Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

M 62950

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 CORNERS MARKED " ● ".

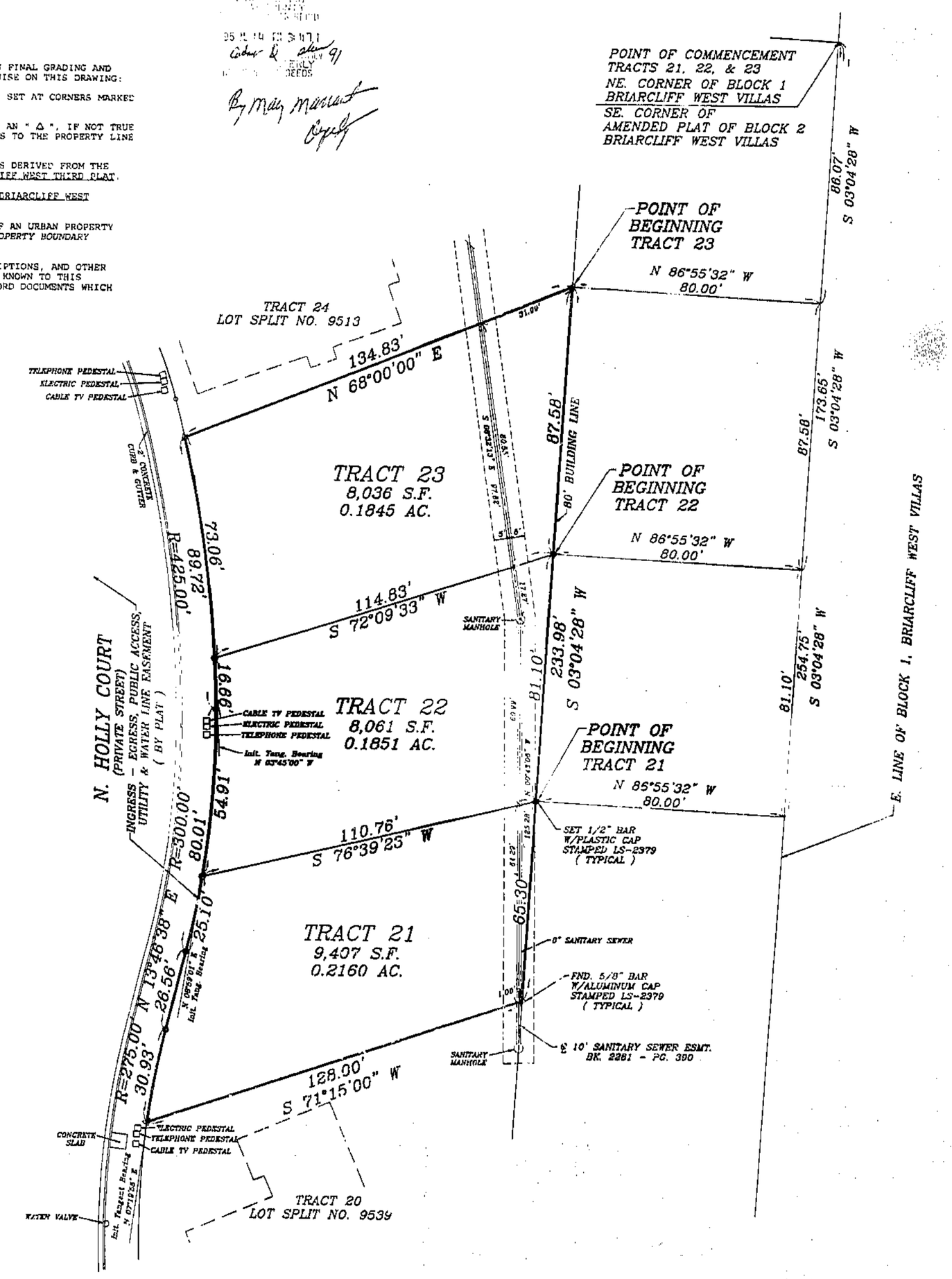
2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " Δ ", IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER

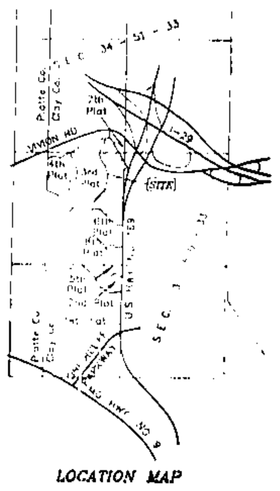
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PLAT OF BRIARCLIFF WEST VILLAS, REPLAT OF TRACT A, BRIARCLIFF WEST THIRD PLAT.

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 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.





GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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DISC: BRWEST 645
FILE: VILLA-21.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) 741-6152

CERTIFICATE OF SURVEY
LOT SPLIT NUMBER 9548
BRIARCLIFF WEST VILLAS
SEC. 3, TWP. 50N., RGE. 33W.

LEGAL DESCRIPTIONS:

TRACT 21:
CONTAINING 9,407 SQ. FT. OR 0.2160 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, 254.75 FEET; THENCE N 86°-55'-32" W, 80.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 03°-04'-28" W, PARALLEL WITH THE EAST LINE OF SAID BLOCK 1, 65.30 FEET TO THE NE CORNER OF TRACT 20, SAID BLOCK 1; THENCE S 71°-15'-00" W, ALONG THE NORTH LINE OF SAID TRACT 20, 128.00 FEET TO THE NW CORNER OF SAID TRACT 20, SAID CORNER BEING ON THE EASTERLY LINE OF AN INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE EASEMENT; THENCE NORTHERLY, ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET AND AN INITIAL TANGENT BEARING OF N 07°-19'-56" E, AN ARC DISTANCE OF 30.93 FEET; THENCE N 13°-46'-38" E, CONTINUING ALONG SAID LINE, 26.56 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 25.10 FEET; THENCE N 76°-39'-23" E, 110.76 FEET TO THE POINT OF BEGINNING.

TRACT 22:
CONTAINING 8,061 SQ. FT. OR 0.1851 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, 173.65 FEET; THENCE N 86°-55'-32" W, 80.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 03°-04'-28" W, PARALLEL WITH THE EAST LINE OF SAID BLOCK 1, 81.10 FEET; THENCE S 76°-39'-23" W 110.76 FEET TO THE EASTERLY LINE OF AN INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE EASEMENT; THENCE NORTHERLY, ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET AND AN INITIAL TANGENT BEARING OF N 08°-59'-01" E, AN ARC DISTANCE OF 54.91 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET AND TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 16.66 FEET; THENCE N 72°-09'-33" E, 114.83 FEET TO THE POINT OF BEGINNING.

TRACT 23:
CONTAINING 8,036 SQ. FT. OR 0.1845 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, 86.07 FEET; THENCE N 86°-55'-32" W, 80.00 FEET TO THE SE CORNER OF TRACT 24, SAID BLOCK 1, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 03°-04'-28" W, PARALLEL WITH THE EAST LINE OF SAID BLOCK 1, 87.58 FEET; THENCE S 72°-09'-33" W, 114.83 FEET TO THE EASTERLY LINE OF AN INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE EASEMENT; THENCE NORTHERLY, ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET AND AN INITIAL TANGENT BEARING OF N 03°-45'-00" W, AN ARC DISTANCE OF 73.06 FEET TO THE SW CORNER OF SAID TRACT 24; THENCE N 68°-00'-00" E, ALONG THE SOUTHERLY LINE OF SAID TRACT 24, 134.83 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 11th DAY OF July, 1995.

BRIARCLIFF DEVELOPMENT COMPANY

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

NOTARY CERTIFICATION:
STATE OF MISSOURI }
COUNTY OF (Jackson) } SS:

BE IT REMEMBERED THAT ON THIS 11 DAY OF July, 1995, 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. Flournoy — NOTARY PUBLIC

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
CITY PLAN COMMISSION
6459:48 JUL 12 1995

Charles E. Kutz — CHARLES E. KUTZ