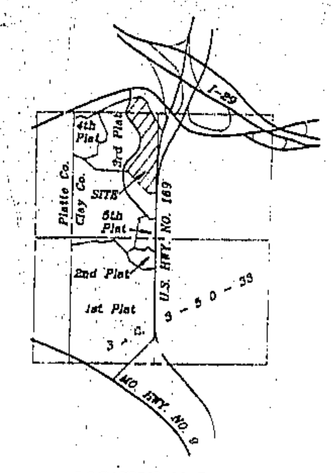
Clay County, Missouri
Land Survey Document

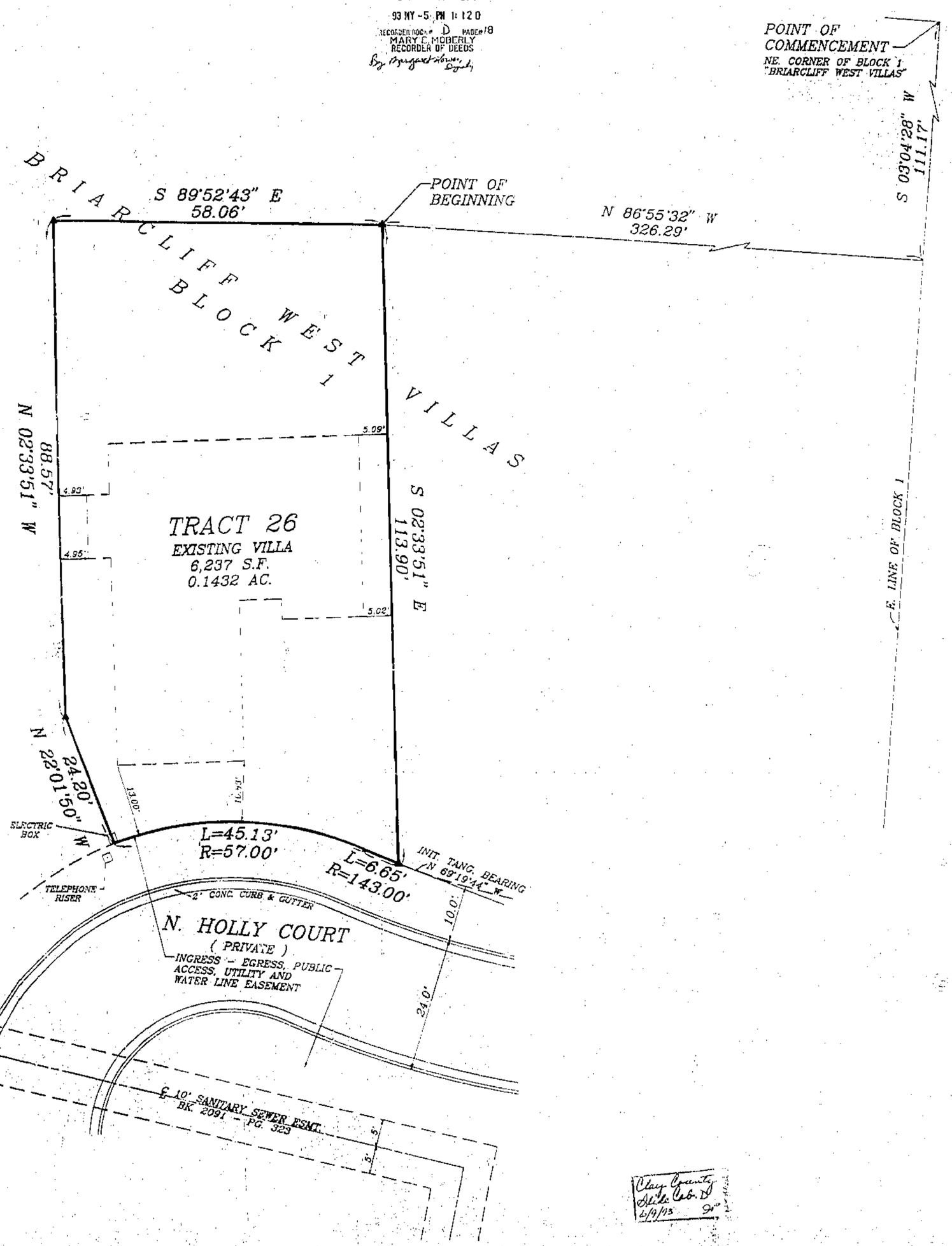
L 71090 MAY 5 1993

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
93 MY -5 PM 1:20
RECORDER BOOK D PAGE 18
MARY E. MOBERLY
RECORDER OF DEEDS
By Margaret Brown Deputy

CERTIFICATE OF SURVEY
LOT SPLIT NUMBER 93/8
BRIARCLIFF WEST VILLAS



LOCATION MAP



DISC: BRIARCLIFF - 14
FILE: VILLAS26.DWG

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
7211 N. W. 63RD ST., SUITE 160 KANSAS CITY, MO. 64152 (816) 741-6152

LEGAL DESCRIPTION:

CONTAINING 6,237 SQ. FT. OR 0.1432 ACRES

A TRACT OF LAND BEING PART OF BLOCK 1, BRIARCLIFF WEST VILLAS, REPLAT OF TRACT A, BRIARCLIFF WEST THIRD PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID BLOCK 1; THENCE S 03°-04'-28" W, ALONG THE EAST LINE OF SAID BLOCK 1, 111.17 FEET; THENCE N 86°-55'-32" W, 326.29 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 02°-33'-51" E, 113.90 FEET TO THE NORTHERLY LINE OF AN INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE EASEMENT; THENCE WESTERLY, ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 143.00 FEET AND AN INITIAL TANGENT BEARING OF N 69°-19'-44" W, AN ARC DISTANCE OF 6.65 FEET; THENCE CONTINUING WESTERLY ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS 57.00 FEET TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 45.13 FEET; THENCE N 22°-01'-50" W, 24.20 FEET; THENCE N 02°-33'-51" W, 88.57 FEET; THENCE S 89°-52'-43" E, 58.06 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:

MISSOURI RENTAL MACHINERY COMPANY, A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 27th DAY OF April, 1993.

MISSOURI RENTAL MACHINERY COMPANY

BY: Donald R. Woodard
DONALD R. WOODARD VICE PRESIDENT

Ann A. Erdmann
ANN A. ERDMANN SECRETARY

NOTARY CERTIFICATION:

STATE OF MISSOURI } SS:
COUNTY OF Platte

BE IT REMEMBERED THAT ON THIS 27th DAY OF April, 1993, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED 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 THIS 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

Maria A. Bian
NOTARY PUBLIC

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON FINAL GRADING AND LANDSCAPING 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 VILLAS, REPLAT OF TRACT A, BRIARCLIFF WEST THIRD PLAT.

4. SOME EASEMENTS AND OTHER INFORMATION SHOWN ON THIS DRAWING WAS DERIVED FROM AN OWNERSHIP AND MORTGAGE CERTIFICATE, BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. CM DN 29-179-C, DATED MARCH 19, 1993.

5. THIS SURVEY IS BASED ON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THIS TRACT.

6. THE LOCATION OF STRUCTURES, IF ANY, ARE AT RIGHT ANGLES (90°) TO THE PROPERTY LINES.

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
CHARLES E. KUTZ MO. LS-2379

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
By: [illegible]
No. 90-[illegible] APR 28 1993

Clay County Title Co. D
6/9/93

http://www.ClayCoGov.com