http://www.ClayCoGov.com

Clay County, Missouri
Land Survey Document

G 21255

Fnd. R.R. Spike
W 1/4 Corner
Sec. 25-T52N-R30W

EUGENE & BETTY DUKOVICH
BK. 1258, PG. 0636

NE Corner
NW 1/4, SW 1/4

NE 108th Street — EAST

PGG

R/W

5000'

1103.79'

730.72'

S8 50'

House

15' UE

75' UE

S8 50'

ROGER TURNER
Book 1400
Page 533

1312.34'

Set 3/4" Bar
Center
Sec. 25-T52N-R30W

East 198.33'

LOT NO. 1
10.000 ACRES

N00°01'26"E 1122.00'

50.58'

15' UE

S89°58'34"E 150.00'

West 88.72'

East 88.72'

Easement

NO. NE 108 ST

CITY EXCELSIOR SPRINGS
BK. 1140, PG. 0066

(GEORGE B. & LUIS F. SAMS)

S89°58'32"W 648.00'

N89°58'32"E 648.00'

N00°08'46"E 1320.73'

S00°08'46"W 130.00'

LOT NO. 2
27.6176 ACRES

N00°01'26"E 200.00'

150.00'

S00°01'26"E

S00°11'39"E 2662.29'

S89°58'32"W 1320.94'

1330.73'

(GEORGE B. & LUIS F. SAMS)
BK. 0884, PG. 0638

CLEVENGER ACRES

1320.25'

Fnd. Brass Cap
SW Corner
Sec. 25-T52N-R30W

1320.25'

Fnd. 3/4" Bar
S 1/4 Corner
Sec. 25-T52N-R30W

LEGEND

- 3/4" Bar with Alum. Cap
- 1/2" Bar Set
- R.R. Spike Found
- 3/4" Bar Found
- Hedges Cap Found
- 3/4" Bar Set
- Fence
- Fence Post
- Utility Easement
- Set Back
- Outbuildings

LOCATION SKETCH

FLOOD ZONE C

NE 108th ST

CLEVENGER ACRES

FLOOD ZONE C

T52N
T51N

FLOOD ZONE C

NORTH

SCALE 1" = 100'

This plat of Clevenger Acres Subdivision has been submitted to and approved by the Clay County Planning Commission this 13 day of October, 1988.

COUNTY COMMISSION

DATE: 10-13-88

PLANNING COMMISSION

DATE: 10-11-88

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this _____ day of _____, 19__.

Entered on transfer record this _____ day of _____, 19__.

Mary Jo Doherty
Registrar of Deeds

STATE OF MISSOURI)
COUNTY OF CLAY)ss

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

Mary Jo Doherty
Registrar of Deeds

Filed for Record this 13 day of October, 1988 and Recorded in Book 22 at Page 118
MARY H. DOHERTY, Registrar of Deeds
By: Mary Doherty, Deputy

DESCRIPTION

A minor subdivision of land, being all of the Northwest Quarter of the Southwest Quarter of Section 25, Township 52 North of the base line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, except one acre out of the Northeast Corner and except that part along the East side that is Missouri Highway property, and along the north side that is Clay County Highway property, said part is described as follows: Beginning at a point on the south line of NE 108th Street that is South 00°-08'-46" West, 50.00 feet from the West Quarter Corner of said Section 25; thence East 1103.79 feet along said south line; thence South 00°-01'-26" East, 198.33 feet; thence East 198.33 feet to the West right-of-way line of Missouri State Highway Route N; thence South 00°-01'-26" East, 1122.00 feet along said right-of-way to the south line of said Northwest Quarter of said Southwest Quarter; thence South 89°-59'-52" West, 1305.94 feet along the south line of said Quarter, Quarter to the Southwest Corner thereof; thence North 00°-08'-46" East, 1320.73 feet along the west line of said Southwest Quarter to said point of beginning. Said tract contains 27.6176 acres and is subject to all easements, restrictions and encumbrances of record. The bearing system is assumed based on the north line of said Southwest Quarter being North 90°-00'-00" East.

DEDICATION

Know all men by these presents:

That John Clevenger and Edythe Clevenger, husband and wife, as owner, their heirs and assigns, hereinafter called the proprietors have caused to be surveyed and platted the land described hereon under the name of Clevenger Acres, a subdivision of land in the County of Clay, State of Missouri, and have caused the same to be subdivided into two lots.

The road and highway rights-of-way designated on this plat and not heretofore dedicated to public use are hereby so dedicated.

The proprietors declare that the aforesaid land shown on this plat shall be conveyed as recorded with the Clay County Recorder.

In testimony whereof, the proprietors hereunto set their hands this 13 day of October, 1988.

John Clevenger

Edythe Clevenger

Notary Public

SEAL

Carole Keller-Notary Public
Ray County, State of Missouri
My Commission Expires Feb 13, 1989

My commission expires: _____

SOIL CLASSIFICATION

West Half: 1C - Sibley Silt Loam, 5 to 9% Slopes
1B - Sibley Silt Loam, 2 to 5% Slopes

East Half: 3h - Grower Silt Loam
55D3 - Knox Silt Clay Loam, 5 to 14% Slopes
54C2 - Knox Silt Loam, 5 to 9% Slopes

The first listing for each half is the main classification with small areas of the other classifications.

CLAY COUNTY ZONING: Agriculture.

FLOOD PLAIN ZONE: C and B.

I HEREBY CERTIFY that the within plat of Clevenger Acres Subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that the bearings shown on this plat are based on assumed bearings based on the north line of the Southwest Quarter, of Section 25, Township 52 North, Range 30 West, being North 90°-00'-00" East; that the section and sub-division corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners have been marked with permanent monumentation as indicated on this plat; that I have complied with all state and Clay County statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Date: OCT 0 6 1988

Signed: William D. Mayer
WILLIAM D. MAYER
PO. MLS No. 1334

Contours Conversion to Datum
Block 10-12-88 in Book 1012 Page 50

I HEREBY CERTIFY that the within plat of Clevenger Acres Subdivision was prepared by me or under my direct supervision and that I have complied with all State and Clay County statutes, ordinances and regulations governing same to the best of my professional knowledge and belief.

Signed:

Forrest D. Poland
Mo. P.E. No. E-19512

Date: 10/6/88

OWNER/DEVELOPER
John & Edythe Clevenger
Route 13, Box 300
Excelsior Springs, MO. 64024
Telephone: (816) 637-5456

10/19/88 7001
Plat Bk 23

JOB. NO. 88.15.197-88.31.326

ASSOCIATED CONSULTANTS, INC.
CONSULTING ENGINEERS
P.O. BOX 873 — 304 E. NORTH MAIN
RICHMOND, MISSOURI 64085-0873 — (816) 776-[illegible]