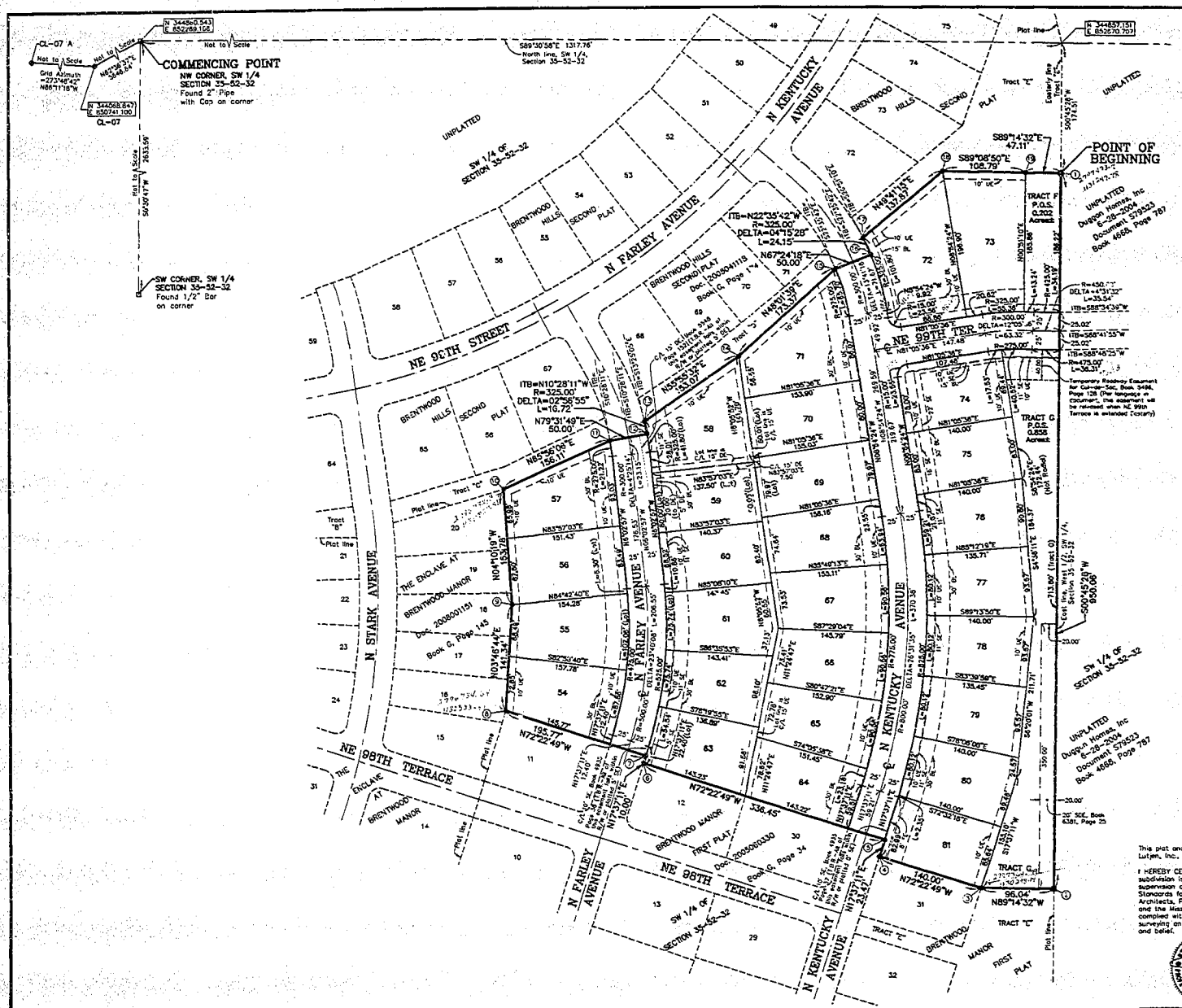
10-917-08-003

FINAL PLAT OF
BRENTWOOD MANOR SECOND PLAT

SW 1/4, SEC. 35 - Township 52 North - Range 32 West
KANSAS CITY, CLAY COUNTY, MISSOURI

Recorded in Clay County, Missouri
Date and Time: 02/08/2011 at 10:58:51 AM
Instrument Number: 2011004882
Book: H Page: 18
Instrument Type: PL
Page Count: 2
Recording Fee: $19.00 $
Grantor TRUDY MORGAN
Grantee BRENTWOOD MANOR SECOND PLAT
Jay Lawrence, Recorder



LEGEND

EASEMENTS

- DE Storm Drainage Easement
- SE Sanitary Sewer Easement
- UE Utility Easement
- SDE Surface Drainage Easement
- T.B.R. to be released with this plat

SETBACKS

- BL Building Setback Line

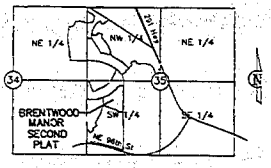
MISC.

- R Radius
- L Arc Distance
- DELTA Delta / Central Angle
- ITB Initial Tangent Bearing
- C/L Centerline
- R/W Right of Way
- P.O.S. Private Open Space
- ① Denotes State Plane Coordinate. See Sheet 2 of 2 for list

NOTE: All lot lines are radial to Street Right of Way lines unless noted hereon as (Not Radial)

SURVEY MARKERS

- Mo. DNR Survey Monument
- Found Section Corner (Monumentation as noted)
- Found Property Corner (Monumentation as noted)
- Set 5/8" Iron Rebar with Aluminum Cap to be set upon completion of construction
- Set 1/2" Iron Bar with Plastic cap to be set upon completion of construction. (1/2" Bars with caps will also be set on all Lot and Tract corners)



LOCATION MAP
Sec. 35, Twp. 52 N., Rge. 32 W.
No Scale

This plat and survey of "BRENTWOOD MANOR SECOND PLAT" was executed by Lutjen, Inc., 1301 Burlington, #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of "BRENTWOOD MANOR 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, Professional Surveyors and Landscape Architects and the Missouri Department of Natural Resources. I further certify that I have complied with all statues, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI JASON S. ROUDEBUSH NUMBER PLS-2002014092 PROFESSIONAL LAND SURVEYOR

JASON S. ROUDEBUSH, PLS MO#2002014092

January 4, 2011
DATE:

Date of Survey: 10-19-2009 (Bal)	
Revised: 8-19-2010 (Bal) per City comments	
Revised: 10-07-2010 (Bal) added Temp Roadway Ease. & misc touch ups (Bal)	
Revised: 10-21-2010 (Bal) per City Comments	
Revised: 1-03-2011 (Bal) revised dates	
Surveyed By:	KP
Reviewed By:	JSR
Drafted By:	BAL
Lutjen No. 09144-01	

LUTJEN
1301 Burlington, #100
North Kansas City, MO 64116
816.587.4320
816.587.1301 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

Sheet No. 1 of 2

Location: L:\Projects\09144-01\Plats\Phase1\09144-01-Brentwood Manor Second Final.dwg

Brentwood Manor 2nd

Y1103738