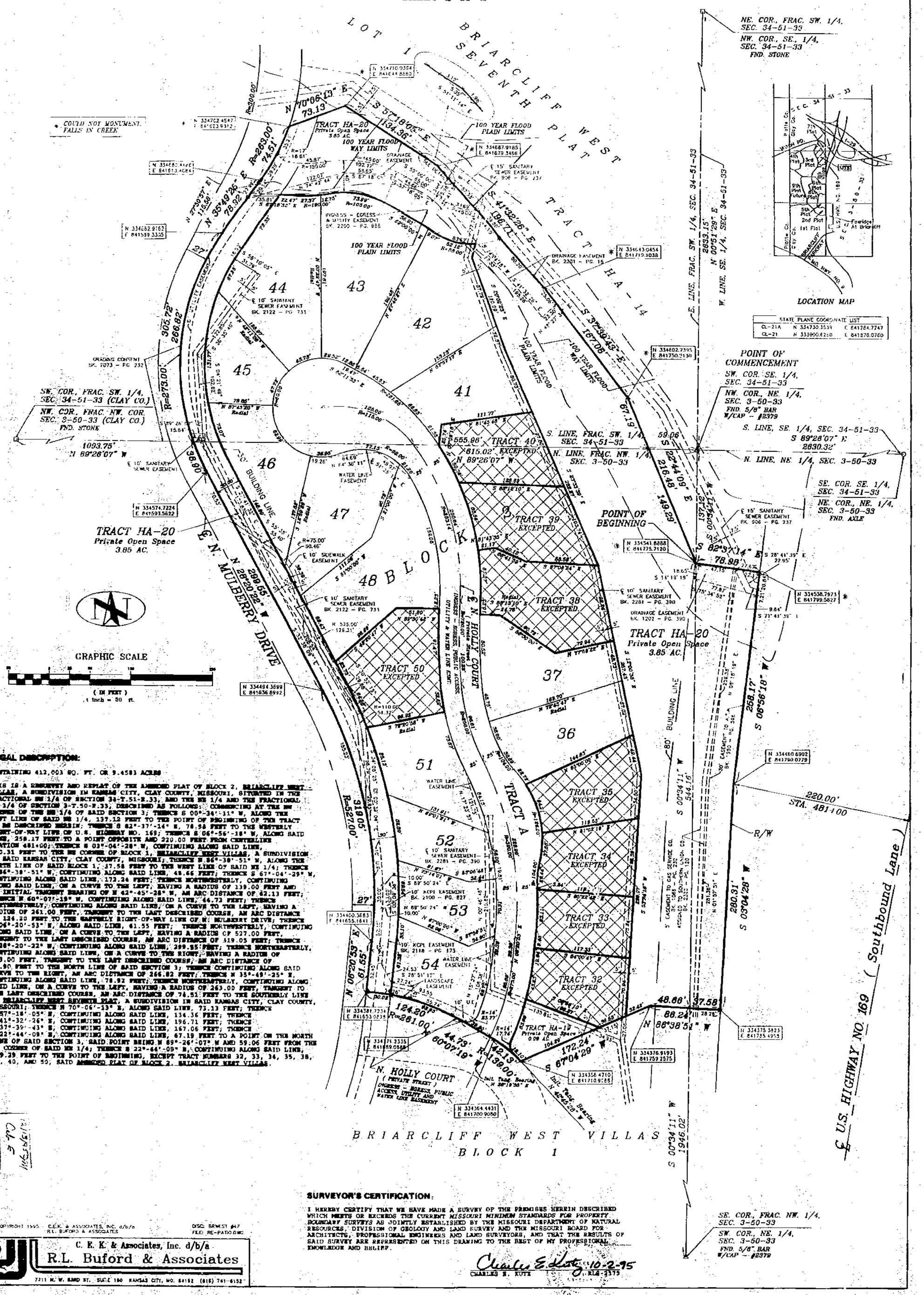
Clay County, Missouri
Land Survey Document

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 2 OF 2



LEGAL DESCRIPTION:

CONTAINING 412,003 SQ. FT. OR 9.4581 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 SW CORNER OF THE SW 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, 268.17 FEET TO A POINT OPPOSITE AND 220.00 FEET FROM CENTERLINE STATION 461+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 124.20 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 S 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.

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 10-2-95
CHARLES E. KUTZ MO. RLS-2379

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