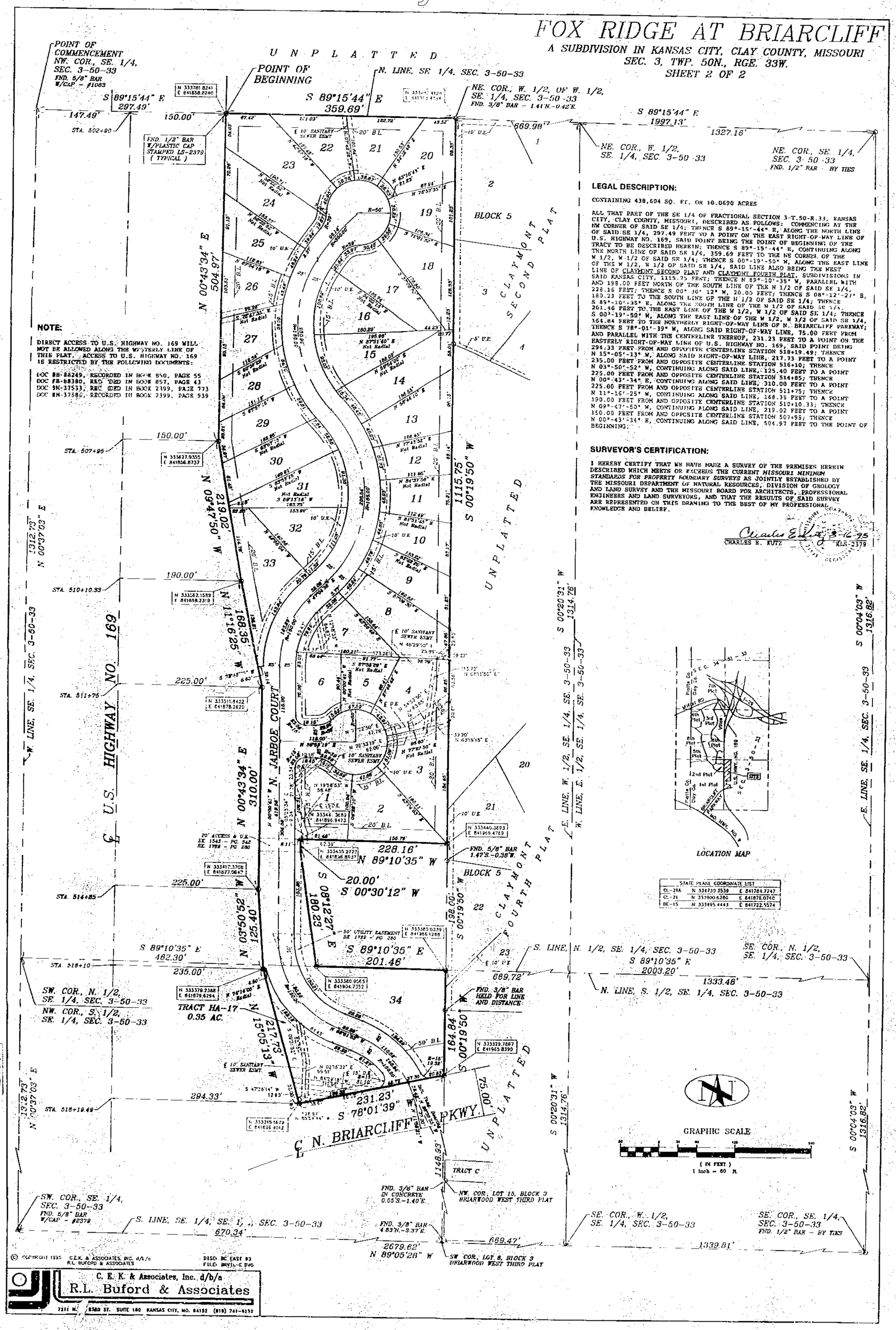
Clay County, Missouri
Land Survey Document

FOX RIDGE AT BRIARCLIFF

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



NOTE:

DIRECT ACCESS TO U.S. HIGHWAY NO. 169 WILL NOT BE ALLOWED ALONG THE WESTERLY LINE OF THIS PLAT. ACCESS TO U.S. HIGHWAY NO. 169 IS RESTRICTED BY THE FOLLOWING DOCUMENTS:

DOC #B-86249, RECORDED IN BOOK 850, PAGE 55
DOC #B-88380, RECORDED IN BOOK 857, PAGE 43
DOC #K-37533, RECORDED IN BOOK 2399, PAGE 773
DOC #M-37586, RECORDED IN BOOK 2399, PAGE 939

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, 180.23 FEET TO THE SOUTH LINE OF THE W 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.

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.

Charles E. Kutz 3-16-95
CHARLES E. KUTZ KLS-2379

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DISC: BC EAST 03
FILE: BRYIL-E.DWG

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