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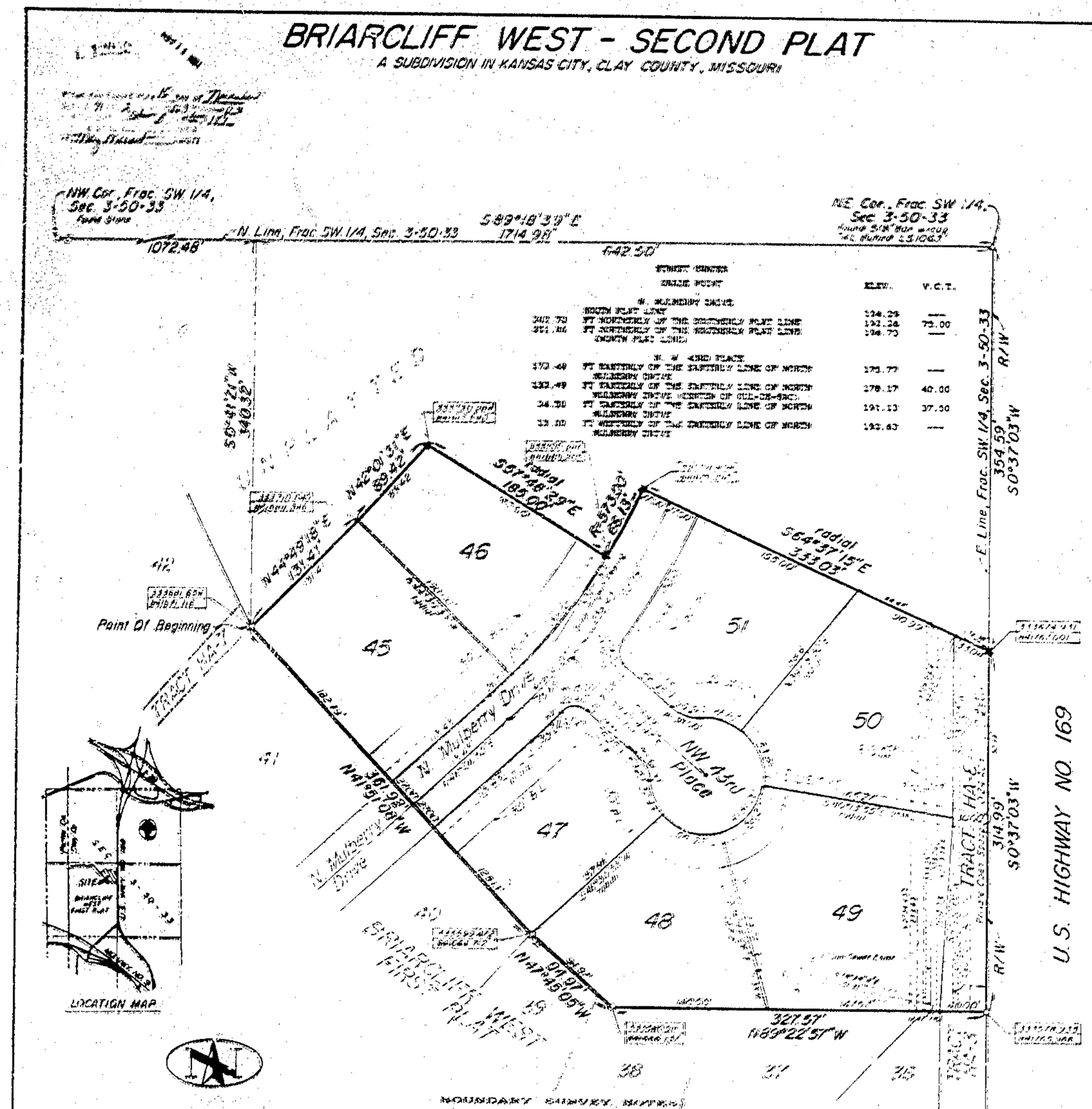
Clay County Missouri Land Survey Document

BRIARCLIFF WEST - SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



STREET CENTER TRAVERSE POINT	ELEV.	V.C.T.
W. MULBERRY DRIVE		
SOUTH PLAT LINE	194.29	—
242.79 FT NORTHERLY OF THE SOUTHERLY PLAT LINE	192.26	72.00
371.86 FT NORTHERLY OF THE SOUTHERLY PLAT LINE (NORTH PLAT LINE)	194.70	—
N. W. 43RD PLACE		
172.44 FT EASTERLY OF THE SOUTHERLY LINE OF NORTH MULBERRY DRIVE	193.77	—
332.49 FT EASTERLY OF THE SOUTHERLY LINE OF NORTH MULBERRY DRIVE (CENTER OF CUL-DE-SAC)	278.17	40.00
34.00 FT EASTERLY OF THE SOUTHERLY LINE OF NORTH MULBERRY DRIVE	191.13	37.50
32.00 FT WESTERLY OF THE SOUTHERLY LINE OF NORTH MULBERRY DRIVE	192.63	—

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SOME PERMANENT MONUMENTATION:
   5/8" IRON ROD WITH PLASTIC CAP STAMPED "L.L. BUFORD LS-1310" SET AT MONUMENT CORNER MARKED "●".
   PERMANENT MONUMENTATION:
   5/8" IRON ROD WITH ALUMINUM CAP STAMPED "L.L. BUFORD LS-1310" SET AT MONUMENT CORNER MARKED "▲".

2. THE POSITION OF EXISTING MONUMENTATION AS DESCRIBED AS AND "OR" AS "L.L." IS NOT THIS COMPANY. THE DIFFERENCES IN COORDINATES ON AT LEAST ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE MEASURED BOUNDARY CORNER.

3. ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY METRO NORTHERN MONUMENT GL-21 BEING A CONFIRMED GRID BASIS OF BEARINGS. THE FOLLOWING TRAVERSE TABLE REFLECTS THE STATE TRAVERSE FROM THIS MONUMENT TO THE PLAT BOUNDARY.

FROM	TO	BEARING	DISTANCE
GL-21A (LIGHT STATION)	BOND NO. GL-21	S 6° 30' 00" E	23.00 FEET
BOND NO. GL-21	CENTER SEC 3-50-33	S 6° 30' 00" E	1[illegible] FEET
CENTER SEC 3-50-33	NE COR OF PLAT	S 0° 37' 03" W	[illegible] FEET

LEGAL DESCRIPTION:

CONTAINING 211,104 SQ. FT. OR 4.8463 ACRES

ALL THAT PART OF THE SW FRACTIONAL 1/4 OF SECTION 3-T.50-R.33, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SW FRACTIONAL 1/4; THENCE S 89°-18'-39" E, ALONG THE NORTH LINE OF SAID SW FRACTIONAL 1/4, 1072.48 FEET; THENCE S 0°-41'-21" W, 340.32 FEET, TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF LOT 41, BRIARCLIFF WEST - FIRST PLAT, A SUBDIVISION IN SAID KANSAS CITY; THENCE N 44°-49'-18" E, 131.41 FEET; THENCE N 42°-03'-31" E, 89.42 FEET; THENCE S 67°-48'-29" E, 185.00 FEET; THENCE NORTHERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 573.00 FEET, AND AN INITIAL TANGENT BEARING OF N 33°-11'-31" E, AN ARC DISTANCE OF 68.13 FEET; THENCE S 64°-37'-15" E, RADIAL TO THE LAST DESCRIBED CURVE, 333.03 FEET TO A POINT ON THE EAST LINE OF SAID SW FRACTIONAL 1/4; SAID POINT BEING S 0°-37'-03" W ALONG SAID LINE, 364.59 FEET FROM THE NE CORNER OF SAID SW FRACTIONAL 1/4, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 169; THENCE S 0°-37'-03" W, ALONG SAID LINE, 314.99 FEET TO THE NE CORNER OF TRACT HA-3, SAID BRIARCLIFF WEST - FIRST PLAT; THENCE N 89°-22'-57" W, ALONG THE NORTH LINE OF SAID BRIARCLIFF WEST - FIRST PLAT, 327.57 FEET; THENCE N 47°-45'-06" W, CONTINUING ALONG SAID LINE, 94.97 FEET; THENCE N 41°-51'-08" W, CONTINUING ALONG SAID LINE, 361.98 FEET, TO THE POINT OF BEGINNING.

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:

BRIARCLIFF WEST - SECOND PLAT

EASEMENTS:

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, AND TO THE UTILITY COMPANIES FRANCHISED TO OPERATE IN KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE, 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 UTILITY EASEMENT (U/E). WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL 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 AN 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 THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AS TO UTILITY EASEMENTS AND/OR THE DIRECTOR OF WATER AND POLLUTION CONTROL AS TO WATER MAIN EASEMENTS.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

STREETS:

THE STREETS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

RIGHT OF ENTRANCE:

THE RIGHT OF INGRESS AND EGRESS AND TRAVEL ALONG ANY STREET, DRIVE, OR OPEN SPACE 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 U.S. POSTAL SERVICE FOR DELIVERY OF MAIL.

PARK LAND DEDICATION:

PRIVATE OPEN SPACE, HA TRACT-5 CONTAINING 0.2411 ACRES, WILL BE RESERVED AT THE DISCRETION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARK LAND DEDICATION FOR 7 SINGLE-FAMILY UNITS WITHIN A PART OF BRIARCLIFF WEST - SECOND PLAT. THIS PRIVATE OPEN SPACE WILL ALSO BE APPLIED TO MEET PRIVATE OPEN SPACE REQUIREMENTS FOR FUTURE PLATS, PURSUANT TO SECTION 31.32, CODE OF GENERAL ORDINANCES, AS AMENDED. MAINTENANCE OF SAID PRIVATE OPEN SPACE SHALL BE THE RESPONSIBILITY OF BRIARCLIFF WEST HOMES ASSOCIATION, INC., PURSUANT TO ITS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN BOOK 2075, PAGE 216, AS DOCUMENT NO. 6-1765 ON December 12, 1990, 1991.

IN TESTIMONY WHEREOF,

MISSOURI RENTAL MACHINERY COMPANY, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 26th DAY OF August, 1991.

MISSOURI RENTAL MACHINERY COMPANY

DONALD R. WOODARD VICE PRESIDENT

ANN KEDMANN SECRETARY

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF Platte)

BE IT REMEMBERED THAT ON THIS 26th DAY OF August, 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DONALD R. WOODARD AND ANN EDMANN, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN BY ME, DID SAY THAT THEY ARE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF MISSOURI RENTAL MACHINERY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID DONALD R. WOODARD AND ANN EDMANN 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 AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: Feb 14, 1995

Marva L. West
NOTARY PUBLIC

CITY OF KANSAS CITY:

CITY PLAN COMMISSION

APPROVED

CHAIRMAN - WHITNEY KERR, SR.

SECRETARY - WILLIAM O. HARTMAN

PUBLIC WORKS

APPROVED 9-30-91

CITY ENGINEER - GURNIE C. GUNTER

APPROVED 9/30/91

DIRECTOR - GEORGE L. SATTERLEE

110742
ENTRY NUMBER

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. 911221 DULY AUTHENTICATED AS PASSED THIS 7th DAY OF October, 1991.

MAYOR - EMANUEL CLEAVER, II

CITY CLERK - CATHERINE T. ROCHA

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

KEITH M. GARD, MLS-1440