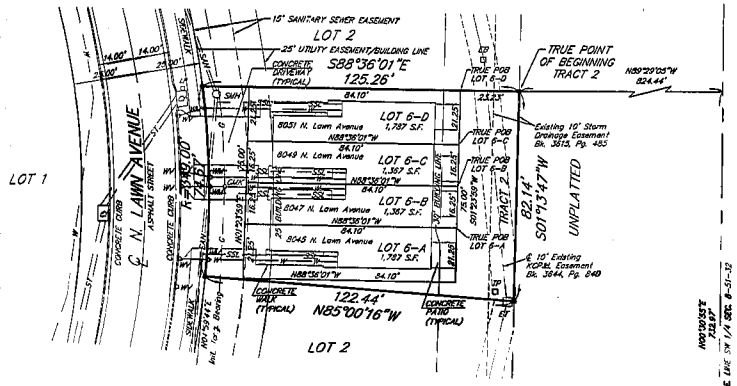
Recording Fee: $40.00 S
Robert T Sevier, Recorder
Grantor: BRIGHTON WOODS HOME OWNERS ASSN
Grantee: BRIGHTON WOODS

CERTIFICATE OF SURVEY

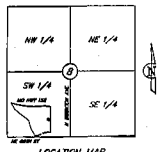
LOTS 6A–6D AND TRACT 2
OF LOT 2, BRIGHTON WOODS
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



NOTE: VARIANCE GRANTED TO FRONT PLATTED BUILDING LINE ON NOVEMBER 27, 2001 IN CASE NO. 12683-A.

SURVEYOR'S NOTES:

1. Property information shown hereon was provided by Kansas City Title (as agent for Old Republic National Title Insurance Company) Commitment Number CL-83046, effective date May 5, 2006.
2. Bearings shown hereon are based on the Missouri State Plane Coordinate System of 1983, NAD 1983, West Zone.
3. The Tracts shown hereon do not lie within a Regulatory Floodplain.
4. ● – indicates 5/8"rebar set with plastic cap.
   ⊕ – indicates found existing monumentation.
5. Easements, Building Lines and Setbacks were taken from the recorded plat of "BRIGHTON WOODS".
6. (Per Plat) references the Final Plat of BRIGHTON WOODS, recorded in the Office of Ineffperder of Deeds, Clay County, Missouri as Instrument Number O 1013 in Book E at Page 143.
7. Item Numbers 1, 2, 3, 4, 5, 6, and 7 of Schedule B – Section II are general exception notes that affect the subject tract, but do not reference any recorded documents and nothing can be plotted or shown on the survey.
8. Item Numbers 8 and 9 of Schedule B – Section II are general exception notes that affect the subject tract per the recorded plat of BRIGHTON WOODS and are shown on hereon.
9. Item Numbers 10, 11, and 12 of Schedule B – Section II refers to the instrument entitled "Declaration of Homes Association and Convenants, Conditions, Restrictions and Easements of Brighton Woods," recorded in Book 3134 at Page 765 and first amendment in Book 3213 at Page 626, second amendment in Book 3345 at Page 512, third amendment in Book 3361 at Page 318. This document now lists additional amendments not reported in the title commitment, the fourth amendment in Book 3529 at Page 909, fifth amendment in Book 3722 at Page 96, and the sixth amendment in Book 3948 at Page 152. The subject tract is affected by the terms of this document; however, there is nothing to plot on the survey.
10. Item Number 13 of Schedule B – Section II refers to a 20' wide Storm Drainage Easement dedicated to Kansas City, Missouri, as recorded in Book 3153 at Page 762. This easement does not affect the subject tracts.
11. 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 ascertain 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.



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

LEGEND

POB – POINT OF BEGINNING
CI – CURB INLET
LP – LIGHT POLE
ET – TRANSFORMER
TP – TELEPHONE PEDESTAL
EB – ELECTRIC BOX
SMH – SANITARY MANHOLE
WM – WATER METER
GMK – GAS LINE MARKER
SSL – SANITARY SEWER SERVICE LINE
℄ – CENTERLINE

—G— GAS LINE
—W— WATER LINE
═SAN═ SANITARY SEWER
═ST═ STORM SEWER
● – SET 1/2" BAR

SCALE
0' 20' 40'
SCALE: 1"=20'

LEGAL DESCRIPTION:

Lot 6-A

All that part of Lot 2, BRIGHTON WOODS, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 8; thence North 00°20'33" East, along the East line of said Southeast Quarter, 732.97 feet; thence North 89°29'03" West, 824.44 feet to a point on the East line of said Lot 2; thence North 88°36'01" West, 23.23 feet; thence South 01°23'59" West, 53.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 01°23'59" West, 21.25 feet; thence North 88°36'01" West, 84.10 feet; thence North 01°23'59" East, 21.25 feet; thence South 88°36'01" East, 84.10 feet to the True Point of Beginning. Containing 1,787 square feet, more or less.

Lot 6-B

All that part of Lot 2, BRIGHTON WOODS, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 8; thence North 00°20'33" East, along the East line of said Southeast Quarter, 732.97 feet; thence North 89°29'03" West, 824.44 feet to a point on the East line of said Lot 2; thence North 88°36'01" West, 23.23 feet; thence South 01°23'59" West, 37.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 01°23'59" West, 16.25 feet; thence North 88°36'01" West, 84.10 feet; thence North 01°23'59" East, 16.25 feet; thence South 88°36'01" East, 84.10 feet to the True Point of Beginning. Containing 1,357 square feet, more or less.

Lot 6-C

All that part of Lot 2, BRIGHTON WOODS, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 8; thence North 00°20'33" East, along the East line of said Southeast Quarter, 732.97 feet; thence North 89°29'03" West, 824.44 feet to a point on the East line of said Lot 2; thence North 88°36'01" West, 23.23 feet; thence South 01°23'59" West, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 01°23'59" West, 16.25 feet; thence North 88°36'01" West, 84.10 feet; thence North 01°23'59" East, 16.25 feet; thence South 88°36'01" East, 84.10 feet to the True Point of Beginning. Containing 1,357 square feet, more or less.

Lot 6-D

All that part of Lot 2, BRIGHTON WOODS, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 8; thence North 00°20'33" East, along the East line of said Southeast Quarter, 732.97 feet; thence North 89°29'03" West, 824.44 feet to a point on the East line of said Lot 2; thence North 88°36'01" West, 23.23 feet to the True Point of Beginning of the tract to be herein described; thence South 01°23'59" West, 21.25 feet; thence North 88°36'01" West, 84.10 feet; thence North 01°23'59" East, 21.25 feet; thence South 88°36'01" East, 84.10 feet to the True Point of Beginning. Containing 1,787 square feet, more or less.

Tract 2

All that part of Lot 2, BRIGHTON WOODS, a subdivision of land in the Southeast Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 8; thence North 00°20'33" East, along the East line of said Southeast Quarter, 732.97 feet; thence North 89°29'03" West, 824.44 feet to a point on the East line of said Lot 2; said point being the True Point of Beginning of the tract to be herein described; thence South 01°13'47" West, along said East line, 82.14 feet; thence North 85°00'16" West, 122.44 feet to a point on the Easterly right-of-way line of N. Lawn Avenue, as now established; thence Northerly, along said right-of-way line, along a curve to the left, having an initial tangent bearing of North 04°33'44" East, and a radius of 1340.00 feet, an arc distance of 24.67 feet; thence South 88°36'01" East, 125.26 feet to the True Point of Beginning. Except the following described tracts of land. All of the above tracts of land described as Lots 6A-6D. Containing 3.274 square feet or 0.08 acres, more or less.

IN WITNESS WHEREOF, BRIGHTON WOODS HOME OWNERS ASSOCIATION, a Non-Profit Missouri Corporation, caused to be duplicate in the State of Missouri, has caused these presents to be executed this 29th day of May, 2009.

BRIGHTON WOODS HOME OWNERS ASSOCIATION, a Non-Profit Missouri Corporation – Owner of Tract 2

BY: [signature], Pres
President

STATE OF MISSOURI
COUNTY OF Clay } SS

Be it remembered that on this 29th day of May, 2009 before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came [illegible], to me personally known, who being by me duly sworn, did say that she is President of said BRIGHTON WOODS HOME OWNERS ASSOCIATION, a Non-Profit Missouri Corporation, and that said instrument was signed and sealed in behalf of said corporation under and by the authority of its Board of Directors and she acknowledged that she executed the same as the 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 11/11/09

Notary Public
DONNA K. VILLIS
Notary Public - Notary Seal
State of Missouri - County of Clay
My Commission Expires Nov. 11, 2009
Commission #10327306

IN WITNESS WHEREOF, RUBY E. WEBER, Trustee for the Ruby E. Weber Trust, the party of the first part has hereunto set her hand this 29th day of May, 2009.

RUBY E. WEBER
Trustee for the Ruby E. Weber Trust
dated July 8, 1998 – Owner of Lot 6-A

STATE OF MISSOURI
COUNTY OF Clay } SS

Be it remembered that on this 29th day of May, 2009 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came RUBY E. WEBER, Trustee of the Ruby E. Weber Trust, to me personally known, said RUBY E. WEBER, Trustee of the Ruby E. Weber Trust, acknowledged said instrument to be her free act and deed.

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

Notary Public
GARRIE DAYNOR
Notary Public/Notary Seal
STATE OF MISSOURI
County of Cass
My Commission Expires: 5-9-2011
Commission #07346553

My Commission Expires 5-9-11

IN WITNESS WHEREOF, VICKI STRATTON, the party of the first part has hereunto set her hand this 29th day of May, 2009.

VICKI STRATTON
Owner Lot 6-B

STATE OF MISSOURI
COUNTY OF Jackson } SS

Be it remembered that on this 29 day of May, 2009 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came VICKI STRATTON, to me personally known, said VICKI STRATTON, acknowledged said instrument to be her free act and deed.

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

Notary Public
GARRIE DAYNOR
Notary Public/Notary Seal
STATE OF MISSOURI
County of Cass
My Commission Expires: 5-9-2011
Commission #07346553

My Commission Expires 5-9-11

IN WITNESS WHEREOF, JUDITH SALUS, the party of the first part has hereunto set her hand this 29th day of May, 2009.

JUDITH SALUS
Owner Lot 6-C

STATE OF MISSOURI
COUNTY OF Clay } SS

Be it remembered that on this 29 day of May, 2009 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came JUDITH SALUS, to me personally known, said JUDITH SALUS, acknowledged said instrument to be her free act and deed.

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

Notary Public
GARRIE DAYNOR
Notary Public/Notary Seal
STATE OF MISSOURI
County of Cass
My Commission Expires: 5-9-2011
Commission #07346553

My Commission Expires 5-9-11

IN WITNESS WHEREOF, GARRETT S. GILL AND SHANNON K. GILL, Husband and Wife, the parties of the first part have hereunto set their hands this 2nd day of June, 2009.

GARRETT S. GILL
Owner of Lot 6-D

SHANNON K. GILL
Owner of Lot 6-D

STATE OF MISSOURI
COUNTY OF Clay } SS

Be it remembered that on this 2nd day of June, 2009 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came GARRETT S. GILL AND SHANNON K. GILL, Husband and Wife, to me personally known, said GARRETT S. GILL AND SHANNON K. GILL, Husband and Wife, acknowledged said instrument to be their free act and deed.

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

Notary Public
A. WEBER
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
My Commission Expires: 4-17-2010
Commission #06442873

My Commission Expires 4-17-2010

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary
By
File No. L7-01-15 Date 6-3-09

I HEREBY CERTIFY that Lot Split 0154 of the BRIGHTON WOODS 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 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.

NUMBER LS-2002001492

Date 5-26-09 Signature [signature]
JAMES A. LUTJEN, MISSOURI PLS# 2002001492

CERTIFICATE OF SURVEY
Lots 6A-6D and Tract 2 of Lot 2, BRIGHTON WOODS
Kansas City, Clay County, Missouri

Date of Survey
04-30-09

Surveyed By:	KP
Reviewed By:	JRS
Drafted By:	PJS
Lutjen Project No.:	09066

LUTJEN
8300 N. Saint Clair Ave.
Kansas City, MO 64151
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surveying
planning
engineering
landscape architecture

Sheet No.:
1 of 1

Location: S:\Survey\BRIGHTON WOODS\09-LS-LOT6A-6D.dwg

Cab G
9-10-09
CM