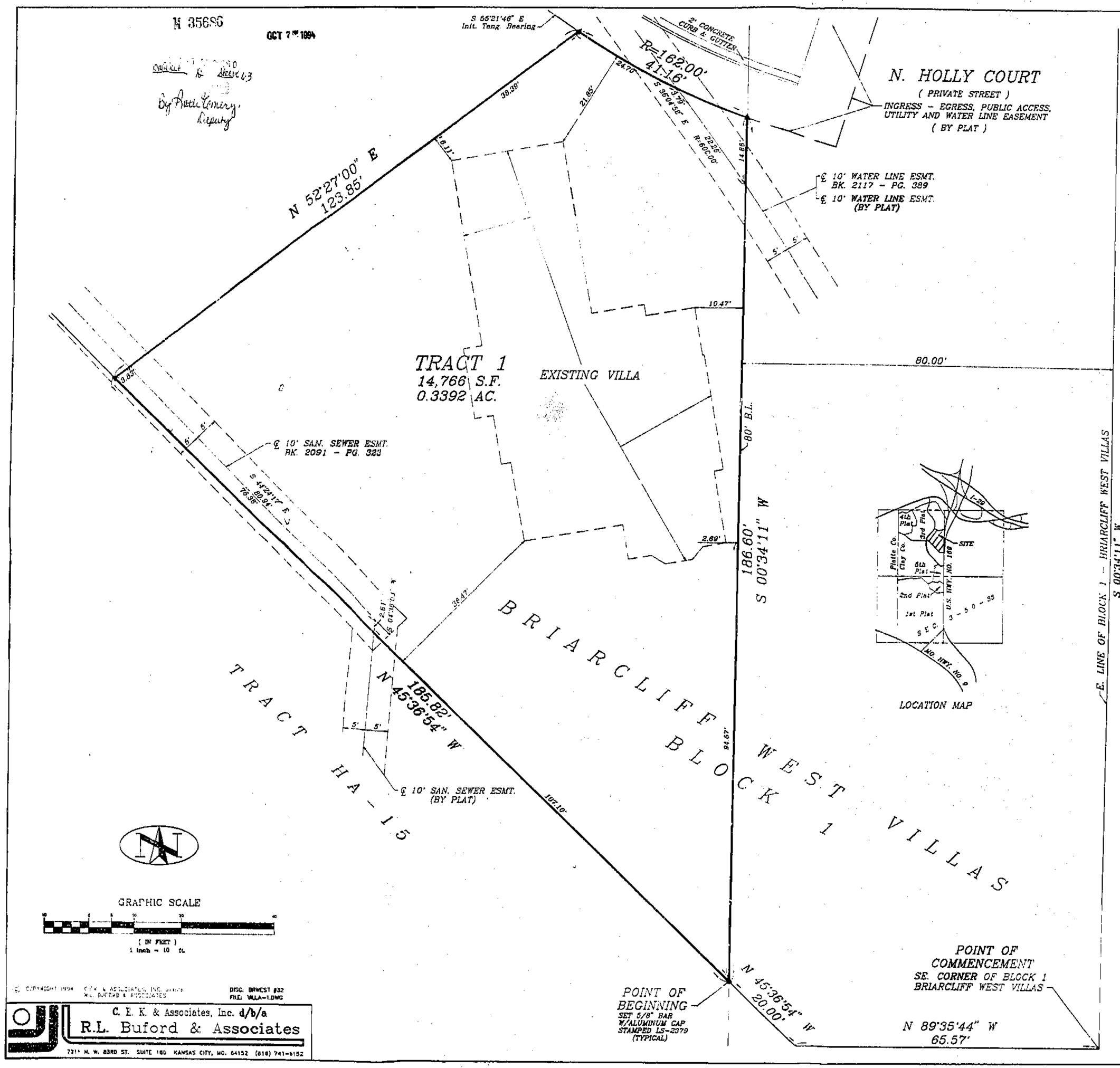
Clay County, Missouri
Land Survey Document



CERTIFICATE OF SURVEY
LOT SPLIT NUMBER 9456
BRIARCLIFF WEST VILLAS
SEC. 3, TWP. 50N., RGE. 33W.

LEGAL DESCRIPTION:

CONTAINING 14,766 SQ. FT. OR 0.3392 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 SE CORNER OF SAID BLOCK 1; THENCE N 89°35'-44" W, ALONG THE SOUTH LINE OF SAID BLOCK, 65.57 FEET; THENCE N 45°36'-54" W, CONTINUING ALONG SAID LINE, 20.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 45°-36'-54" W, CONTINUING ALONG SAID LINE, 185.82 FEET; THENCE N 52°-27'-00" E, 123.85 FEET TO THE SOUTHERLY LINE OF AN EXISTING INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE EASEMENT; THENCE SOUTHEASTERLY, ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 162.00 FEET AND AN INITIAL TANGENT BEARING OF S 55°-21'-46" E, AN ARC DISTANCE OF 41.16 FEET TO A BUILDING LINE THAT IS 80.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 1; THENCE S 00°-34'-11" W, ALONG SAID PARALLEL LINE, 186.60 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 5th DAY OF October, 1994.

MISSOURI RENTAL MACHINERY COMPANY

BY: John S. Dinkel — JOHN S. DINKEL, PRESIDENT
Ann A. Erdmann — ANN A. ERDMANN, SECRETARY

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

BE IT REMEMBERED THAT ON THIS 5th DAY OF October, 1994, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED JOHN S. DINKEL AND ANN A. 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 THIS INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID JOHN S. DINKEL 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 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.

11/3/94 Sec 0

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
CITY PLANNING COMMISSION
LS 5450 — OCT 06 1994

Charles E. Kutz 10/5/94
CHARLES E. KUTZ — MO. LS-2379

http://www.ClayCoGov.com