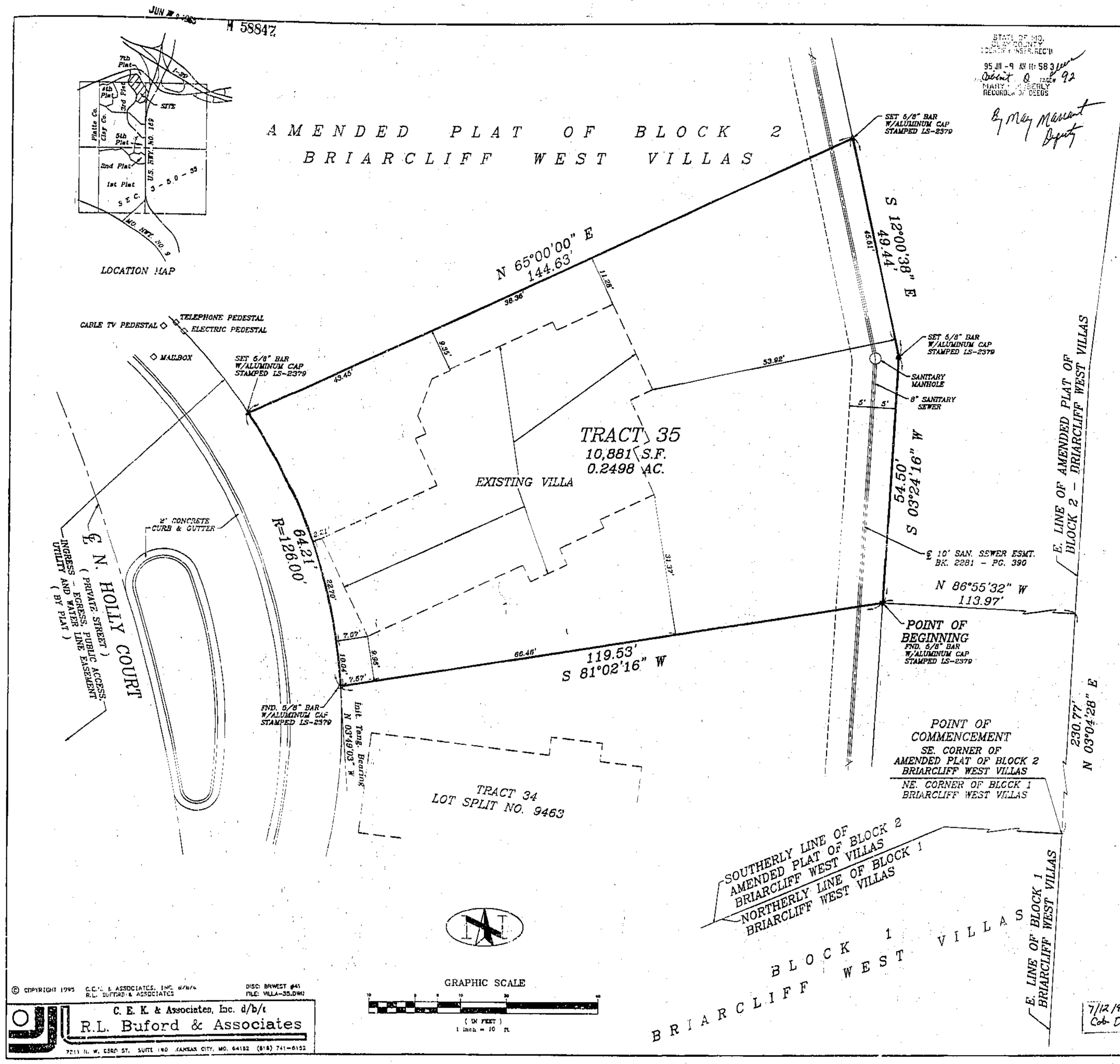
CERTIFICATE OF SURVEY
LOT SPLIT NUMBER 9538
AMENDED PLAT OF BLOCK 2
BRIARCLIFF WEST VILLAS

SEC. 3, TWP. 50N., RGE. 33W.



LEGAL DESCRIPTION:

CONTAINING 10,881 SQ. FT. OR 0.2498 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, 230.77 FEET; THENCE N 86°-55'-32" W, 113.97 FEET TO THE NE CORNER OF TRACT 34, SAID BLOCK 2, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 81°-02'-16" W, ALONG THE NORTH LINE OF SAID TRACT 34, 119.53 FEET TO THE NW CORNER OF SAID TRACT, SAID CORNER BEING ON THE EASTERLY LINE OF AN EXISTING INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE EASEMENT; THENCE NORTHWESTERLY, ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 126.00 FEET AND AN INITIAL TANGENT BEARING OF N 03°-49'-03" W, AN ARC DISTANCE OF 64.21 FEET; THENCE N 65°-00'-00" E, 144.63 FEET TO THE EASTERLY LINE OF A 10.00 FOOT SANITARY SEWER EASEMENT, RECORDED IN BOOK 2281, AT PAGE 390; THENCE S 12°-00'-38" E, ALONG SAID LINE, 49.44 FEET; THENCE S 03°-24'-16" W, CONTINUING ALONG SAID LINE, 54.50 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:

BRIARCLIFF DEVELOPMENT COMPANY, A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 7 DAY OF June, 19 95.

BRIARCLIFF DEVELOPMENT COMPANY

BY: JOHN S. DINKEL PRESIDENT — ANN A. ERDMANN SECRETARY

NOTARY CERTIFICATION:

STATE OF MISSOURI } SS:
COUNTY OF Clay }

BE IT REMEMBERED THAT ON THIS 7 DAY OF June, 19 95, 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 BRIARCLIFF DEVELOPMENT 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 — Linda L. Fleurnoy, 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:
   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 AMENDED PLAT OF BLOCK 2, BRIARCLIFF WEST VILLAS.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT OF AMENDED PLAT OF BLOCK 2, BRIARCLIFF WEST VILLAS.
5. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE *MISSOURI MINIMUM 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 *MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS* AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND 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: [signature]
LS 9538 JUN 08 1995

Charles E. Kuhn — 6-6-95 — CHARLES E. KUHN — MO. REG. LS-2379

7/12/95 PM Cob D

Land Survey Documents
http://www.clayco.com