FINAL PLAT OF

BRENTWOOD MANOR SECOND PLAT

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

PROPERTY DESCRIPTION:

A tract of land in the Southwest Quarter of Section 35, Township 52 North, Range 32 West of the 5th Principal Meridian, in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 89°30'58" East along the North line of said Southwest Quarter, 1,317.76 feet to a point on the Easterly line of Tract "E", "Brentwood Hills Second Plat", a subdivision of land in said Kansas City, recorded December 10, 2008 as Document No. 2008041118, in Book G at Page 174; thence South 00°45'28" West along said Easterly line, 174.51 feet to the Southeast corner of said Tract "E" and the Point of Beginning of the tract of land to be herein described; thence continuing South 00°45'28" West, 950.06 feet to the Northeast corner of "Brentwood Manor First Plat", a subdivision of land in said Kansas City, recorded December 13, 2005 as Document No. 2005060330, in Book G at Page 34; thence Westerly along the Northerly line of said "Brentwood Manor First Plat", the following six (6) courses: thence North 89°14'32" West, 96.04 feet; thence North 72°22'49" West, 140.00 feet; thence North 17°37'11" East, 23.47 feet; thence North 72°22'49" West, 336.45 feet; thence North 17°37'11" East, 10.00 feet; thence North 72°22'49" West, 195.77 feet to the Northwest corner of said "Brentwood Manor First Plat", said point also being on the Easterly line of "The Enclave at Brentwood Manor", a subdivision of land in said Kansas City, recorded January 11, 2008 as Document No. 2008001151, in Book G at Page 145; thence North 03°46'44" East, along said Easterly line, 141.34 feet; thence North 04°10'19" West, along said Easterly line, 153.78 feet to a point on the Southerly line of aforesaid "Brentwood Hills Second Plat"; thence Easterly along said Southerly line the following ten (10) courses: thence North 65°56'06" East, 156.11 feet, thence North 79°31'49" East, 50.00 feet; thence Northerly along a curve to the left having an initial tangent bearing of North 10°28'11" West, with a radius of 325.00 feet, a central angle of 02°56'55" and an arc distance of 16.72 feet; thence North 55°55'32" East, 153.07 feet; thence North 48°01'39" East, 173.37 feet; thence North 67°24'18" East, 50.00 feet; thence Northwesterly along a curve to the left having an initial tangent bearing of North 22°35'42" West, with a radius of 325.00 feet, a central angle of 04°15'28" and an arc distance of 24.15 feet; thence North 49°41'15" East, 137.87 feet; thence South 89°08'50" East, 108.79 feet; thence South 89°14'32" East, 47.11 feet to the Point of Beginning. Containing 477,099 square feet or 10.95 acres, more or less.

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:

BRENTWOOD MANOR 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, surface drainage, and grading, 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 (UE), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. 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 appurtenances thereto without a valid permit from the department of public works as to utility easements, and/or written approval of the director of water services as to water main easements.

STREET DEDICATION: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

RIGHT OF ENTRANCE: The right of ingress and egress and 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 Services 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 United States Postal Service shall incur any liability by virtue of the exercise of such rights.

FLOODPLAIN: The lands herein platted lie totally within the limits of a regulatory floodplain, as designated on the official floodplain documents and are subject to the restrictions of Chapter 28, code of ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X-Federal Insurance Administration, Subchapter B-National Flood Insurance Program for eligiblity thereof. However, due to change in circumstances, the boundaries as referenced hereon may be modified from time to time. Therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri and the Federal Emergency Management Administration. According to the "Flood Insurance Rate Map", Community Panel Number 290173 0050 B, dated August 5, 1986, as published by the Federal Emergency Management Agency, this property lies within Zone C (Area of minimal flooding).

PRIVATE OPEN SPACE: Tract "F" (0.202 Acres±) and Tract "G" (0.858 Acres±) are hereby designated as Private Open Space at the election of the developer in lieu of the required parkland for twenty eight (28) single family units, 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 the "Supplemental Declaration of Covenants, Restrictions, Easements, Charges, Assessments and Liens for Brentwood", recorded simultaneously with this plat.

This plat is part of a phased project. Previous private open space tracts ded[illegible]ted in lieu of Parkland include Tract "C" (0.09 acres±), BRENTWOOD PLACE FIRST PLAT; Tract "C" (4.10 Acres±), and Tract "D" (3.89 Acres±), BRENTWOOD CROSSING FIRST PLAT; Tract "E" (0.35 Acres±), BRENTWOOD MANOR FIRST PLAT; Tract "A" (0.02 Acres±) and Tract "B" (0.01 Acres±), BRENTWOOD HILLS FIRST PLAT; Tract "B" (0.08 Acres±), Tract "C" (0.22 Acres±), Tract "D" (4.17 Acres±) and Tract "F" (5.86 Acres±), TRAILS OF BRENTWOOD FIRST PLAT; and Tract "E" (0.94 Acres±), BRENTWOOD HILLS SECOND 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 documents that will be recorded simultaneously with each individual plat.

GENERAL NOTES:

1. Property information referencing this survey was taken from the Ownership and Encumbrance Certificate, issued by Thomson Title Company, File Number L26704-0a Proposed Brentwood Manor Second Plat, Effective September 13, 2010 at 8:00.

2. The Temporary Easement recorded March 15, 2005 as Document No. 2005011140, in Book 4935, at Page 35 includes part of the plat of Brentwood Manor Second Plat. However, according to the terms of this document, the temporary easement automatically terminates (without the need to file any release) upon completion and acceptance of the improvements by the Director of Public Works. Therefore, that part of this document that crosses Brentwood Manor Second Plat is considered released and has not been shown hereon.

3. The Temporary Easement recorded December 20, 2006 as Document No. 2006055433, in Book 5584, at Page 5 includes all of the plat of Brentwood Manor Second Plat. However, according to the terms of this document, the temporary easement automatically terminates (without the need to file any release) when any portion of the land becomes part of a street right of way or is included in land which is subject to a plat which is recorded in Clay County. Therefore, that part of this document that is being platted as Brentwood Manor Second Plat is considered released and has not been shown hereon.

STREET DEDICATION:

N FARLEY AVENUE

GRADE POINT	ELEV.	DESC.	V.C.
Sta. 23+73.59 (Plat line at Southerly end of Street) (Stationing increases Northerly)	981.29	POT	—
Sta. 23+75	981.33	PCV	—
Sta. 24+50	983.95	PVI	150'
Sta. 24+64.34	982.98	High Pt.	—
Sta. 25+25	982.40	PVT	—
Sta. 27+75	977.24	PVC	—
Sta. 27+92.21 (Plat line at Northerly end of Street)	976.95	POT	—
Sta. 28+21.36	976.76	Low Pt.	—
Sta. 28+50	975.69	PVI	150'
Sta. 29+25	979.15	PVC	—

N KENTUCKY AVENUE

GRADE POINT	ELEV.	DESC.	V.C.
Sta. 18+98.23 (Plat line at Southerly end of Street) (Stationing increases Northerly)	971.31	POT	—
Sta. 20+50	972.81	PVC	—
Sta. 21+00	973.31	PVI	100'
Sta. 21+50	976.79	PVT	—
Sta. 23+00	987.23	PVC	—
Sta. 24+50	997.66	PVI	300'
Sta. 24+87.74	993.76	High Pt.	—
Sta. 25+47.49=Sta. 10+00 NE 99th Terrace	993.10	POT	—
Sta. 26+00	991.42	PVT	—
Sta. 26+69.08 (Plat line at Northerly end of Street)	988.55	POT	—

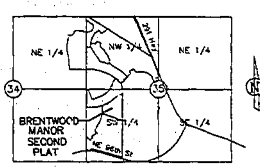
NE 99TH TERRACE

GRADE POINT	ELEV.	DESC.	V.C.
Sta. 10+00=Sta. 25+47.49 N Kentucky Avenue (Stationing increases Northerly)	993.10	POT	—
Sta. 10+25	992.58	PVC	—
Sta. 10+50	992.06	PVI	50'
Sta. 10+75	991.37	PVT	—
Sta. 12+48.35 (Plat line at Easterly end of Street)	986.64	POT	—

MISSOURI STATE PLANE COORDINATES

All bearings and coordinates shown hereon are based on the Missouri State Plane Grid System, NAD 1983, West Zone, (Adjusted in 2003) using a Grid Factor of 0.9998999. Coordinates are in meters.

Point	N	E
1	344803.969	852670.000
2	344514.446	852666.170
3	344514.833	852636.903
4	344527.748	852596.237
5	344534.567	852598.403
6	344565.605	852500.674
7	344568.510	852501.597
8	344586.570	852444.732
9	344629.564	852447.576
10	344676.297	852444.162
11	344695.698	852487.604
12	344698.467	852502.589
13	344703.453	852501.534
14	344729.591	852540.176
15	344764.928	852579.460
16	344770.783	852593.528
17	344777.487	852590.451
18	344804.652	852622.491
19	344804.159	852655.648



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

OWNERSHIP:

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 4th day of January, 2011.

TROPHY HOMES, INC.

Chris Valentine
Secretary

State of Missouri)
) SS:
County of Clay)

Be it remembered that on this 4th day of January, 2011, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Chris Valentine to me personally known, who being by me duly sworn, did say that he is Secretary of TROPHY HOMES, INC., and that said instrument was signed in behalf of said corporation and that said Chris 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.

Angela F. Witt
Notary Public

My Commission Expires: April 6, 2013

ANGELA F. WILT
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires April 6, 2013
Commission # [illegible]

CITY PLAN COMMISSION

Approved: December 1, 2009

Chairman
Evert Asjes III

Asst. Secretary
John Eckardt

PUBLIC WORKS

City Engineer
Gregory J. Rokos P.E.

Director of Public Works
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. 100912, duly authenticated as passed November 4, 2010

Mayor
Mark Funkhouser

City Clerk
Vickie Thompson-Carr

DEVELOPER & OWNER
Chris Valentine
Trophy Homes, Inc.
6601/A Royal Street
Pleasant Valley Missouri 64068

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 Esm & 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
816.587.1393 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

Sheet No. 2 of 2

Location: I:\Projects\09144-01\Plans\Plat\PLT-09144-01-Brentwood Manor Second Plat.dwg

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