Clay County, Missouri
Land Survey Document

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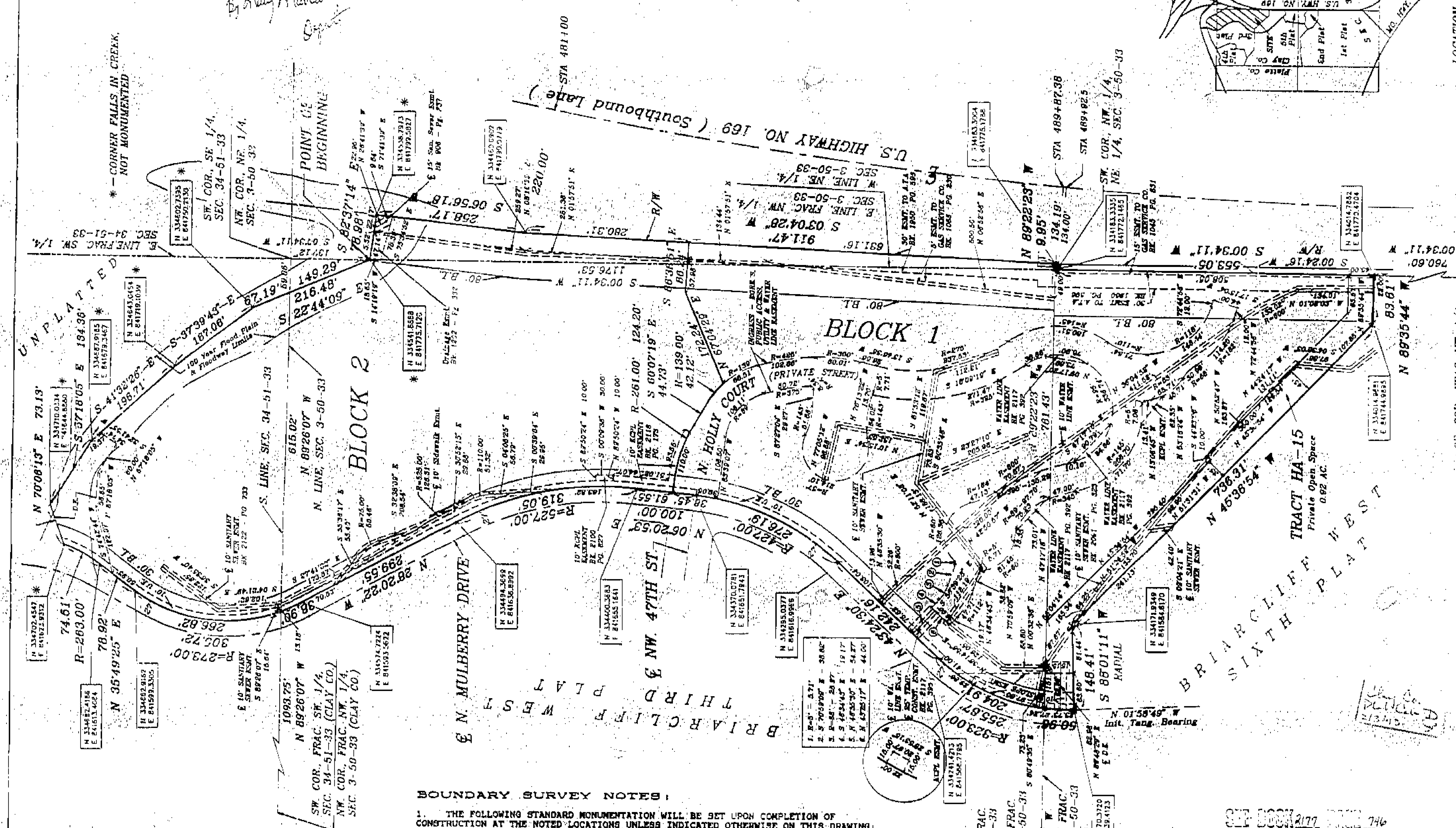
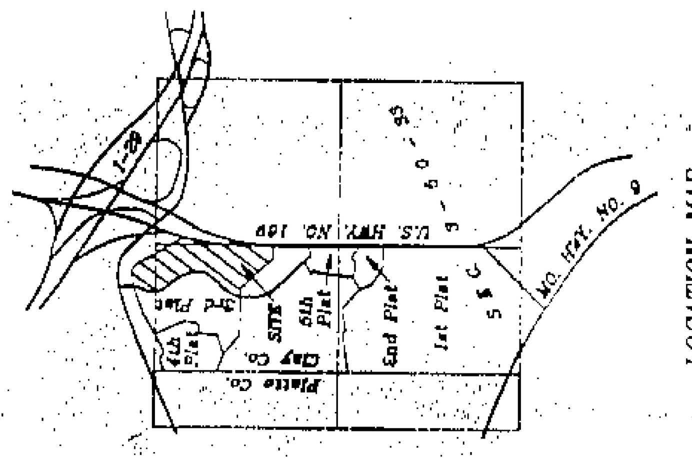
921245

# BRIARCLIFF WEST VILLAS

## REPLAT OF TRACT A, BRIARCLIFF WEST THIRD PLAT

## A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI




LOCATION MAP

## LEGAL DESCRIPTION:

CONTAINING 1,078,013 SQ. FT. OR 24.7477 ACRES

THIS IS A RESURVEY AND REPLAT OF TRACT A, BRIARCLIFF WEST - THIRD PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, SITUATED IN THE FRACTIONAL SW 1/4 OF SECTION 34-T.51-R.33, AND THE NE 1/4 AND THE FRACTIONAL NW 1/4 OF SECTION 3-T.50-R.33, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 3; THENCE S 00°-34'-11" W, ALONG THE WEST LINE OF SAID NE 1/4, 137.12 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 82°-37'-14" E, 78.98 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 169; THENCE S 06°-56'-18" W, ALONG SAID LINE, 258.17 FEET TO A POINT OPPOSITE AND 220.00 FEET FROM CENTERLINE STATION 481+00; THENCE S 03°-04'-28" W, CONTINUING ALONG SAID LINE, 911.47 FEET, TO A POINT OPPOSITE AND 134.19 FEET FROM CENTERLINE STATION 489+87.38, SAID POINT BEING ON THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE N 1/2 OF THE FRACTIONAL NW 1/4, OF SAID SECTION 3; THENCE N 89°-22'-23" W, ALONG SAID PROLONGATION, 9.95 FEET TO THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 3; THENCE S 00°-34'-11" W, ALONG THE WEST LINE OF SAID NE 1/4, 553.05 FEET; THENCE N 89°-35'-44" W, 83.61 FEET; THENCE N 45°-36'-54" W, 736.31 FEET; THENCE S 88°-01'-11" W, 148.41 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 323.00 FEET, AND AN INITIAL TANGENT BEARING OF N 01°-58'-49" W, AN ARC DISTANCE OF 50.96 FEET TO THE SOUTH LINE OF THE N 1/2 OF SAID FRACTIONAL NW 1/4; THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 204.91 FEET; THENCE N 43°-24'-30" E, TANGENT TO THE LAST DESCRIBED CURVE, 242.15 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 427.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 276.19 FEET; THENCE N 06°-20'-53" E, TANGENT TO THE LAST DESCRIBED CURVE, 100.00 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 527.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 319.05 FEET; THENCE N 28°-20'-22" W, TANGENT TO THE LAST DESCRIBED CURVE, 299.55 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 273.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 38.90 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 266.82 FEET; THENCE N 35°-49'-25" E, TANGENT TO THE LAST DESCRIBED CURVE, 78.92 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 263.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 74.51 FEET; THENCE N 70°-06'-13" E, 73.13 FEET; THENCE S 57°-18'-05" E, 134.36 FEET; THENCE S 41°-32'-26" E, 196.71 FEET; THENCE S 37°-39'-43" E, 167.06 FEET; THENCE S 22°-44'-09" E, 67.19 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 3, SAID POINT BEING N 89°-26'-07" W, 59.06 FEET FROM THE NW CORNER OF SAID NE 1/4; THENCE S 22°-44'-09" E, 149.29 FEET TO THE POINT OF BEGINNING.

## 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 VILLAS

## 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) AND THE STRIPS OF LAND DESIGNATED INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE 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 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.

## 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.

## SLOPE EASEMENT:

A PERMANENT SLOPE EASEMENT (S.E.) IS HEREBY GRANTED TO THE CITY OF KANSAS CITY, MISSOURI, FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF AN EMBANKMENT OR FOR SLOPING THE SIDES OF CUTBACKS TO MAINTAIN PUBLIC STREETS AT THE ESTABLISHED GRADE AND AS NECESSARY TO PRESERVE AND PROTECT THE PUBLIC STREETS.

## PARK LAND:

PARK LAND REQUIREMENTS HAVE BEEN MET BY THE PLAT OF BRIARCLIFF WEST - THIRD PLAT, ORDINANCE NO. 911347 PASSED NOVEMBER 7, 1991. TRACT HA-15, TOTALING 0.92 ACRES, IS COMMON AREA TO BE USED AND MAINTAINED BY THE BRIARCLIFF WEST VILLAS ASSOCIATION, INC. PURSUANT TO ITS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

## STREET GRADES:

STREET GRADES HAVE BEEN PREVIOUSLY ESTABLISHED BY THE PLAT OF BRIARCLIFF WEST - THIRD PLAT, BY ORDINANCE NO. 911347 PASSED NOVEMBER 7, 1991.

## IN TESTIMONY WHEREOF:

MISSOURI RENTAL MACHINERY COMPANY, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 26 DAY OF October, 1992.

MISSOURI RENTAL MACHINERY COMPANY

DONALD R. WOODARD VICE PRESIDENT — ANN A. ERDMANN SECRETARY

## NOTARY CERTIFICATION:

STATE OF MISSOURI )
) SS:
COUNTY OF Platte )

BE IT REMEMBERED THAT ON THIS 26th DAY OF October, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DONALD R. WOODARD AND ANN A. ERDMANN, 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 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 July 26, 1994 — NOTARY PUBLIC

## 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 MARKED "●" AND AT 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 "○" OR "△", 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. THE FOLLOWING TRAVERSE TABLE REFLECTS THE FIELD TRAVERSE FROM THIS MONUMENT TO THE PLAT SHOWN HEREON:

| FROM | TO | BEARING | DISTANCE |
|---|---|---|---|
| CL-21A (SIGHT STATION) | KCMO NO. CL-21 | S 6°-16'-46" E | 2738.89' |
| KCMO NO. CL-21 | SE COR OF PLAT | N 42°-46'-15" W | 510.27' |

4. THE 100 YEAR FLOOD PLAIN AND FLOODWAY LIMITS, SHOWN HEREON, IS BASED UPON A DRAINAGE STUDY BY JOHN F. LUTJEN & ASSOCIATES, SHEET 13 OF 23, DATED JUNE 26, 1991, WITH NINE REVISIONS, THE LATEST REVISION DATED OCTOBER 14, 1991.

## 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.

10-26-92 CHARLES E. KITZ RLS-2379

GRAPHIC SCALE
( IN FEET )
1 inch = 100 ft.

BLOCK 1 IS SUBJECT TO FURTHER SUBDIVISION TO CREATE A MAXIMUM OF 31 DWELLING UNITS BY CERTIFICATES OF SURVEY AND SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED WITH THIS PLAT.

SEE BOOK 2177 PAGE 746

SEE BOOK 2152 PAGE 850

## CITY OF KANSAS CITY:

CITY PLAN COMMISSION
APPROVED
CHAIRMAN - WHITNEY E. KERR, SR.
SECRETARY - WILLIAM G. HARTMAN

PUBLIC WORKS
APPROVED 10-26-92
CITY ENGINEER - GURNIE C. GUNTER
APPROVED 10/26/92
DIRECTOR - GEORGE L. SATTERLEE
920797
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. 921245 DULY AUTHENTICATED AS PASSED THIS ___ DAY OF ___ 1992
MAYOR - EMANUEL CLEAVER, II
CITY CLERK - CATHERINE T. ROCHA

DISC: DRWEST-4
FILE: BR3VILLA.DWG

Robert L. Buford Land Surveyors
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