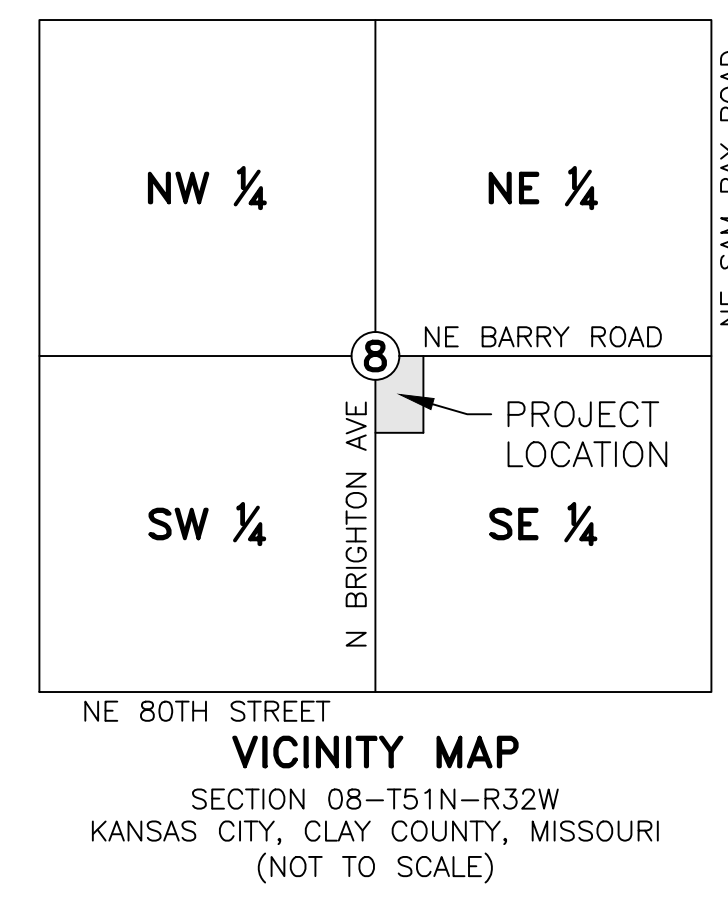


# FINAL PLAT OF BRIGHTON PLAZA

## A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 08, TOWNSHIP 51 NORTH, RANGE 32 WEST CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



**OWNER/DEVELOPER:**  
BRIGHTON AVENUE COLLISION, LLC  
13222 F STREET  
OMAHA, NEBRASKA 68137  
ATTN: TONY WIESE, MANAGING MANAGER

**ENGINEER/SURVEYOR:**  
CFS ENGINEERS  
1421 E 104TH STREET, SUITE 100  
KANSAS CITY, MISSOURI 64131  
ATTN: LANCE SCOTT

**FLOOD NOTE:**  
THIS PARCEL LIES WITHIN A FLOOD ZONE DESIGNATED OTHER AREAS ZONE (X) PER FEMA MAP COMMUNITY PANEL 29095C0132G, MAP REVISED JANUARY 20, 2017  
OTHER AREAS ZONE (X): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**CLOSURE REPORT:**  
TOTAL TRAVERSE LENGTH: 1766.34  
ERROR IN CLOSURE: 0.004  
CLOSURE IN ONE PART IN: 425.707  
ERROR IN NORTH: 0.0005  
ERROR IN EAST: -0.0041  
DIRECTION OF ERROR: N82°54'14"W

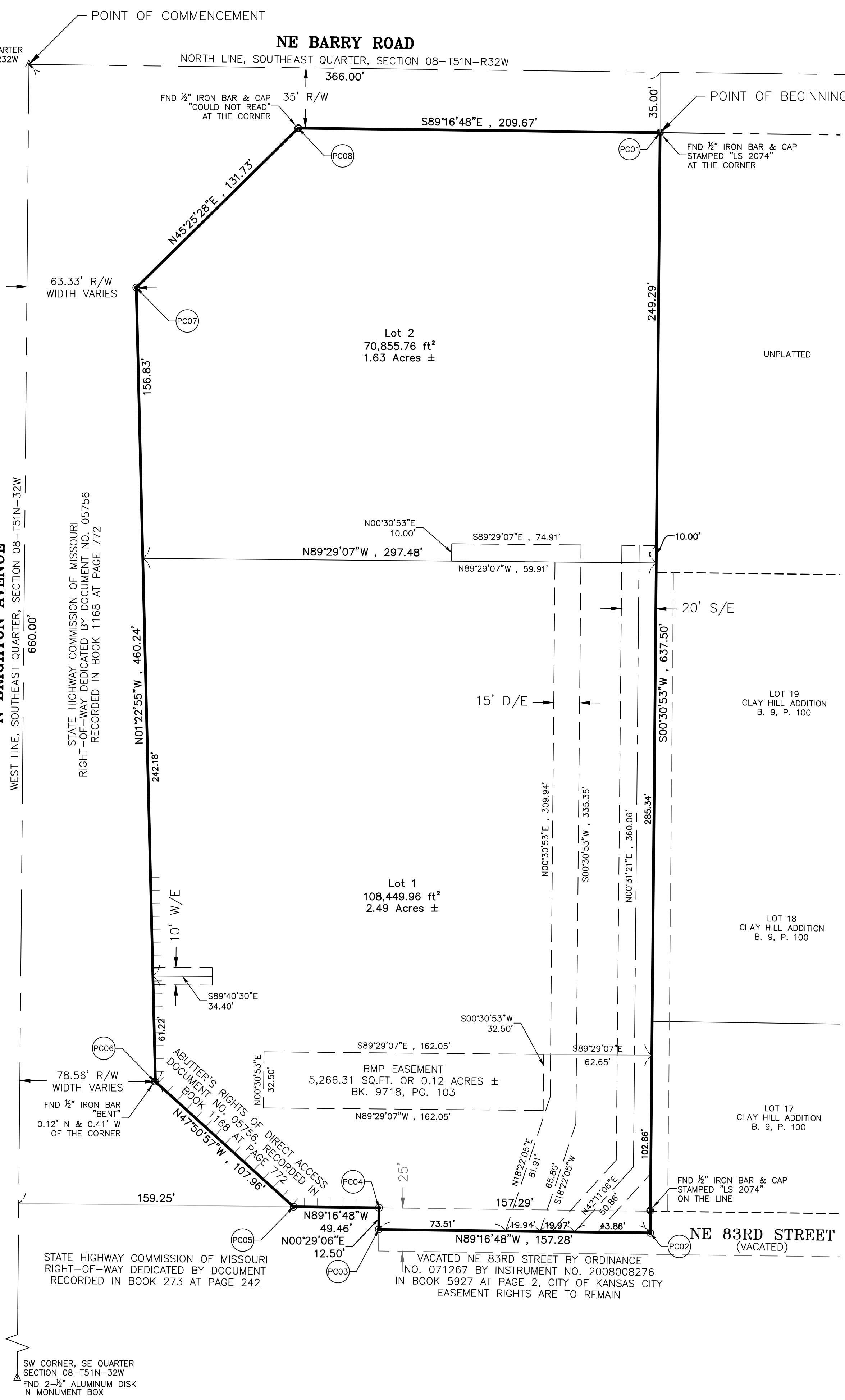
- PLAT LEGEND:**
- FOUND BOUNDARY MONUMENT
  - SET ½" IRON BAR & CAP STAMPED CF&S CLS 1999141100
  - △ SECTION CORNER MONUMENT
  - R/W RIGHT-OF-WAY
  - U/E UTILITY EASEMENT
  - D/E DRAINAGE EASEMENT
  - S/E SANITARY SEWER EASEMENT
  - W/E WATERLINE EASEMENT

STATE PLANE COORDINATE TABLE		
CORNER NUMBER	GRID NORTHING (M)	GRID EASTING (M)
pc01	341690.60	848336.52
pc02	341496.29	848334.80
pc03	341496.89	848286.88
pc04	341500.70	848286.91
pc05	341500.89	848271.83
pc06	341523.01	848247.31
pc07	341663.22	848244.05
pc08	341691.39	848272.64

MISSOURI STATE PLANE GRID COORDINATES SHOWN ABOVE ARE IN METERS

PARCEL AREA TABLE:		
PARCEL	AREA SQ.FT.	AREA ACRE
1	108,449.96	2.49
2	70,855.76	1.63

**CERTIFICATION:**  
I HEREBY CERTIFY, THAT THE PLAT OF "BRIGHTON PLAZA" IS A SURVEY PREPARED BY ME, AND MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, 10 CSR 30-2 AND 20 CSR 2030-16, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AT THIS TIME.



**PROPERTY DESCRIPTION:**

A PARCEL OF LAND BEING IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 32 WEST, LOCATED IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AS MONUMENTED BY A FOUND ¾" IRON BAR IN A MONUMENT BOX; THENCE SOUTH 89 DEGREES 16 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, A DISTANCE OF 366.00 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 53 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 366.00 FEET EASTERLY OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF NORTHEAST BARRY ROAD, AS CURRENTLY ESTABLISHED AND BEING MONUMENTED BY A FOUND ½" IRON BAR AND CAP STAMPED "LS 2074", SAID POINT ALSO BEING ON THE NORTHERLY PROLONGATION OF THE WEST LINE OF "CLAY HILL ADDITION", A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 53 SECONDS WEST, CONTINUING ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER AND THE WEST LINE OF "CLAY HILL ADDITION" AND ITS NORTHERLY AND SOUTHERLY PROLONGATION THERE OF, A DISTANCE OF 637.50 FEET, TO THE SOUTHERLY LINE OF THE NORTH HALF OF NORTHEAST 83RD STREET, SAID RIGHT-OF-WAY BEING VACATED BY ORDINANCE NUMBER 071267, RECORDED AS INSTRUMENT 2008008276 IN BOOK 5627 AT PAGE 2, AS MONUMENTED BY A SET ½" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 89 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SAID VACATED NORTHEAST 83RD STREET, A DISTANCE OF 157.28 FEET, TO THE WEST LINE OF THE SAID VACATED NORTHEAST 83RD STREET, AS MONUMENTED BY A SET ½" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 00 DEGREES 29 MINUTES 06 SECONDS EAST, ALONG THE WEST LINE OF THE SAID VACATED NORTHEAST 83RD STREET, A DISTANCE OF 12.50 FEET, TO THE NORTHWEST CORNER OF THE SAID VACATED NORTHEAST 83RD STREET, AS MONUMENTED BY A SET ½" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 89 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 600.00 FEET SOUTHERLY OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 49.48 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY 152, AS CURRENTLY ESTABLISHED, AS MONUMENTED BY A SET ½" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 47 DEGREES 50 MINUTES 57 SECONDS WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID MISSOURI STATE HIGHWAY 152, A DISTANCE OF 107.96 FEET, TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SAID MISSOURI STATE HIGHWAY 152 AND THE EASTERLY RIGHT-OF-WAY OF NORTH BRIGHTON AVENUE, AS CURRENTLY ESTABLISHED, AS MONUMENTED BY A FOUND BENT ½" IRON BAR BEING LOCATED 0.12 FEET NORTH AND 0.41 FEET WEST OF THE CORNER; THENCE NORTH 01 DEGREES 22 MINUTES 55 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY OF SAID NORTH BRIGHTON AVENUE, A DISTANCE OF 460.24 FEET, TO A SET ½" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 45 DEGREES 25 MINUTES 38 SECONDS EAST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY OF SAID NORTH BRIGHTON AVENUE, A DISTANCE OF 131.73 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID NORTH BRIGHTON AVENUE AND THE SOUTHERLY RIGHT-OF-WAY OF SAID NORTHEAST BARRY ROAD, AS MONUMENTED BY A FOUND ½" IRON BAR AND CAP THAT WAS UNREADABLE; THENCE SOUTH 89 DEGREES 16 MINUTES 48 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID NORTHEAST BARRY ROAD, A DISTANCE OF 209.67 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 179,305.71 SQUARE FEET OR 4.12 ACRES OF LAND MORE OR LESS.

**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 TELEVISION, SURFACE DRAINAGE AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS UTILITY EASEMENTS (U/E), 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 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 OR 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.

**UNDESIRABLE NOISE LEVEL:**

THE AREA DESCRIBED HEREIN LIES ADJACENT TO MISSOURI STATE HIGHWAY 152, AS SUCH, SUCH DEVELOPMENT MAY BE SUBJECT TO UNDESIRABLE NOISE LEVELS DUE TO TRAFFIC GENERATION. APPROPRIATE MEASURES SHOULD BE TAKEN THROUGH ACOUSTICAL SITE PLANNING AND/OR ACOUSTICAL CONSTRUCTION TO REDUCE THE IMPACT OF UNDESIRABLE NOISE LEVELS.

**RESTRICTED ACCESS:**

NO DIRECT VEHICULAR ACCESS TO MISSOURI STATE HIGHWAY 152 FROM LOT 2 IS PERMITTED.

**RIGHT OF ENTRANCE:**

THE RIGHT OF ENTRANCE AND EGRESS IN 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 U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

**PLAT DEDICATION:**

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

"BRIGHTON PLAZA"

IN TESTIMONY WHEREOF THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

OWNER/DEVELOPER NAME

BY: TONY WIESE, MANAGING MEMBER

STATE OF MISSOURI )  
COUNTY OF CLAY )SS;

BE IT REMEMBERED, THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, PERSONALLY APPEARED TONY WIESE, KNOWN TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS:**

CITY PLAN COMMISSION \_\_\_\_\_ PUBLIC WORKS

APPROVED: \_\_\_\_\_ DIRECTOR, MICHAEL SHAW

CITY 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. \_\_\_\_\_ DULY AUTHENTICATED AS PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MAYOR, QUINTON LUCAS \_\_\_\_\_ CITY CLERK, MARILYN SANDERS \_\_\_\_\_