Clay County, Missouri
Land Survey Document

SHEET 2 OF 2

INC.

64152

M 78400 NOV 27 1995

STATE OF MO.
CLAY COUNTY
95 NO 27 PM 3:38
MARY C. MOSER
RECORDER OF DEEDS
By Mary Marcant Deputy

SECOND AMENDED PLAT OF BLOCK 2
BRIARCLIFF WEST VILLAS

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SEC. 3, TWP. 50N., RGE. 33W. & SEC. 34, TWP. 51N., RGE. 33W.
SHEET 1 OF 2

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:

**SECOND AMENDED PLAT OF BLOCK 2
BRIARCLIFF WEST VILLAS**

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) AND THE STRIPS OF LAND DESIGNATED INGRESS-EGRESS, PUBLIC ACCESS, UTILITY AND WATER LINE EASEMENT. 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 SERVICES 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.

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

PARK LAND:

PARK LAND REQUIREMENTS HAVE BEEN MET BY THE PLAT OF BRIARCLIFF WEST - THIRD PLAT, ORDINANCE NO. 911347 PASSED NOVEMBER 7, 1991.

STREET GRADES:

STREET GRADES HAVE BEEN PREVIOUSLY ESTABLISHED BY THE PLAT OF BRIARCLIFF WEST - THIRD PLAT, BY ORDINANCE NO. 911347 PASSED NOVEMBER 7, 1991.

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 5 DAY OF October, 1995.

BRIARCLIFF DEVELOPMENT COMPANY

BY: John S. Dinkel
JOHN S. DINKEL PRESIDENT

Ann A. Erdmann
ANN A. ERDMANN SECRETARY

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

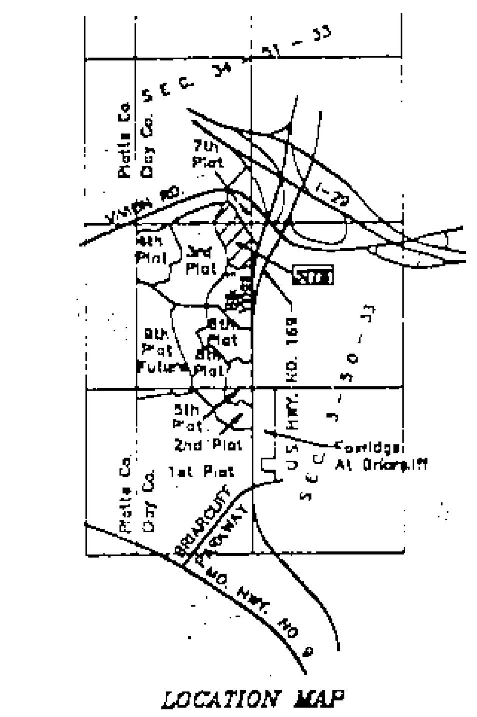
BE IT REMEMBERED THAT ON THIS 5 DAY OF October, 1995, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED JOHN S. DINKEL AND ANN A. ERDMANN, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN BY ME, DID SAY THAT THEY ARE PRESIDENT AND SECRETARY, RESPECTIVELY, OF BRIARCLIFF DEVELOPMENT COMPANY, AND THAT THIS 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. Flannery
NOTARY PUBLIC



LOCATION MAP

STATE PLANE COORDINATE LIST		
CL-21A	N 334702.2539	E 841754.7747
CL-21	N 333970.6280	E 841875.0780

CITY OF KANSAS CITY:

CITY PLAN COMMISSION

APPROVED
CHAIRMAN - WHITNEY B. KERR, SR.

SECRETARY - VIRGINIA L. WALSH

PUBLIC WORKS

APPROVED 10-9-95
CITY ENGINEER - CHARLES E. OWSLEY

APPROVED 10-9-95
DIRECTOR - GEORGE W. WOLF

950673
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. 951396 DULY AUTHENTICATED AS PASSED THIS 9 DAY OF November, 1995.

MAYOR - EMANUEL CLEAVER II

CITY CLERK - CATHERINE T. ROCHA

LEGAL DESCRIPTION:

CONTAINING 412,003 SQ. FT. OR 9.4583 ACRES

THIS IS A RESURVEY AND REPLAT OF THE AMENDED PLAT OF BLOCK 2, BRIARCLIFF WEST - VILLAS, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, SITUATED IN THE FRACTIONAL SW 1/4 OF SECTION 34-T.51-R.33, AND THE NE 1/4 AND THE FRACTIONAL NW 1/4 OF SECTION 3-T.50-R.33, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 3; THENCE S 00°-34'-11" W, ALONG THE WEST LINE OF SAID NE 1/4, 137.12 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 82°-37'-14" E, 78.98 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 169; THENCE S 06°-56'-18" W, ALONG SAID LINE, 258.17 FEET TO A POINT OPPOSITE AND 220.00 FEET FROM CENTERLINE STATION 481+00; THENCE S 03°-04'-28" W, CONTINUING ALONG SAID LINE, 280.31 FEET TO THE NE CORNER OF BLOCK 1, BRIARCLIFF WEST VILLAS, A SUBDIVISION IN SAID KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE N 86°-38'-51" W, ALONG THE NORTH LINE OF SAID BLOCK 1, 37.58 FEET TO THE WEST LINE OF SAID NE 1/4; THENCE N 86°-38'-51" W, CONTINUING ALONG SAID LINE, 48.66 FEET; THENCE S 67°-04'-29" W, CONTINUING ALONG SAID LINE, 172.24 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 139.00 FEET AND AN INITIAL TANGENT BEARING OF N 42°-45'-28" W, AN ARC DISTANCE OF 42.13 FEET; THENCE N 60°-07'-19" W, CONTINUING ALONG SAID LINE, 44.73 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 261.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 134.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF N. MULBERRY DRIVE; THENCE N 06°-20'-53" E, ALONG SAID LINE, 61.55 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 527.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 319.05 FEET; THENCE N 28°-20'-22" W, CONTINUING ALONG SAID LINE, 299.55 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 273.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 38.90 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 266.82 FEET; THENCE N 35°-49'-25" E, CONTINUING ALONG SAID LINE, 78.92 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 263.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 74.51 FEET TO THE SOUTHERLY LINE OF BRIARCLIFF WEST SEVENTH PLAT, A SUBDIVISION IN SAID KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE N 70°-06'-13" E, ALONG SAID LINE, 73.13 FEET; THENCE N 57°-18'-05" E, CONTINUING ALONG SAID LINE, 134.36 FEET; THENCE S 41°-32'-26" E, CONTINUING ALONG SAID LINE, 196.71 FEET; THENCE S 37°-39'-43" E, CONTINUING ALONG SAID LINE, 167.06 FEET; THENCE S 22°-44'-09" E, CONTINUING ALONG SAID LINE, 67.19 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 3, SAID POINT BEING N 89°-26'-07" W AND 59.06 FEET FROM THE NW CORNER OF SAID NE 1/4; THENCE S 22°-44'-09" E, CONTINUING ALONG SAID LINE, 149.29 FEET TO THE POINT OF BEGINNING, EXCEPT TRACT NUMBERS 32, 33, 34, 35, 38, 39, 40, AND 50, SAID AMENDED PLAT OF BLOCK 2, BRIARCLIFF WEST VILLAS.

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 BOUNDARY CORNERS MARKED " ● " AND AT ALL LOT CORNERS.
   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 " △ ", 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'-45" E	2738.89'
KCMO NO. CL-21	NW COR OF PLAT	N 10°-46'-07" W	1585.84'

4. THE 100 YEAR FLOOD PLAIN AND FLOODWAY LIMITS, SHOWN HEREON, IS BASED UPON A DRAINAGE STUDY BY JOHN F. LUTJEN & ASSOCIATES, SHEET 13 OF 23, DATED JUNE 26, 1991, WITH NINE REVISIONS, THE LATEST REVISION DATED OCTOBER 14, 1991.

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

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. Hite 10-2-95
CHARLES E. HITE LS-2379

12/13/95 7911
Cab E

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DSGN: BRWEST #47
FILE: RL-PAT3.DWG

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