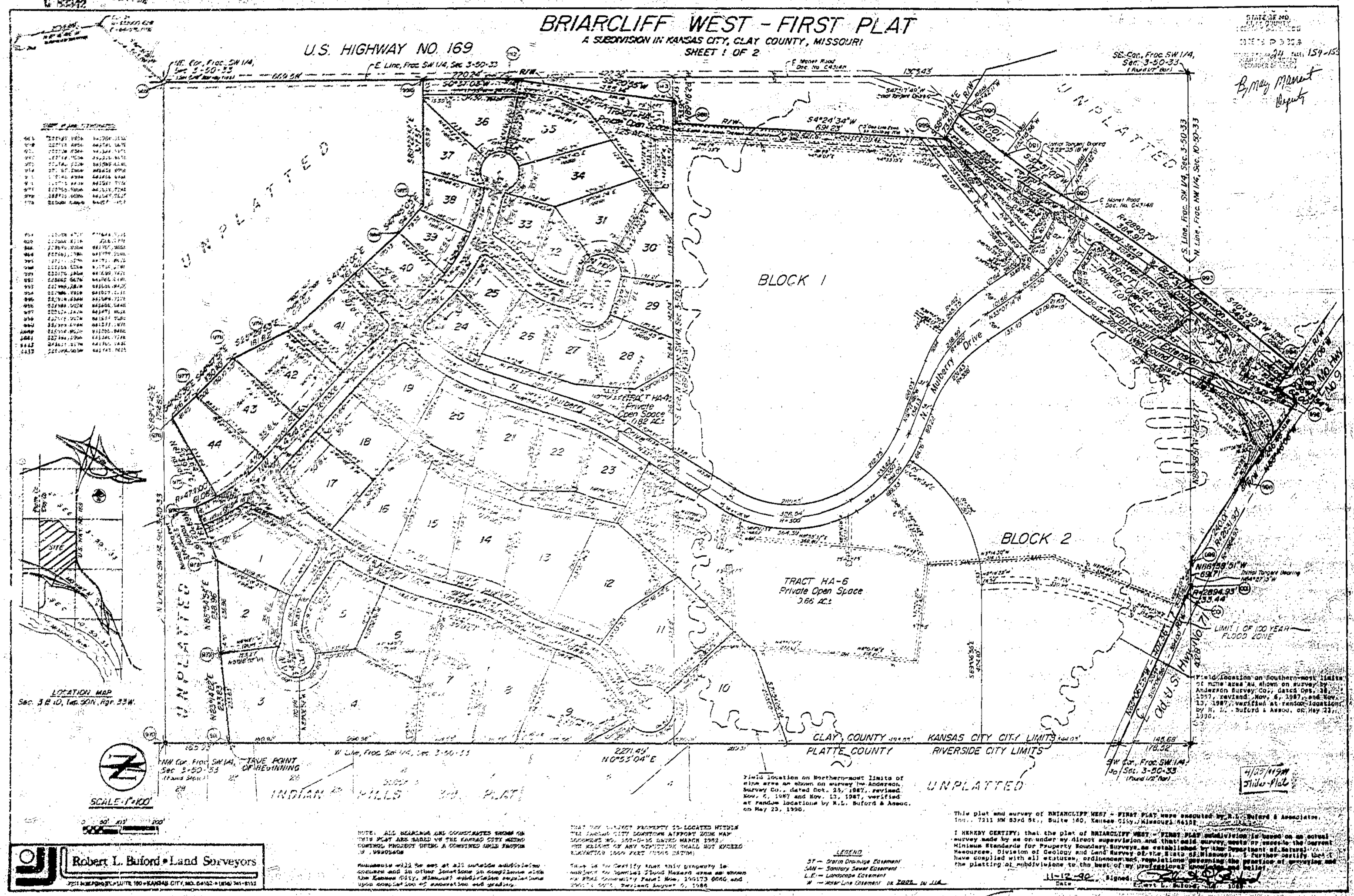
BRIARCLIFF WEST - FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

SHEET 1 OF 2



Field location on Northern-most limits of this area as shown on survey by Anderson Survey Co., dated Oct. 28, 1987, revised Nov. 6, 1987 and Nov. 13, 1987, verified at random locations by R.L. Buford & Assoc. on May 23, 1990.

This plat and survey of BRIARCLIFF WEST - FIRST PLAT were executed by R.L. Buford & Associates, Inc., 7211 NW 83rd St., Suite 180, Kansas City, Missouri 64152.

I HEREBY CERTIFY: that the plat of BRIARCLIFF WEST - FIRST 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 Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

11-12-90 Signed: Robert L. Buford, No. 1081
Date

LEGEND

ST — Storm Drainage Easement
SAN — Sanitary Sewer Easement
L.E. — Landscape Easement
W — Water Line Easement or 20ft. to 1'

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY MISSOURI CONTROL PROJECT USING A COMBINED GRID FACTOR OF .9996054608

Monuments will be set at all outside subdivision corners and at other locations to complete the Kansas City, Missouri subdivision regulations upon completion of excavation and grading.

THAT THE SUBJECT PROPERTY IS LOCATED WITHIN THE KANSAS CITY DOWNTOWN AIRPORT ZONING MAP DOWNTOWN MO. 2019-0-95 DATED MARCH 1992. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED ELEVATION 1000 FEET (USGS DATUM)

THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT SUBJECT TO SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM COMMUNITY PANEL NO. 290173 0006 C, DATED KANSAS CITY, REVISED AUGUST 5, 1986

STATE OF MO.
CLAY COUNTY
FILED FOR RECORD
24 PAGES 154-155
By Mary Manent
Deputy

Clay County, Missouri
Land Survey Plat
http://www.ClayCoGov.com