

PLEASE RETURN LEGIBLE RECORDED MAP TO THE CITY CLERK'S OFFICE

The Hilltop at Briarcliff Second Plat

A replat of all of Tracts 4 and 5, The Ravello at Briarcliff, all of Tracts 2A and 3A, Lot Split Certificate of Survey part of Tract 2 & 3, The Ravello at Briarcliff, together with the included Right of Way of N. Mulberry Drive, and all that part of Lot 1, Briarcliff West-Office Park, subdivisions and surveys lying in the Northeast Quarter of Section 10, Township 50 North, Range 33 West, in Kansas City, Clay County, Missouri

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Property Description:

A replat of all of Tracts 4 and 5, The Ravello at Briarcliff, all of Tracts 2A and 3A, Lot Split Certificate of Survey part of Tract 2 & 3, The Ravello at Briarcliff, together with the included Right of Way of N. Mulberry Drive, and all that part of Lot 1, Briarcliff West-Office Park, subdivisions and surveys lying in the Northeast Quarter of Section 10, Township 50 North, Range 33 West, in Kansas City, Clay County, Missouri, described as follows:

CUMMENDING of the northwest corner of the Northeast Quarter of Section 10, Township 50 North, Range 33 West; thence South 9 degrees 20 minutes 18 seconds East along the West line of the Northeast Quarter of said Section 10 a distance of 811.09 feet to a point on the Southwesterly line of Lot 1b, The Hilltop at Briarcliff, said point also lying on the Northeastery right of way line of Missouri State Highway No. 9; thence South 53 degrees 43 minutes 42 seconds East along the Southwesterly line of said Lot 1b a distance of 24.29 feet to the Southwest corner thereof, the POINT OF BEGINNING; thence North 36 degrees 14 minutes 18 seconds East along the Southwesterly line of said Lot 1b a distance of 292.48 feet to a point; thence South 69 degrees 15 minutes 37 seconds East along the Southwesterly line of said Lot 1b a distance of 61.36 feet to a point; thence North 65 degrees 36 minutes 12 seconds East along the Southwesterly line of said Lot 1b and its Northeastery prolongation, a distance of 126.81 feet to a point on the Eastern right of way line of N. Mulberry Drive; thence in a Northwesterly direction along the Eastern right of way line of N. Mulberry Drive and along a curve to the right whose initial tangent bears North 20 degrees 29 minutes 46 seconds West, having a radius of 274.00 feet through a central angle of 34 degrees 55 minutes 50 seconds, an arc distance of 187.05 feet to a point of reverse curvature; thence continuing along the Eastern right of way line of N. Mulberry Drive and along a curve to the left, having a radius of 212.00 feet, through a central angle of 23 degrees 22 minutes 12 seconds, an arc distance of 97.57 feet to a point of compound curvature; thence continuing along the Eastern right of way line of N. Mulberry Drive and along a curve to the left, having a radius of 338.00 feet, through a central angle of 23 degrees 03 minutes 18 seconds, an arc distance of 136.07 feet to a point; thence North 54 degrees 27 minutes 41 seconds East a distance of 1.15 feet to a point on the Southwesterly right of way line of US Highway Route No. 169 as established in Book 2397 of Page 775; thence South 39 degrees 01 minutes 18 seconds East along the Southwesterly right of way line of said US Highway Route No. 169 a distance of 243.93 feet to a point; thence South 6 degrees 48 minutes 51 seconds East along the Southwesterly right of way line of said US Highway Route No. 169 a distance of 691.88 feet to a point; thence South 11 degrees 40 minutes 01 seconds East along the Southwesterly right of way line of said US Highway Route No. 169 a distance of 114.15 feet to the Northeast corner of Tract 1 of the Condominium Plat of The Ravello at Briarcliff, Second Plat, a subdivision in Kansas City, Clay County, Missouri; thence South 32 degrees 28 minutes 18 seconds West along the Northwesterly line of said Tract 1 a distance of 101.05 feet to a point on the Northerly right of way line of N. Mulberry Drive; thence South 3 degrees 15 minutes 25 seconds West a distance of 56.09 feet to a point on the Southerly right of way line of N. Mulberry Drive, said point also lying on the Northwesterly line of said Tract 1; thence South 53 degrees 43 minutes 43 seconds West along the Northwesterly line of said Tract 1 a distance of 91.10 feet to a point; thence South 45 degrees 00 minutes 24 seconds West along the Northwesterly line of said Tract 1 a distance of 128.89 feet to a point; thence North 84 degrees 48 minutes 34 seconds East along the Northwesterly line of said Tract 1 a distance of 95.12 feet to a point; thence South 32 degrees 52 minutes 07 seconds West along the Northwesterly line of said Tract 1 a distance of 131.35 feet to a point on the Northwesterly right of way line of Missouri State Highway No. 9; thence North 53 degrees 43 minutes 42 seconds West along the Northwesterly right of way line of Missouri State Highway No. 9 a distance of 793.74 feet to the POINT OF BEGINNING and containing 216,255 Square Feet or 11.898 Acres, more or less.

Survey Notes:

1. Basis of Bearings: The West Line of the Northeast Quarter of Section 10, Township 50 North, Range 33 West - North 00°20'18" West (Missouri State Plane Coordinate System of 1983, West Zone, 2003 Adjustment). Rotate plat bearings for Lot 1b, The Hilltop at Briarcliff 00°15'33" clockwise to match survey bearing system.
2. The Total Area for the subject property is 518,255 Square Feet or 11.898 Acres ± As Surveyed.
3. The Subject Property is located in "Zone C" (Areas of minimal flooding) according to the Clay County, Missouri Flood Insurance Rate Map (FIRM), Map Number 290173 0075 B, map revised August 15, 1986.
4. The Subject Property has access from N. Mulberry Drive.
5. The Street Grades for North Mulberry Drive have been previously established by the final plat of "The Ravello at Briarcliff", recorded as instrument No. 2005032690 in Book F, Page 183, in the Clay County, Missouri, Recorder of Deeds. Approved by the Council of Kansas City, Missouri by Ordinance No. 050729, Passed June 21, 2005.
6. The placement of the 65 Decibel Noise Contour Line as hereon was determined from a Traffic Noise Survey performed by Coffeen Pflantz & Associates, Inc., as filed by instrument Number 2005043645 filed February 3, 2005 in Book 4837 of Page 37 in the Office of the Recorder of Deeds in Liberty, Clay County, Missouri.
7. The Document for Maintenance of Subsurface Conditions, recorded as Document No. C-85972 in Book 2013 at Page 888 and ordered by the instrument filed as Document No. M-92200 in Book 2542 at Page 469 includes the land within this plat. The plat/lotline easements which are in the above stated documents do not affect the property described within this plat.

Plat Dedication:

The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "The Hilltop at Briarcliff Second Plat"

Easement Dedication:

An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewerage, telephone, cable tv, surface drainage, and grading, including, but not limited to, underground lines and conduits, pole mounted transformers, service pedestals, any or all of them upon, over, under and along the strip of land designated utility easements (U/E) provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. As of the date above said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No extension of it shall be made or operation of any kind or nature shall be performed which services as to water main easements.

Building Lines:

Building lines or setback lines are hereby established and no building or portion thereof shall be built between this line and the lot line nearest thereto.

Street Dedication:

Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby so dedicated.

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 Service for the delivery of mail; provided 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.

Restricted Access:

No direct Vehicular Access to Missouri State Highway No. 9 and US Highway Rt. No. 169 from Lot 2 and 3 is permitted.

Cross Access:

The right of ingress-egress between Lot 2 and Lot 3 is hereby granted.

Undesirable Noise Levels:

The area described herein lies adjacent to U.S. Highway Route No. 169 and development may be subject to undesirable noise levels due to traffic generation. Appropriate measures should be taken through acoustical site planning and/or architectural construction to reduce the impact of undesirable noise levels.

Downlow Airport Height:

The subject property is located within the Charles B. Wheeler Downtown Airport Height Zone Map Dated June 20, 2003 and is within the transitional surface and ILS approach surface. The maximum height of any structure shall not exceed 1000 feet.

Parishland Dedication:

That the developer contribute \$2,718.69 in lieu of parishland dedication for 77 multi-family units (77 units x 2.0 persons per household x \$0.06 acre per person = \$10,509.42). The developer previously paid \$36,080.51 with the recording of the Ravello Condominium plat.

In testimony whereof, the undersigned proprietor has hereunto subscribed their name.

Briarcliff I, LLC, a Missouri limited liability company, has caused these presents to be signed this 17 day of November, 2010, By: Briarcliff Hilltop Apartments, LLC, a Missouri limited liability company, its Managing Member; Br: Briarcliff Realty, LLC, a Missouri limited liability company, its Manager

Nathaniel J. Hagedorn, Manager
State of Missouri
County of Clay

Be it remembered that on the 17 day of November, 2010, before the undersigned, a notary public in and for the county and state aforesaid came Nathaniel J. Hagedorn, to me personally known, who being by his duly sworn affidavit that he is the Manager of Briarcliff Realty, LLC, and that said instrument was signed on behalf of said company as Manager of said company and that Nathaniel Hagedorn, acknowledged said instrument to be the free act and deed of said company.

In witness whereof, I have hereunto set my hand and official my official seal, the day and year last above written.

Jan 21, 2014

My appointment expires:

CITY PLAN COMMISSION

Approved March 2, 2010:

Charles F. Mayo

City Engineer-Clay City, P.E.

Direct: Steve J. Harris, P.E.

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. 100633, duly authenticated as passed this 24th day of August, 2010.

John Eckardt

Mayor/Clark-Funkhouser

Vicki Thompson

City Clerk-Vic Thompson

JANE L. FOWERS
Notary Public
STATE OF MISSOURI
My Commission Expires February 27, 2014
Commission # 100811



I hereby certify that the within Plat of "The Hilltop at Briarcliff Second Plat" subdivision is based on an actual survey made by me or under my direct supervision, and that survey meets or exceeds the current "Minimum Standards for Professional Surveyors" as established by the Missouri Board of Architects, Professional Engineers and Land Surveyors. I further certify that the bearings shown on this plat are grid bearings, based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivisions, survey monuments and survey monuments were either found or set as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the plotting of subdivisions to the best of my professional knowledge and belief.



Date: November 16, 2010



S. 1/2 Sec. 8 & N. 1/2 Sec. 10, T.50N., R.33W.
VICINITY MAP
Scale: 1" = 2000'

REV. NO.	DATE	REVISION DESCRIPTION
1	11/17/10	Initial Plat
2	11/17/10	Final Plat
3	11/17/10	Final Plat
4	11/17/10	Final Plat
5	11/17/10	Final Plat
6	11/17/10	Final Plat
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2010

Final Plat
The Hilltop at Briarcliff Second Plat
Briarcliff Development Company

Kansas City, Missouri

Sheets
2 of 2

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