Clay County, Missouri
Land Survey Document

L 33655 JUN 15 1992

BRIARCLIFF WEST – FIRST PLAT

LOT SPLIT PLAT OF LOTS 10 THRU 13, INCLUSIVE

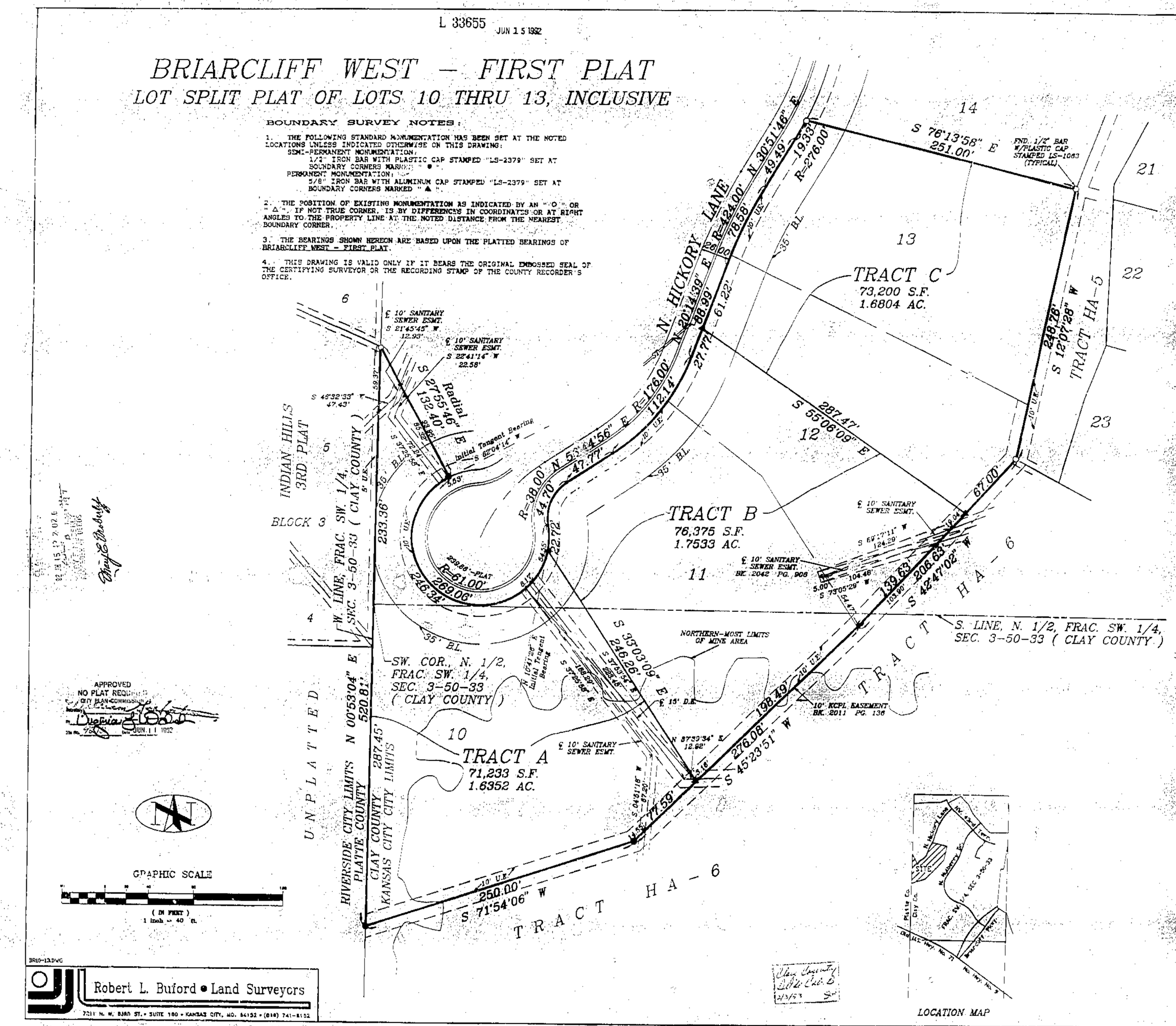
BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET 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 " ● ".
   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 " △ ", 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. THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLATTED BEARINGS OF BRIARCLIFF WEST – FIRST PLAT.

4. THIS DRAWING IS VALID ONLY IF IT BEARS THE ORIGINAL EMBOSSED SEAL OF THE CERTIFYING SURVEYOR OR THE RECORDING STAMP OF THE COUNTY RECORDER'S OFFICE.



APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
JUN 11 1992

Robert L. Buford • Land Surveyors
7211 N. W. 83RD ST. • SUITE 160 • KANSAS CITY, MO. 64152 • (816) 741-8152

LOCATION MAP

LEGAL DESCRIPTION:

TOTAL PROPERTY:

CONTAINING 220,818 SQ. FT. OR 5.0689 ACRES

ALL OF LOTS 10, 11, 12 AND 13, BRIARCLIFF WEST – FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

TRACT A:

CONTAINING 71,233 SQ. FT. OR 1.6352 ACRES

ALL OF LOT 10 AND PART OF LOT 11, BRIARCLIFF WEST – FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE [illegible] CORNER OF SAID LOT 10; THENCE N 03°-53'-04" E, ALONG THE WEST LINE OF [illegible] LOT 10, SAID LINE ALSO BEING THE WEST LINE, FRACTIONAL SW 1/4, SECTION 3-T.50-R.33, SAID LINE ALSO BEING THE CITY LIMIT LINE BETWEEN KANSAS CITY, CLAY COUNTY, MISSOURI, AND RIVERSIDE, PLATTE COUNTY, MISSOURI, 520.81 FEET, TO THE MOST NORTHERLY CORNER OF SAID LOT; THENCE S 27°-55'-46" E, ALONG THE EASTERLY LINE OF SAID LOT 10, 132.40 FEET TO THE RIGHT-OF-WAY LINE OF N. HICKORY LANE; THENCE SOUTHERLY, AND EASTERLY, ALONG SAID RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 61.00 FEET, AND AN INITIAL TANGENT BEARING OF S 62°-04'-14" W, AN ARC DISTANCE OF 269.06 FEET; THENCE S 33°-03'-09" E, 246.26 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 10; THENCE [illegible] S 45°-23'-51" W, ALONG THE SOUTHERLY LINE OF SAID LOT 10, 77.59 FEET; THENCE S 71°-54'-06" W, CONTINUING ALONG SAID LINE, 250.00 FEET TO THE POINT OF BEGINNING.

TRACT B:

CONTAINING 76,375 SQ. FT. OR 1.7533 ACRES

ALL THAT PART OF LOT 11 AND LOT 12, BRIARCLIFF WEST – FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 11, SAID BRIARCLIFF WEST – FIRST PLAT; THENCE N 33°-03'-09" W, 246.26 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF N. HICKORY LANE; THENCE NORTHEASTERLY, ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 61.00 FEET AND AN INITIAL TANGENT BEARING OF N 10°-41'-26" E, AN ARC DISTANCE OF 22.72 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 38.00 FEET, TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 44.70 FEET; THENCE N 56°-44'-56" E, CONTINUING ALONG SAID LINE, TANGENT TO THE LAST DESCRIBED CURVE, 47.77 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 176.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 112.14 FEET; THENCE N 20°-14'-39" E, CONTINUING ALONG SAID LINE, TANGENT TO THE LAST DESCRIBED CURVE, 27.77 FEET; THENCE S 55°-06'-09" E, 287.47 FEET, TO THE SOUTHEASTERLY LINE OF SAID LOT 12; THENCE S 42°-47'-02" W, ALONG SAID LINE, 139.63 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 11; THENCE S 45°-23'-51" W, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11, 198.49 FEET TO THE POINT OF BEGINNING.

TRACT C:

CONTAINING 73,200 SQ. FT. OR 1.6804 ACRES

ALL THAT PART OF LOT 12 AND LOT 13, BRIARCLIFF WEST – FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 13; THENCE S 12°-07'-20" W, ALONG THE EASTERLY LINE OF SAID LOT 12 AND 13, 248.76 FEET; THENCE S 42°-47'-02" W, CONTINUING ALONG SAID LINE, 67.00 FEET; THENCE N 55°-06'-09" W, 287.47 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF N. HICKORY LANE; THENCE N 20°-14'-39" E, ALONG SAID LINE, 61.22 FEET, THENCE NORTHEASTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 424.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 78.58 FEET; THENCE N 30°-51'-46" E, CONTINUING ALONG SAID LINE, TANGENT TO THE LAST DESCRIBED CURVE, 49.49 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 276.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 19.33 FEET, TO THE NW CORNER OF SAID LOT 13; THENCE S 76°-13'-58" E, ALONG THE NORTH LINE OF SAID LOT 13, 251.00 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF, MISSOURI RENTAL MACHINERY COMPANY, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 10th DAY OF June 1992.

MISSOURI RENTAL MACHINERY COMPANY

CHARLES A. GARNEY — PRESIDENT

ANN ERDMANN — SECRETARY

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

BE IT REMEMBERED THAT ON THIS 10th DAY OF June, 1992 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME CHARLES A. GARNEY AND ANN 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 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

NOTARY PUBLIC

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.

CHARLES E. KUTZ — LS-2379

B-197

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