Clay County, Missouri
Land Survey Document

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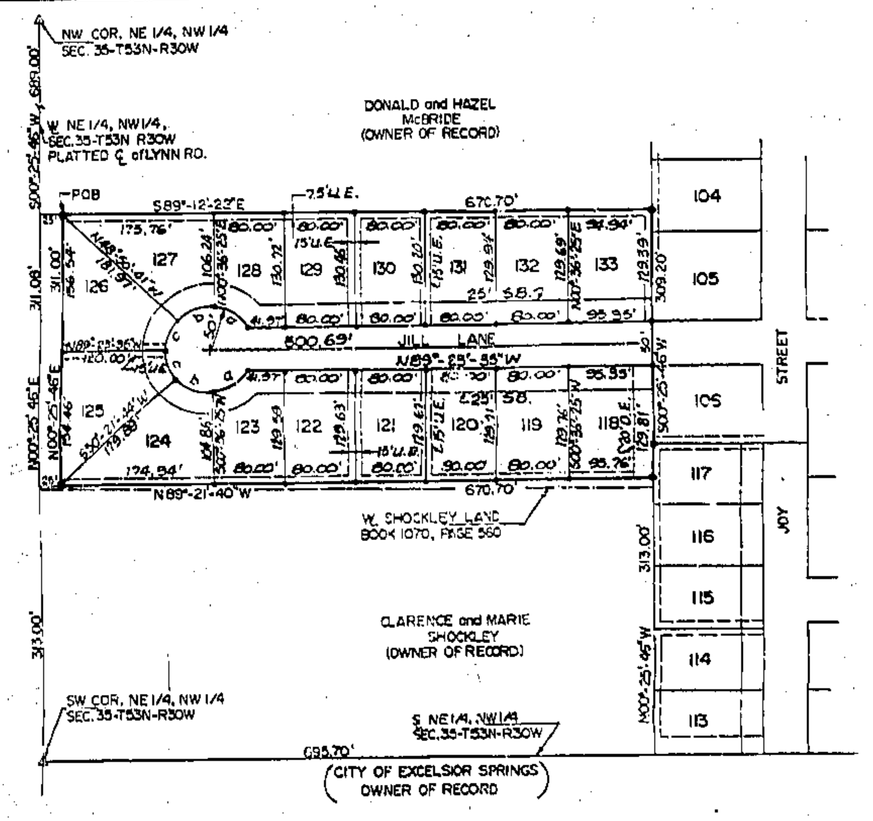
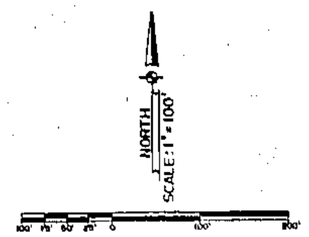
F 20187 NOV 18 1985





LEGEND

- ~ 1/2" Bar Set
- ~ 3/4" Bar Set
- U.E.~ Utility Easement
- SB.~ Setback Line
- D.E.~ Drainage Easement

CURVE DATA

	a	b	c
Δ	53°56'46"	46°-00'-00"	49°-53'-22"
R	50.00'	50.00'	50.00'
L	47.08'	40.14'	43.54'
C	45.36'	39.07'	42.17'

KING'S SUBURBAN ESTATES

REPLAT OF LOTS 118 THROUGH 133 INCLUSIVE

I certify that this instrument was filed for record in the Recorder's Office, Clay County, Missouri, on the 18 day of Nov, 1985, at 12:00 o'clock P.M. and recorded in Book 21 at Page 27
WM. L. SCHUCKAT RECORDER
Mary E. Mobley DEPUTY

DESCRIPTION

A replat of lots 118 through lot 133 of "King's Suburban Estates, Lots 107 through 133".

Lots 118 through 133 of "King's Suburban Estates, Lots 107 through 133", said subdivision being an addition to Excelsior Springs, Missouri, said tract also being in the Northeast Quarter of the Northwest Quarter of Section 35, Township 53 North of the base line, Range 30 West of the fifth principal meridian, Clay County, Missouri, described as follows: Beginning at a point on the east right-of-way line of Lynn Road that is South 00°-25'-46" West, 689.00 feet and South 89°-12'-22" East, 25.00 feet from the Northwest Corner of said Northeast Quarter of the Northwest Quarter, said point also being the northwest corner of lot 126 of said subdivision; thence from said point-of-beginning South 89°-12'-22" East, 670.70 feet along the north line of said subdivision to the northeast corner of lot 133; thence South 00°-25'-46" West, 369.20 feet to the southeast corner of lot 118 of said subdivision; thence North 89°-21'-40" West, 670.70 feet along the south line of said subdivision to the southwest corner of lot 125, said point also being on the east right-of-way line of Lynn Road; thence North 00°-25'-46" East, 311.00 feet along said right-of-way to the point-of-beginning. Said tract contains 4.7747 acres comprising lots 118 through 133 inclusive and is subject to all easements, restrictions and encumbrances of record. The basis of bearings is taken from the recorded plat of said King's Suburban Estates.

The total area of the subdivision platted and described hereon is 4.7747 acres. The area within the street rights-of-way is 0.7000 acres resulting in a net lot area of 4.0747 acres.

EASEMENTS

Easements are hereby dedicated for public use, as utility easement right-of-way which are shown as lying between the dashed lines in widths indicated and as set forth on this plat unless otherwise noted, and said easements may be employed for the purpose of installing, repairing and maintaining gas lines, electric lines, telephone lines, and all other forms and types of public utilities now or hereafter used by the public over, under, and along the strips marked "easements".

STREETS

The street shown on this plat and not heretofore dedicated to and for public use is hereby so dedicated.

This replat of lots 118 through 133 of King's Suburban Estates, Lots 107 through 133, has been submitted to and approved by the Planning Commission of the City of Excelsior Springs, Missouri this 7th day of October, 1985.

Margaret A. Smith
Chairman

Patti Banks
Secretary

SURVEYOR'S CERTIFICATION

I, William D. Meyer, Registered Land Surveyor in the State of Missouri, do hereby certify that I have accurately surveyed and platted this subdivision and have located all monuments shown; and that all lots, streets, roads, drives, public ways, and other grounds are well and accurately staked and marked. Said described survey was completed in August 1985.

SEAL

William D. Meyer
William D. Meyer
Registered Land Surveyor
Missouri Reg. No. LS-1334

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Excelsior Springs Savings and Loan Association, a Missouri Corporation, the proprietors of the land as hereon set forth in the Surveyor's and Engineer's Certifications have caused the same to be surveyed and platted into Lots, Easements, and Streets, the same to be known as KING'S SUBURBAN ESTATES, Lots 118 through 133, an addition to the City of Excelsior Springs, Clay County, Missouri: the street is hereby dedicated to and for the use of the public, and Easements as indicated on the accompanying plat are hereby granted to the public for the purpose of constructing, operating, maintaining, and repairing all public utilities.

IN TESTIMONY WHEREOF, the proprietors hereunto set their hands and affix their seal this 7 day of November, 1985.

SEAL

Billie Taylor, President

Mary Hornbrook Day
Mary Hornbrook, Secretary

STATE OF MISSOURI }
COUNTY OF Clay } ss

Be it remembered that on this 7th day of November, 1985, before me, a Notary Public in and for said County and State, came the above named persons to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

William R. Mitchell
Notary Public

My Commission Expires: Aug 21, 1988
WILLIAM R. MITCHELL
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires August 21, 1988

The dedications shown on this plat have been accepted by the City Council of the City of Excelsior Springs, Missouri, this 7th day of October, 1985.

Leo Pryor
Mayor

Mary L. Dixon
City Clerk

SEAL

STATE OF MISSOURI }
COUNTY OF CLAY } ss

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the ____ day of _____, 19__, in Book _____, Page _____.

_____ Deputy Recorder of Deeds

ENGINEER'S CERTIFICATION

I, Forrest D. Poland, Registered Professional Engineer in the State of Missouri, do hereby certify that the plat described hereon and the surveys upon which it is based was completed under my supervision.

Forrest D. Poland
Forrest D. Poland
Professional Engineer
Missouri Reg. No. E-10512

2/14/86 pm
Plat Book 21

ASSOCIATED CONSULTANTS, INC.
ENGINEERS · SURVEYORS
P.O. BOX 573
RICHMOND, MISSOURI 64085
104 HIGHWAY 13 SOUTH
(816) 776-2235