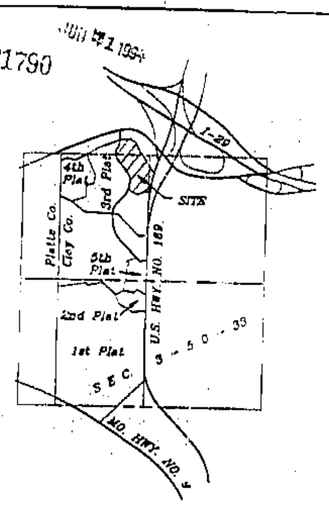
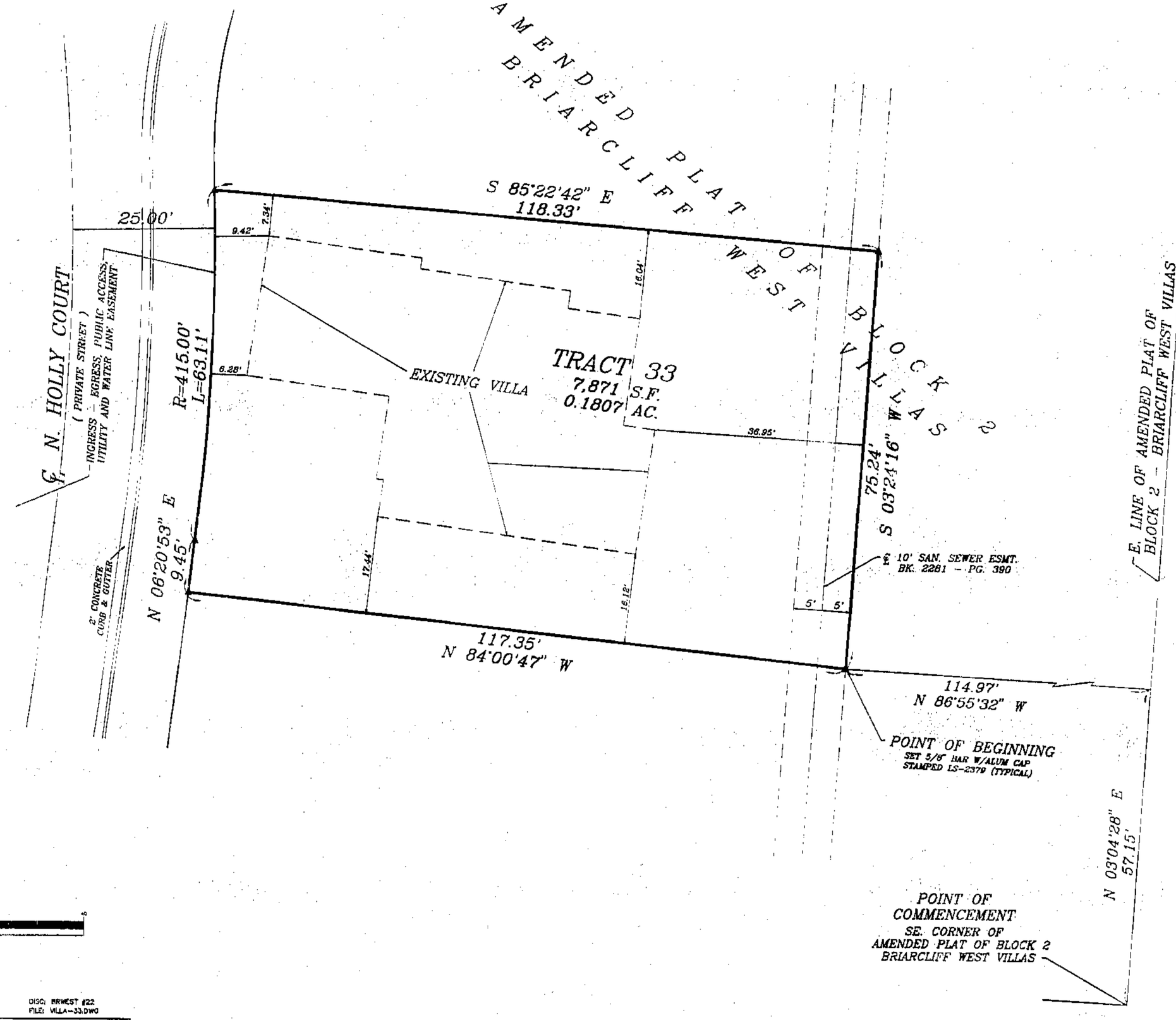
Clay County, Missouri
Land Survey Document

http://www.ClayGov.com

M 21790



LOCATION MAP



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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DISC: BRWEST #22
FILE: VILLA-33.DWG

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
7211 N. W. 83RD ST. SUITE 180 KANSAS CITY, MO. 64152 (816) 741-6152

CERTIFICATE OF SURVEY
LOT SPLIT NUMBER 9427
AMENDED PLAT OF BLOCK 2
BRIARCLIFF WEST VILLAS
SEC. 3, TWP. 50N., RGE. 33W.

LEGAL DESCRIPTION:

CONTAINING 7,871 SQ. FT. OR 0.1807 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, 57.15 FEET; THENCE N 86°-55'-32" W, 114.97 FEET TO A POINT ON THE EASTERLY LINE OF A 10.00 FOOT SANITARY SEWER EASEMENT RECORDED IN BOOK 2281 AT PAGE 390, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 84°-00'-47" W, 117.35 FEET TO THE EASTERLY LINE OF AN EXISTING INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE EASEMENT; THENCE N 06°-20'-53" E, ALONG SAID LINE, 9.45 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 415.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 63.11 FEET; THENCE S 85°-22'-42" E, 118.33 FEET TO THE EASTERLY LINE OF SAID SANITARY SEWER EASEMENT; THENCE S 03°-24'-16" W, ALONG SAID LINE, 75.24 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 21 DAY OF May, 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 21 DAY OF May, 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 " △ ", 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
PLAN COMMISSION

LS 4427 DATE JUN 01 1994

5-31-94

CHARLES E. KUTS LS-2379

7/6/94 9:00 Slide Cabinet D