Clay County, Missouri
Land Survey Document

D- 3

BRIARCLIFF WEST – FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

SHEET 1 OF 2

DEDICATION:
THE UNDERSIGNED OWNERS OF THE HEREIN 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 – FOURTH PLAT

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, 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 BY 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 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:
TRACT HA-11 IS COMMON AREA TOTALING 1.2851 ACRES. PARK LAND REQUIREMENTS HAVE BEEN MET WITH THE PLATTING OF BRIARCLIFF WEST FIRST PLAT, BRIARCLIFF WEST SECOND PLAT AND BRIARCLIFF WEST THIRD PLAT. THEREFORE, PARK LAND IS NOT DEDICATED WITH THIS PLAT. THE AREA DESIGNATED TRACT HA-11 IS COMMON AREA TO BE USED AND MAINTAINED BY THE BRIARCLIFF WEST HOMES ASSOCIATION, INC. PURSUANT TO ITS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN BOOK 2145, PAGE 76, AS DOCUMENT NO. L41482 ON August 20, 1992

IN TESTIMONY WHEREOF:
MISSOURI RENTAL MACHINERY COMPANY, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 21st DAY OF MAY, 1992.

MISSOURI RENTAL MACHINERY COMPANY

CHARLES A. GARNEY, PRESIDENT — ANN A. ERDMANN, SECRETARY

NOTARY CERTIFICATION:
STATE OF MISSOURI)
) SS:
COUNTY OF Platte)

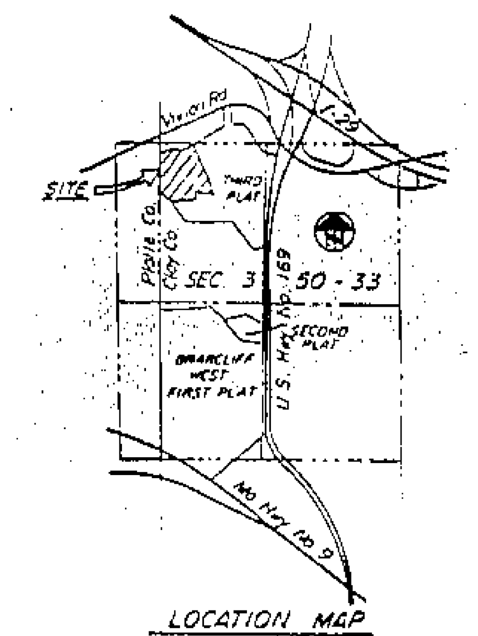
BE IT REMEMBERED THAT ON THIS 21st DAY OF MAY, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME CHARLES A. GARNEY AND ANN A. ERDMANN, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN BY ME, DID SAY THAT THEY ARE PRESIDENT AND SECRETARY, RESPECTIVELY, OF MISSOURI 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 CHARLES A. GARNEY AND ANN A. ERDMANN 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: BRENDA LEE DAVIS, Notary Public, State of Missouri, Commissioned in Platte County, My Commission Expires May 13, 1995

Brenda Lee Davis
NOTARY PUBLIC

SEE BOOK 2145 PAGE 76



LOCATION MAP
Sec. 3, Twp. 50N., Rge. 33W.

CITY OF KANSAS CITY:

CITY PLAN COMMISSION
APPROVED May 27, 1992
CHAIRMAN – WHITNEY E. KERR, SR.
SECRETARY – WILLIAM G. HARTMAN

PUBLIC WORKS
APPROVED 6-10-92
CITY ENGINEER – GURNIE C. GUNTER
APPROVED June 11, 1992
DIRECTOR – GEORGE L. SATTERLEE
920463
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. 920695 DULY AUTHENTICATED AS PASSED THIS 25th DAY OF June, 1992
MAYOR – EMANUEL CLEAVER, II
CITY CLERK – CATHERINE T. ROGNA

STREET GRADES:

STATION	COMMENT	% GRADE	ELEVATION
	N. W. 47TH TERRACE		
10+75	P.V.C.	(-) 1.30%	151.60
12+73.24	PLAT LINE	(-) 1.30%	142.29 (ON VERT. CURVE)
12+75	P.V.I.	---	149.00
14+75	P.V.T.	(-) 15.00%	119.00
16+25	P.V.C.	(-) 15.00%	96.50
17+00	P.V.I.	---	95.25
17+36.43	CNTR. CUL-DE-SAC	(-) 4.00%	84.34 (ON VERT. CURVE)
17+75	P.V.T.	(-) 4.00%	82.25
	N. HICKORY COURT		
10+15	P.V.C.	(-) 1.96%	144.60
10+29.49	PLAT LINE	(-) 1.96%	144.28 (ON VERT. CURVE)
10+75	P.V.I.	---	143.42
11+25	P.V.T.	(-) 12.00%	136.22
11+50	P.V.C.	(-) 12.00%	134.43
12+00	P.V.I.	---	116.43
15+00	P.V.T.	(-) 6.00%	107.43
15+49.77	CNTR. CUL-DE-SAC	(-) 6.00%	95.44

LEGAL DESCRIPTION:

CONTAINING 605,035 SQ. FT. OR 13.8896 ACRES

A TRACT OF LAND SITUATED IN THE FRACTIONAL NW 1/4 OF SECTION 3-T.50-R.33, KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID FRACTIONAL NW 1/4; THENCE N 89°-26'-07" W, ALONG THE NORTH LINE OF SAID FRACTIONAL NW 1/4, 1068.48 FEET, TO THE NORTHWESTERLY LINE OF TRACT HA-9, BRIARCLIFF WEST – THIRD PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S 47°-33'-10" W, ALONG SAID LINE, 96.56 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT HA-9; THENCE S 34°-25'-21" E, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT HA-9, 40.37 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 34°-25'-21" E, ALONG THE WESTERLY LINE OF SAID BRIARCLIFF WEST – THIRD PLAT, 330.59 FEET; THENCE S 30°-27'-34" E, CONTINUING ALONG SAID LINE, 74.92 FEET; THENCE S 18°-28'-01" E, CONTINUING ALONG SAID LINE, 79.77 FEET; THENCE S 11°-20'-07" E, CONTINUING ALONG SAID LINE, 208.65 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 47TH TERRACE; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, AND AN INITIAL TANGENT BEARING OF N 56°-59'-08" W, AN ARC DISTANCE OF 149.22 FEET; THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 21.29 FEET; THENCE S 80°-37'-30" W, 50.00 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AND AN INITIAL TANGENT BEARING OF S 09°-51'-59" E, AN ARC DISTANCE OF 22.14 FEET; THENCE S 13°-40'-38" E, 50.02 FEET TO THE NW CORNER OF LOT 76, SAID BRIARCLIFF WEST – THIRD PLAT; THENCE S 14°-18'-23" E, ALONG THE NORTHWESTERLY LINE OF SAID BRIARCLIFF WEST – THIRD PLAT, 128.10 FEET; THENCE S 66°-02'-51" W, CONTINUING ALONG SAID LINE, 492.35 FEET; THENCE S 73°-49'-33" W, CONTINUING ALONG SAID LINE 22.66 FEET; THENCE N 44°-13'-12" W, 355.93 FEET TO THE WEST LINE OF SAID FRACTIONAL NW 1/4, SAID LINE ALSO BEING THE COUNTY LINE BETWEEN PLATTE AND CLAY COUNTY; THENCE N 00°-42'-19" E, ALONG SAID LINE, 538.56 FEET TO A POINT THAT IS S 00°-42'-19" W, 280.20 FEET FROM THE NW CORNER OF SAID FRACTIONAL NW 1/4; THENCE N 56°-05'-58" E, 230.94 FEET; THENCE S 87°-59'-15" E, 290.28 FEET; THENCE N 63°-23'-17" E, 126.96 FEET TO THE POINT OF BEGINNING.

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.
SEMI-PERMANENT MONUMENTATION:
1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS AND ALL REAR LOT CORNERS.
PERMANENT MONUMENTATION:
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " O " OR " Δ ", IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY METRO CONTROL MONUMENT CL-21 USING A COMBINED GRID FACTOR OF 0.9999027.

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.

5-19-92
CHARLES E. KUTZ
RLS-2379

Robert L. Buford • Land Surveyors
7211 N. W. 83RD ST. • SUITE 160 • KANSAS CITY, MO. 64152 • (816) 741-6152

http://www.ClayCoGov.com