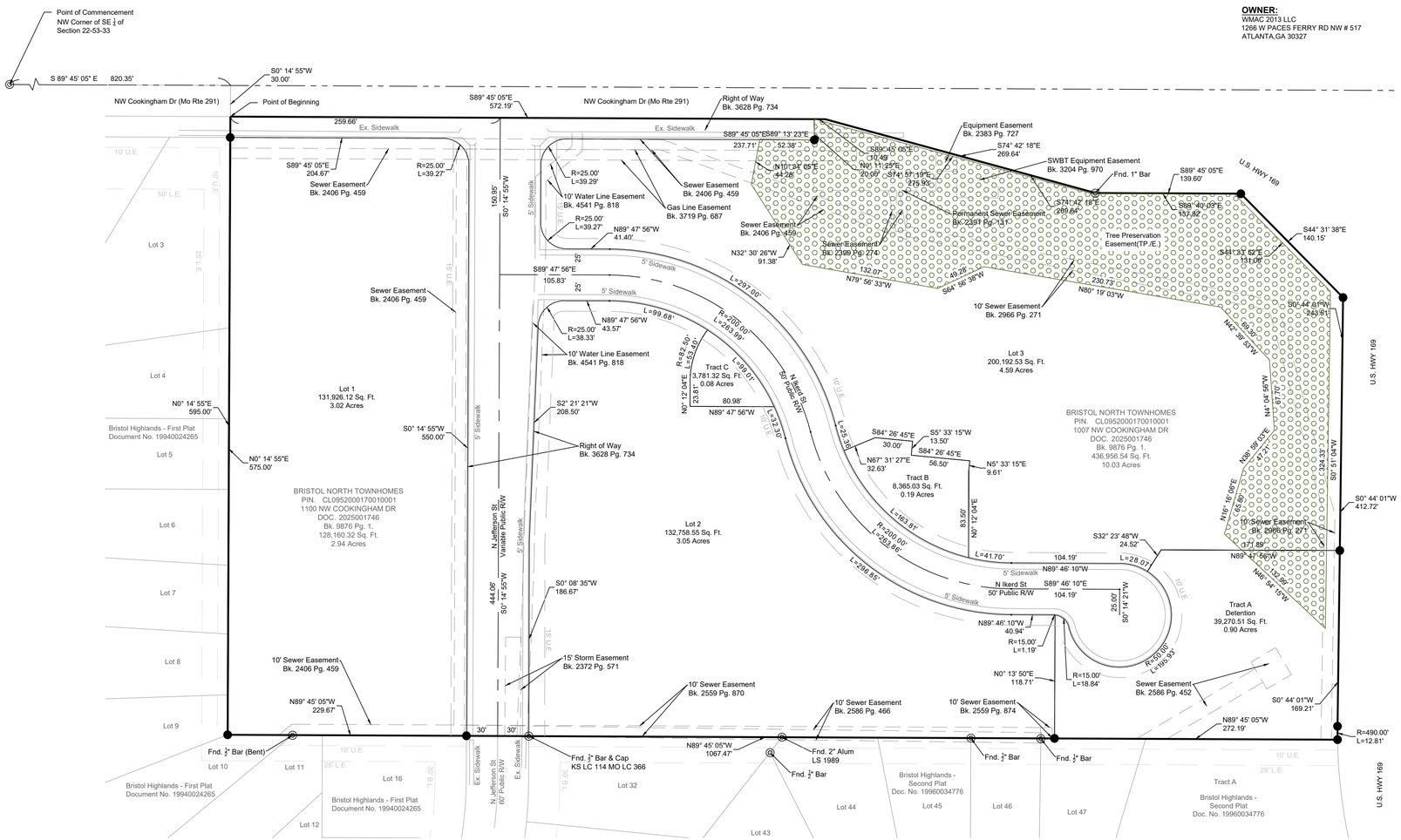
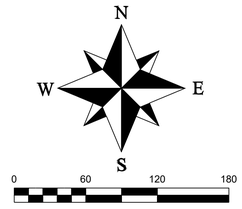
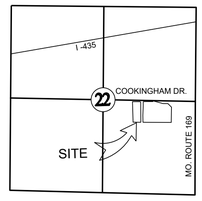
Final Plat
Bristol North Townhomes
Section 22, Township 52, Range 33
Kansas City, Clay County, Missouri



OWNER:
WMAC 2013 LLC
1266 W PACES FERRY RD NW # 517
ATLANTA,GA 30327





LOCATION MAP
SECTION 22-T52-R33

LEGEND

These standard symbols will
be found in the drawing.

- ● Set 1/2" Rebar & Cap(LS-2005008319-D)
- ◎ Found Survey Monument (As Noted)
- (#) Exception Document Location

PROPERTY DESCRIPTION:
A tract of land in the Southeast Quarter of Section 22, Township 52, Range 33, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northwest corner of said Southeast Quarter; thence South 89 degrees 45 minutes 05 seconds East, along the North line of said Southeast Quarter, a distance of 820.35 feet; thence South 00 degrees 14 minutes 55 seconds West, a distance 30.00 feet to the Point of Beginning of the tract to be herein described: thence South 89 degrees 45 minutes 05 seconds East, a distance of 572.19 feet; thence South 74 degrees 42 minutes 18 seconds East, a distance of 269.64 feet; thence South 89 degrees 45 minutes 05 seconds East, a distance of 139.60 feet; thence South 44 degrees 31 minutes 38 seconds East, a distance of 140.15 feet to a point on the West right of way line of US Highway 169, as now established; thence South 00 degrees 44 minutes 01 seconds West along said West right of way line, a distance of 412.72 feet; thence Southerly along said West right of way line, on a curve to the left tangent to the last described course and having a radius of 490.00 feet, an arc distance of 12.81 feet to the Northeast corner of BRISTOL HIGHLAND - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri, thence North 89 degrees 45 minutes 05 seconds West along the North line of said BRISTOL HIGHLANDS - SECOND PLAT and the North line of Lots 10, 11, 16 and 32 BRISTOL HIGHLANDS - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 1067.47 feet; thence North 00 degrees 14 minutes 55 seconds East along the East line of Lots 3 thru 9, said BRISTOL HIGHLANDS - FIRST PLAT, a distance of 595.00 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way, EXCEPT that part deeded to the to the City of Kansas City, a municipal corporation as further set forth in the Special Warranty Deed recorded 05/09/2002 as Document No. R11595 in Book 3628 at Page 734.
Containing 605,720.18 Sq. Ft. or 13.91 Acres±

DEDICATION:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNED SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

" Bristol North Townhomes"

EASEMENTS:
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 AND 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 (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 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 THERE OVER 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."

STREET DEDICATION:
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT. NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

TREE PRESERVATION EASEMENT:
A TREE PRESERVATION EASEMENT (TP./E.) FOR THE PRESERVATION OF EXISTING TREES IS HEREBY GRANTED TO KANSAS CITY, MISSOURI. BY THE GRANTING OF THIS EASEMENT, IT SHALL PROHIBIT ALL ACTIVITIES INCLUDED IN SECTION 88-424-11-B OF THE TREE PROTECTION MEASURES AND PROHIBITIONS SECTION(88-424-11) OF THE KANSAS CITY MISSOURI ZONING AND DEVELOPMENT CODE, ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

MASTER DRAINAGE PLAN:
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

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."

PRIVATE OPEN SPACE:
TRACTS C AND B CONTAINS 0.29 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 121 MULTI-FAMILY UNITS, PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 1.452 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT.

MAINTENANCE OF TRACT:
TRACT A WITHIN BRISTOL NORTH TOWNHOMES IS TO BE USED AS A DETENTION FACILITY AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS , AND PARCELS SHOWN WITHIN THIS PLAT, PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY OF PLAT OF BRISTOL NORTH TOWNHOMES, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PAYMENT IN LIEU OF PARKLAND:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $_____ IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 68 TOWNHOME UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

IN TESTIMONY WHEREOF:

Bristol North Townhouses, LLC, a Missouri Limited Liability Company, as the owner of the property has caused these presents to be executed this _____ day of _____ , 2025.

_____
Brian Mertz, Member
Bristol North Townhouses, LLC

NOTARY CERTIFICATION:

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

On this _____ day of _____ , 2025, before me, the undersigned notary public, personally appeared Brian Mertz, who being by me duly sworn, did say that he is Member of Bristol North Townhouses, LLC, a Missouri Limited Liability Company as the owner of the property and said instrument was signed on behalf of said company and as the free act and deed of said company.

IN WITNESS THEREOF:

I have hereunto set my hand and affixed my seal the date last written above.

_____
NOTARY PUBLIC

My Commission Expires:_____

CERTIFICATION

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief.

_____Date:_____
Matthew J. Schlicht, MO PLS 2012000102
Midwest Engineering Solutions, LLC. LS-2005008319-D

SURVEY AND PLAT NOTES:

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
   a) SEMI-PERMANENT MONUMENTS:
   SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "ENGR 8319" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
   b) PERMANENT MONUMENTS:
   SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 8319" AT PLAT BOUNDARY CORNERS.

2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.0020)

3. BEARINGS AND COORDINATES ARE BASED ON FINAL PLAT BRISTOL HIGHLANDS - FIRST PLAT DOCUMENT NO. 19940024265.

4. THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0062 G EFFECTIVE DATE: JANUARY 20, 2017.

5. LOTS 1 & 3 SHALL HAVE NO ACCESS TO NW COOKINGHAM ROAD (MISSOURI HIGHWAY 291).

6. LOT 3 & TRACT A SHALL HAVE NO ACCESS TO U.S. HIGHWAY 169.

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 _____, 20__.

_____
QUINTON LUCAS
MAYOR

_____
MARILYN SANDERS
CITY CLERK

Plat Dedication:	Reserved for County Stamping
Final Plat	
Private Open Space Dedication:	
N/A	
Record As:	
Plat	

REVISIONS

DATE	
3/13/25	Add Easements
4/11/25	City Comments dated 4/10/25
5/2/25	City Comments dated 4/30/25
5/12/25	City Comments dated 5/10/25

Final Plat
Bristol North Townhomes
Section 22, Township 52, Range 33
Kansas City, Clay County, Missouri

FINAL PLAT

COUNTY	JOB NO.
Jackson	Bristol North
SECTION	DATE OF PREPARATION
22	January 9, 2025
TOWNSHIP	RANGE
52N	33W
DRAWN BY	SCALE
M. Schlicht, PLS, PE	1" = 60'
SHEET	
1 OF 1	

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
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LEE'S SUMMIT, MO 64082
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