Clay County, Missouri
Land Survey Document

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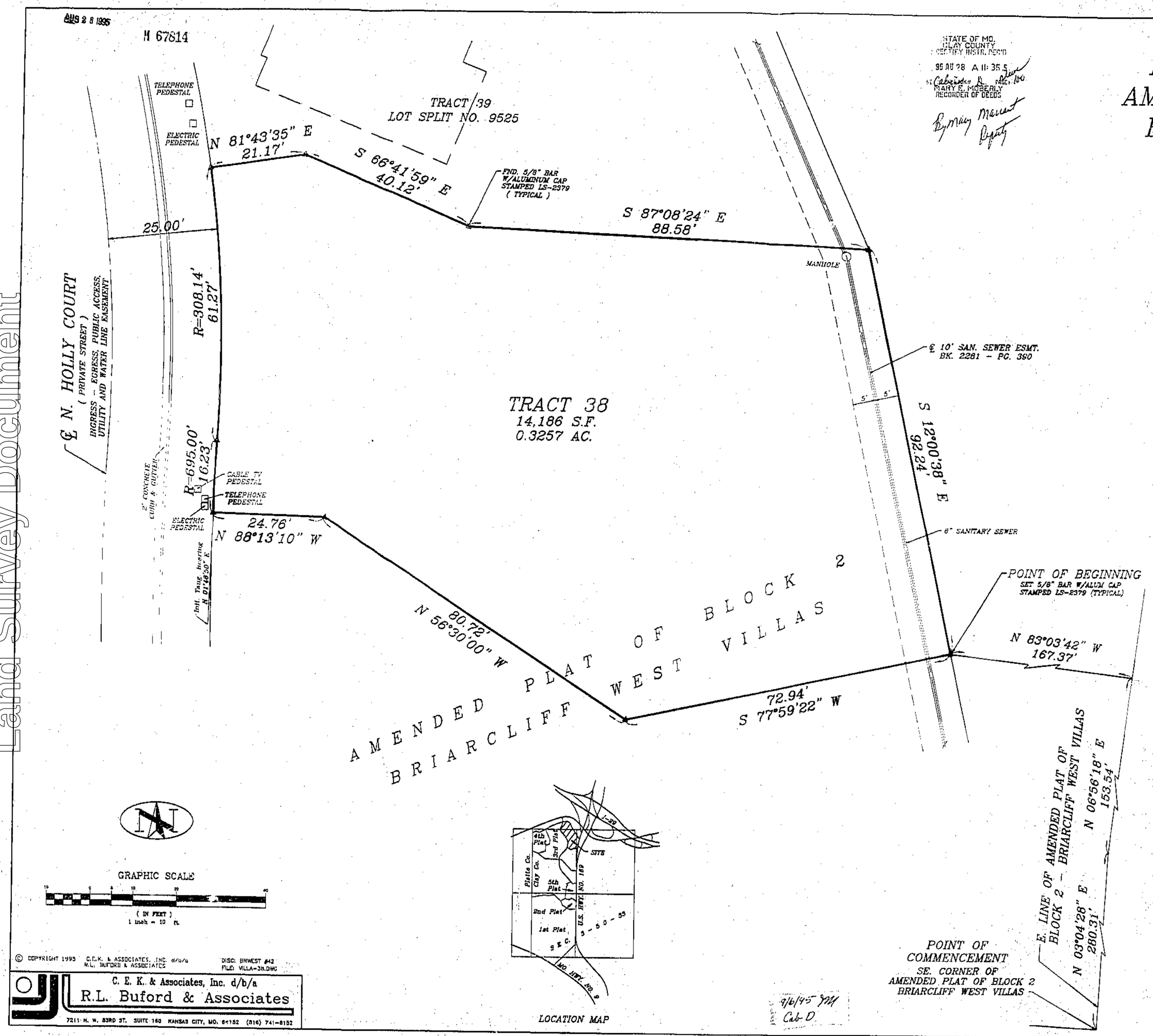
AUG 2 8 1995

H 67814

STATE OF MO.
CLAY COUNTY
CERTIFY INSTR. FILED
95 AU 28 A 11: 35
MARY E. MOBERLY
RECORDER OF DEEDS
By Mary Mercer Deputy



CERTIFICATE OF SURVEY
LOT SPLIT NUMBER 9557
AMENDED PLAT OF BLOCK 2
BRIARCLIFF WEST VILLAS
SEC. 3, TWP. 50N., RGE. 33W.

LEGAL DESCRIPTION:

CONTAINING 14,186 SQ. FT. OR 0.3257 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 EASTERLY LINE OF SAID BLOCK 2, 280.31 FEET; THENCE N 06°-56'-18" E, CONTINUING ALONG SAID LINE, 153.54 FEET; THENCE N 83°-03'-42" W, 167.37 FEET TO A POINT ON THE EASTERLY LINE OF A 10.00 FOOT SANITARY SEWER EASEMENT, RECORDED IN BOOK 2281 AT PAGE 790, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 77°-59'-22" W, 72.94 FEET; THENCE N 56°-30'-00" W, 80.72 FEET; THENCE N 88°-13'-10" W, 24.76 FEET TO THE EASTERLY LINE OF AN EXISTING INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE EASEMENT; THENCE NORTHERLY, ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 695.00 FEET AND AN INITIAL TANGENT BEARING OF N 01°-46'-50" E, AN ARC DISTANCE OF 16.23 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 308.14 FEET AND TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 61.27 FEET TO THE SW CORNER OF TRACT 39, SAID BLOCK 2; THENCE N 81°-43'-35" E, ALONG THE SOUTH LINE OF SAID TRACT 39, 21.17 FEET; THENCE S 66°-41'-59" E, CONTINUING ALONG SAID LINE, 40.12 FEET; THENCE S 87°-08'-24" E, CONTINUING ALONG SAID LINE, 88.58 FEET TO THE SE CORNER OF SAID TRACT 39, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF SAID SANITARY SEWER EASEMENT RECORDED IN BOOK 2281 AT PAGE 390; THENCE S 12°-00'-38" E, ALONG SAID LINE, 92.24 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 14 DAY OF August, 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 Clay) SS:

BE IT REMEMBERED THAT ON THIS 14 DAY OF August, 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 — 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 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
( ) IN CONNECTION
BY: [signature]
BY: [signature] 8-11-95
CHARLES E. KUTZER, MO. REG. NO. LS-2379

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DISC: BRWEST #42
FILE: VILLA-30.DWG

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7211 N. W. 83RD ST. SUITE 160 KANSAS CITY, MO. 64152 (816) 741-8152

9/6/95 7PM
Cab D