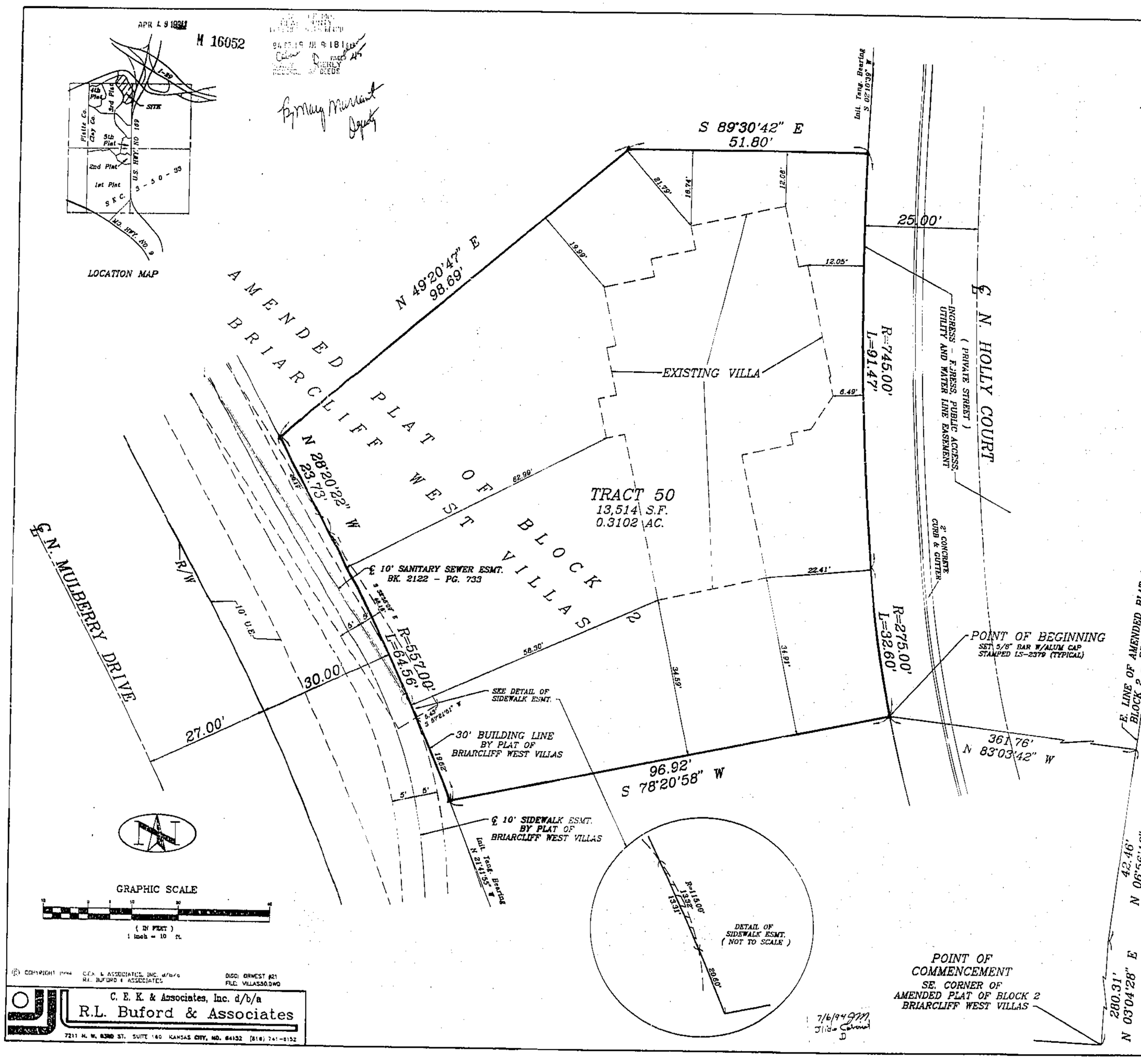
Clay County, Missouri
Land Survey Document



CERTIFICATE OF SURVEY
LOT SPLIT NUMBER 9417
AMENDED PLAT OF BLOCK 2
BRIARCLIFF WEST VILLAS
SEC. 3, TWP. 50N., RGE. 33W.

LEGAL DESCRIPTION:

CONTAINING 13,514 SQ. FT. OR 0.3102 ACRES

A TRACT OF LAND BEING PART OF THE AMENDED PLAT OF BLOCK 2, BRIARCLIFF WEST VILLAS, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID BLOCK 2; THENCE N 03°-04'-28" E, ALONG THE EAST LINE OF SAID BLOCK 2, 280.31 FEET; THENCE N 06°-56'-18" E, CONTINUING ALONG SAID LINE, 42.46 FEET; THENCE N 83°-03'-42" W, 361.76 FEET TO A POINT ON THE WESTERLY LINE OF AN EXISTING INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 78°-20'-58" W, 96.92 FEET; THENCE NORTHWESTERLY, ON A LINE 57.00 FEET FROM AND PARALLEL WITH THE CENTERLINE OF N. MULBERRY DRIVE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 557.00 FEET AND AN INITIAL TANGENT BEARING OF N 21°-41'-55" W, AN ARC DISTANCE OF 64.56 FEET; THENCE N 28°-20'-22" W, CONTINUING ALONG SAID LINE, 23.73 FEET; THENCE N 49°-20'-47" E, 98.69 FEET; THENCE S 89°-30'-42" E, 51.80 FEET TO THE WESTERLY LINE OF SAID INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE EASEMENT; THENCE, SOUTHERLY, ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 745.00 FEET AND AN INITIAL TANGENT BEARING OF S 02°-10'-39" W, AN ARC DISTANCE OF 91.47 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET AND TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 32.60 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 8th DAY OF April, 1994.

MISSOURI RENTAL MACHINERY COMPANY

BY: _____ DONALD R. WOODARD VICE PRESIDENT

_____ ANN A. ERDMANN SECRETARY

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

BE IT REMEMBERED THAT ON THIS 8th DAY OF April, 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 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 June 30, 1997 _____ 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 AMENDED PLAT OF BLOCK 2, BRIARCLIFF WEST VILLAS.

4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE AMENDED PLAT OF BLOCK 2, BRIARCLIFF WEST VILLAS.

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.

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.

APPROVED
NO PLAT REQUIRED
BY PLAN COMMISSION
_____ APR 18 1994

_____ CHARLES E. KUTA RLS-2379

http://www.ClayCoGov.com