Clay County, Missouri
Land Survey Document

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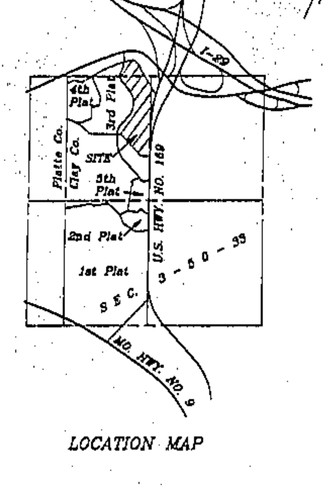
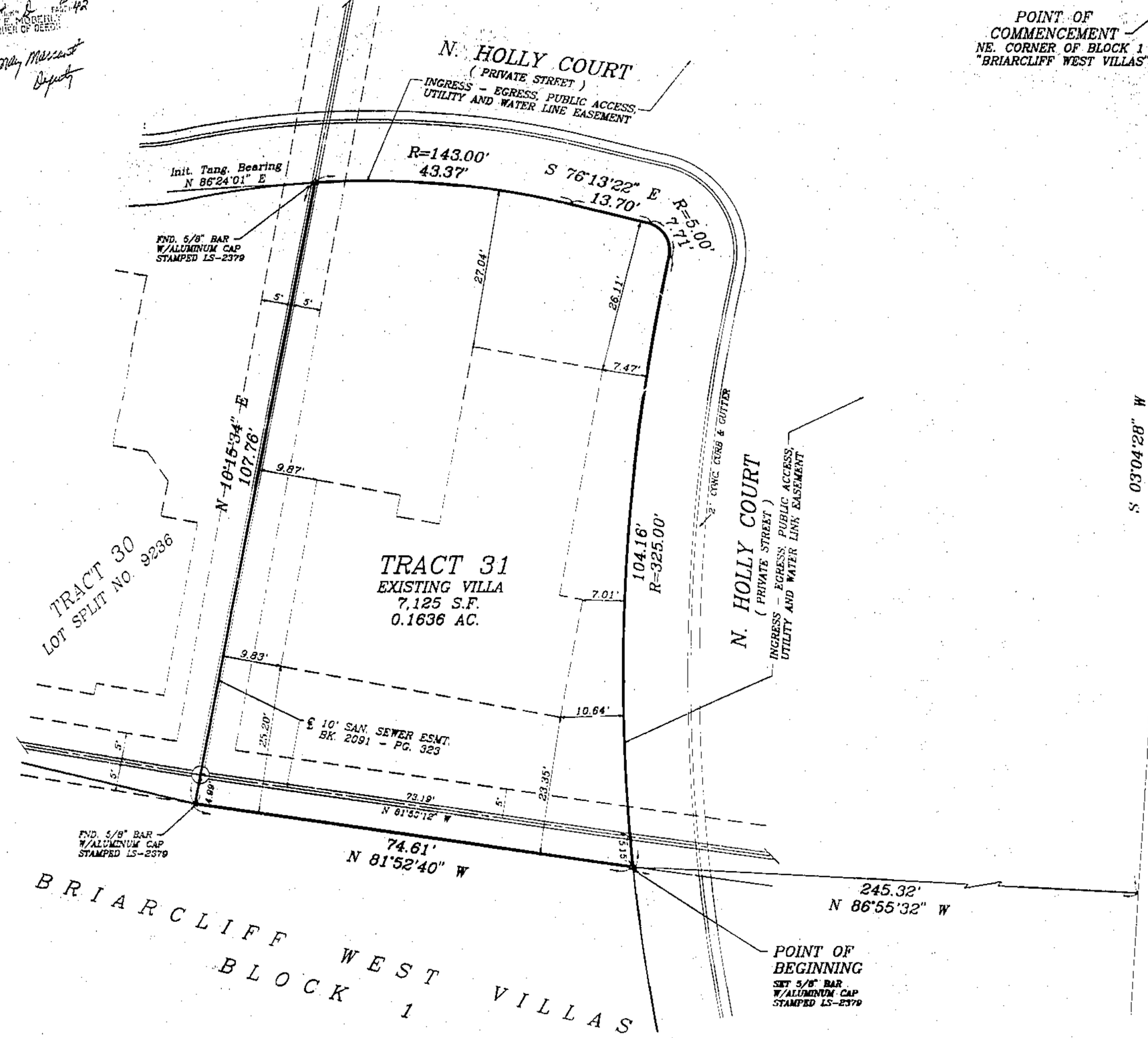
M 9904

STATE OF MO.
CLAY COUNTY
MAR 3 1994
94 MR -3 P 2:00
Entered
MARY E. MOSHERI
RECORDER OF DEEDS
By Mary Mosheri Deputy



LOCATION MAP



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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DISC: BRWEST #21
FILE: VILLAS3.DWG

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
7211 N. W. 83RD ST. SUITE 160 KANSAS CITY, MO. 64152 (816) 741-8152

CERTIFICATE OF SURVEY
LOT SPLIT NUMBER 9403
BRIARCLIFF WEST VILLAS
SEC. 3, TWP. 50N., RGE. 33W.

LEGAL DESCRIPTION:

CONTAINING 7,125 SQ. FT. OR 0.1636 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, 440.52 FEET; THENCE N 86°-55'-32" W, 245.32 FEET TO A POINT ON THE WESTERLY LINE OF AN EXISTING INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE EASEMENT, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 81°-52'-40" W, 74.61 FEET TO THE SE CORNER OF TRACT 30, SAID BLOCK 1, BRIARCLIFF WEST VILLAS; THENCE N 10°-15'-34" E, ALONG THE EAST LINE OF SAID TRACT 30, 107.76 FEET TO THE NE CORNER OF SAID TRACT 30; SAID CORNER BEING ON THE SOUTHERLY AND WESTERLY LINE OF SAID INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE EASEMENT; THENCE EASTERLY, ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 143.00 FEET AND AN INITIAL TANGENT BEARING OF N 86°-24'-01" E, AN ARC DISTANCE OF 43.37 FEET; THENCE S 76°-13'-22" E, CONTINUING ALONG SAID LINE, 13.70 FEET; THENCE EASTERLY AND SOUTHERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 5.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 7.71 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 104.16 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 1st DAY OF February, 1994

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 Clay)

BE IT REMEMBERED THAT ON THIS 6th DAY OF February, 1994, 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 THE 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 June 30, 1997

Linda L. Glenn — 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 " 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. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PLAT OF BRIARCLIFF WEST VILLAS, REPLAT OF TRACT A, BRIARCLIFF WEST THIRD PLAT.

4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT OF BRIARCLIFF WEST VILLAS, REPLAT OF TRACT A, BRIARCLIFF WEST THIRD PLAT.

5. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A CLASS-A SURVEY AS DEFINED IN 4 CSR 30-8.020 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

6. 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.

7. THE LOCATION OF STRUCTURES, IF ANY, ARE AT RIGHT ANGLES (90°) TO STRAIGHT PROPERTY LINES AND RADIAL TO CURVED PROPERTY LINES.

APPROVED:
NO PLAT REQUIRED
CITY ENGINEER
LS 9403 3-1-94

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 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

1-19-94 Charles E. Kutz
CHARLES E. KUTZ RLS-2379

1/19/94 9:11 AM
Stubs C&D