Clay County, Missouri
Land Survey Document

M 76419 NOV 6 1995

FOX RIDGE AT BRIARCLIFF

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SEC. 3, TWP. 50N., RGE. 33W.
SHEET 1 OF 2

STATE OF MO. CLAY COUNTY CERTIFY INSTR. REC'D
95 NOV -6 PM 3:11
RECORDER OF DEEDS
Deputy

DEDICATION:
THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

FOX RIDGE AT BRIARCLIFF

EASEMENTS:
AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (U/E). WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE, AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES, AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, AND FENCES), NOR SHALL THERE BY ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE, OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AS TO UTILITY EASEMENTS AND/OR THE DIRECTOR OF WATER AND POLLUTION CONTROL AS TO WATER MAIN EASEMENTS.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

STREETS:
THE STREETS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

PARK LAND DEDICATION:
TRACT HA-17 IS COMMON AREA TOTALING 0.15 ACRES. PARK LAND REQUIREMENTS HAVE BEEN MET WITH THE PLATTING OF BRIARCLIFF WEST FIRST PLAT, BRIARCLIFF WEST SECOND PLAT AND BRIARCLIFF WEST THIRD PLAT, THEREFORE, PARK LAND IS NOT DEDICATED WITH THIS PLAT. THE AREA DESIGNATED TRACT HA-17 IS COMMON AREA TO BE USED AND MAINTAINED BY THE BRIARCLIFF WEST HOMES ASSOCIATION, INC. PURSUANT TO ITS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

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 16 DAY OF August, 1995.

BRIARCLIFF DEVELOPMENT COMPANY

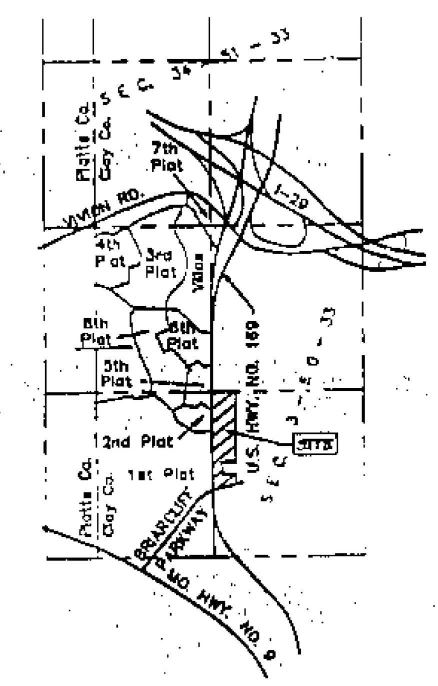
BY: JOHN S. DINKEL, PRESIDENT — ANN A. ERDMANN, SECRETARY

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

BE IT REMEMBERED THAT ON THIS 16 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



LOCATION MAP

LEGAL DESCRIPTION:
CONTAINING 438,604 SQ. FT. OR 10.0690 ACRES

ALL THAT PART OF THE SE 1/4 OF FRACTIONAL SECTION 3-T.50-R.33, KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SE 1/4; THENCE S 89°-15'-44" E, ALONG THE NORTH LINE OF SAID SE 1/4, 297.49 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 169, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 89°-15'-44" E, CONTINUING ALONG THE NORTH LINE OF SAID SE 1/4, 359.69 FEET TO THE NE CORNER OF THE W 1/2, W 1/2 OF SAID SE 1/4; THENCE S 00°-19'-50" W, ALONG THE EAST LINE OF THE W 1/2, W 1/2 OF SAID SE 1/4, SAID LINE ALSO BEING THE WEST LINE OF CLAYMONT SECOND PLAT AND CLAYMONT FOURTH PLAT, SUBDIVISIONS IN SAID KANSAS CITY, 1115.75 FEET; THENCE N 89°-10'-35" W, PARALLEL WITH AND 198.00 FEET NORTH OF THE SOUTH LINE OF THE N 1/2 OF SAID SE 1/4, 228.16 FEET; THENCE S 00°-30'-12" W, 20.00 FEET; THENCE S 08°-12'-27" E, 190.21 FEET TO THE SOUTH LINE OF THE N 1/2 OF SAID SE 1/4; THENCE S 89°-10'-35" E, ALONG THE SOUTH LINE OF THE N 1/2 OF SAID SE 1/4, 201.46 FEET TO THE EAST LINE OF THE W 1/2, W 1/2 OF SAID SE 1/4; THENCE S 00°-19'-50" W, ALONG THE EAST LINE OF THE W 1/2, W 1/2 OF SAID SE 1/4, 164.84 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF N. BRIARCLIFF PARKWAY; THENCE S 78°-01'-39" W, ALONG SAID RIGHT-OF-WAY LINE, 75.00 FEET FROM AND PARALLEL WITH THE CENTERLINE THEREOF, 231.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 169, SAID POINT BEING 294.33 FEET FROM AND OPPOSITE CENTERLINE STATION 518+19.49; THENCE N 15°-05'-13" W, ALONG SAID RIGHT-OF-WAY LINE, 217.73 FEET TO A POINT 235.00 FEET FROM AND OPPOSITE CENTERLINE STATION 516+10; THENCE N 03°-50'-52" W, CONTINUING ALONG SAID LINE, 125.40 FEET TO A POINT 225.00 FEET FROM AND OPPOSITE CENTERLINE STATION 514+85; THENCE N 00°-43'-34" E, CONTINUING ALONG SAID LINE, 310.00 FEET TO A POINT 225.00 FEET FROM AND OPPOSITE CENTERLINE STATION 511+75; THENCE N 11°-16'-25" W, CONTINUING ALONG SAID LINE, 168.35 FEET TO A POINT 190.00 FEET FROM AND OPPOSITE CENTERLINE STATION 510+10.33; THENCE N 09°-47'-50" W, CONTINUING ALONG SAID LINE, 219.02 FEET TO A POINT 150.00 FEET FROM AND OPPOSITE CENTERLINE STATION 507+95; THENCE N 00°-43'-34" E, CONTINUING ALONG SAID LINE, 504.97 FEET TO THE POINT OF BEGINNING.

CITY OF KANSAS CITY:

CITY PLAN COMMISSION
APPROVED 12-7-95
CHAIRMAN WHITNEY K. KERR, SR.
ASSISTANT SECRETARY VIRGINIA L. WALSH

PUBLIC WORKS
APPROVED 8-21-95
CITY ENGINEER CHARLES E. OWSLEY
APPROVED 8-22-95
DIRECTOR GEORGE E. WOLF, JR.
95575
ENTRY NUMBER

COUNCIL
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NO. ______ DULY AUTHENTICATED AS PASSED THIS ______ DAY OF ______ 1995
MAYOR EMANUEL CLEAVER, II
CITY CLERK CATHERINE T. ROCHA

STREET GRADES:

N. JARBOE COURT

GRADE POINT	ELEV.	V.C.L.
CL N. JARBOE COURT @ CL BRIARCLIFF PARKWAY	103.63	---
38.00 FEET NORTHERLY OF CL BRIARCLIFF PARKWAY	102.87	---
93.00 FEET NORTHERLY OF CL BRIARCLIFF PARKWAY	103.97	55.00
312.50 FEET NORTHERLY OF CL BRIARCLIFF PARKWAY	124.45	162.50
675.00 FEET FEET NORTHERLY OF CL BRIARCLIFF PARKWAY	99.37	200.00
1000.00 FEET NORTHERLY OF CL BRIARCLIFF PARKWAY	131.87	100.00
1612.98 FEET NORTHERLY OF CL BRIARCLIFF PARKWAY CENTER OF CUL-DE-SAC	180.91	---

N. JARBOE COURT CUL-DE-SAC

GRADE POINT	ELEV.	V.C.L.
CL N. JARBOE CUL-DE-SAC @ CL N. JARBOE COURT	108.35	---
39.00 FEET EASTERLY OF CL N. JARBOE COURT	107.57	25.00
116.00 FEET EASTERLY OF CL N. JARBOE COURT CENTER OF CUL-DE-SAC	111.92	---

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION 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 ALL LOT CORNERS EXCEPT AS SHOWN HEREON.
   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. ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY METRO CONTROL MONUMENT CL-21 USING A COMBINED GRID FACTOR OF 0.9999027. THE FOLLOWING TRAVERSE TABLE REFLECTS THE FIELD TRAVERSE FROM THIS MONUMENT TO THE PLAT SHOWN HEREON:

FROM	TO	BEARING	DISTANCE
CL-21A (SIGHT STATION)	KCMO NO. CL-21	S 06°-16'-46" E	2738.89'
KCMO NO. CL-21	BE-15	S 20°-45'-04" W	1421.70'
BE-15	NW CORNER OF PLAT	N 25°-26'-47" E	1040.61'

4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN SURVEY AS DEFINED BY THE *MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.*

STATE PLANE COORDINATE LIST		
CL-21A	N 334730.3539	E 841784.7747
CL-21	N 333860.8280	E 841876.0780
BE-15	N 333495.4443	E 841722.3574

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 HEREIN AND ALSO ON SHEET 2 OF 2 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

CHARLES E. KUTZ 8-16-95
RLS-2379

12/12/95 7:11
Cab E

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DISC: BC EAST #3
FILE: BRVIL-EDWG

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