Clay County, Missouri
Land Survey Document

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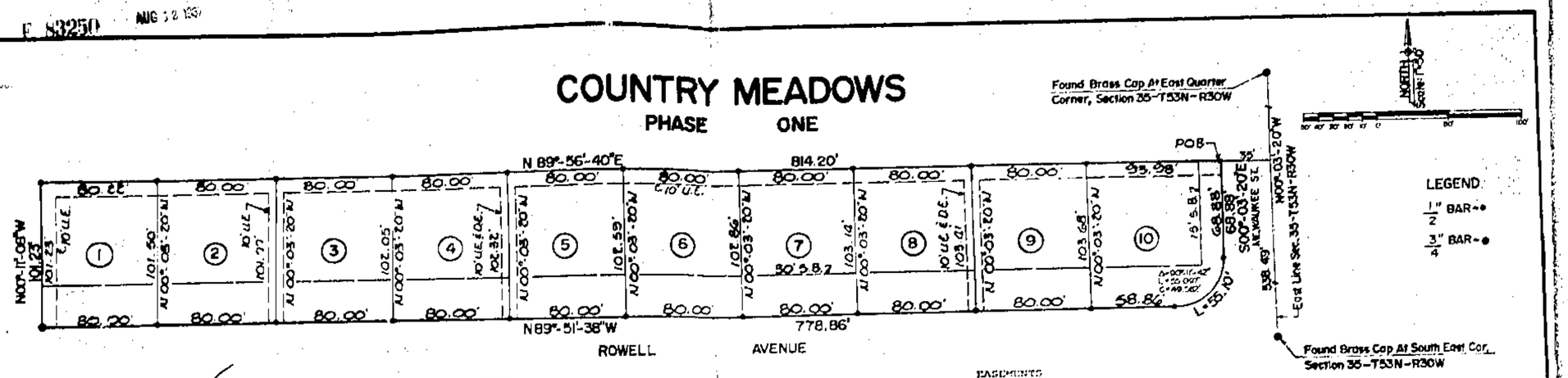
COUNTRY MEADOWS

PHASE ONE



DESCRIPTION

COUNTRY MEADOWS SUBDIVISION

PHASE ONE

A subdivision of land in the Southeast Quarter of the Southeast Quarter of Section 35, Township 53 North of the base line, Range 30 West of the fifth principal meridian, Excelsior Springs, Clay County, Missouri, described as follows: Beginning at a point that is North 00°-03'-20" West, 538.49 feet and South 89°-56'-40" West, 35.00 feet from the Southeast Corner of said Section 35, said point being on the West right-of-way line of Milwaukee Street as hereby established; thence from said point-of-beginning South 00°-03'-20" East, 68.88 feet along said West line to the PC of a curve to the left with a radius of 35.00 feet; thence along said curve and right-of-way, through a central angle of 90°-11'-42", 55.10 feet to the PT of said curve, said point being on the North right-of-way line of Rowell Avenue as hereby established; thence North 89°-51'-38" West, 778.86 feet along said North line; thence North 00°-11'-08" West, 101.23 feet; thence North 89°-56'-40" East, 814.20 feet to the point-of-beginning. Said subdivision contains 1.9116 acres comprising Lots one through ten and is subject to all easements, restrictions and encumbrances of record. The bearings are based on the East line of said Section 35 being North 00°-03'-20" West.

This plat of Country Meadows Subdivision (Phase One) has been submitted to and approved by the Planning Commission of the City of Excelsior Springs, Missouri, this 3rd day of August, 1987.

David C. Martin
Chairman

Denise Bedford
Secretary

The dedications shown on this plat have been accepted by the City Council of the City of Excelsior Springs, Missouri, this 3rd day of August, 1987.

(SEAL)

Fred Rickman
Mayor

ATTEST: Mary L. Dixon
City Clerk

STATE OF MISSOURI }
COUNTY OF CLAY } ss

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

_____ Deputy _____ Register of Deeds

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

Streets and avenues shown on this plat and not heretofore dedicated to and for public use are hereby so dedicated.

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, avenues, and other grounds are well and accurately staked and marked. Said described survey was completed in May, 1984.

SEAL

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

THIS IS BEING RECORDED TO ADD THE NAMES OF LOUELLA A SHELTON AND AUNDRA Y HEDGES

ENGINEER'S CERTIFICATION

I, Forrest D. Foland, 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.

SEAL

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

STATE OF }
COUNTY OF } ss

Know all men by these presents, that we, the undersigned property owners of the land as above set forth in the Surveyor's and Engineer's Certifications have caused the same to be surveyed and platted into Lots, Easements, Streets, and Avenues, the same to be known as COUNTRY MEADOWS SUBDIVISION (Phase One), an addition to the City of Excelsior Springs, Clay County, Missouri; the Streets and Avenues are 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.

Earlwood Shelton
Earlwood Shelton, President

Robert B. Hodges, Jr.
Robert B. Hodges, Jr., Treas.

Louella A Shelton
Louella A Shelton

Aundra Y Hedges
Aundra Y Hedges

STATE OF Mo }
COUNTY OF Clay } ss

Be it remembered that on this 3rd day of August, 1987, before me, a Notary Public in and for said County and State, came Earlwood Shelton and Robert B. Hodges, Jr., to me personally known to be the 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.

SEAL

Rudy Disbury
Notary Public

My commission expires: _____

STATE OF MISSOURI
COUNTY OF CLAY

Be it remembered that this 28th day of August, 1987 before me, a Notary Public in and for said County and State, came Louella A Shelton and Aundra Y Hedges to personally known to be the 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.

SEAL

Mary L. Mahaley
Notary Public

My commission expires 11-1-1990

MARY L. MAHALEY
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. NOV. 1, 1990

10/16/87 JDM
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