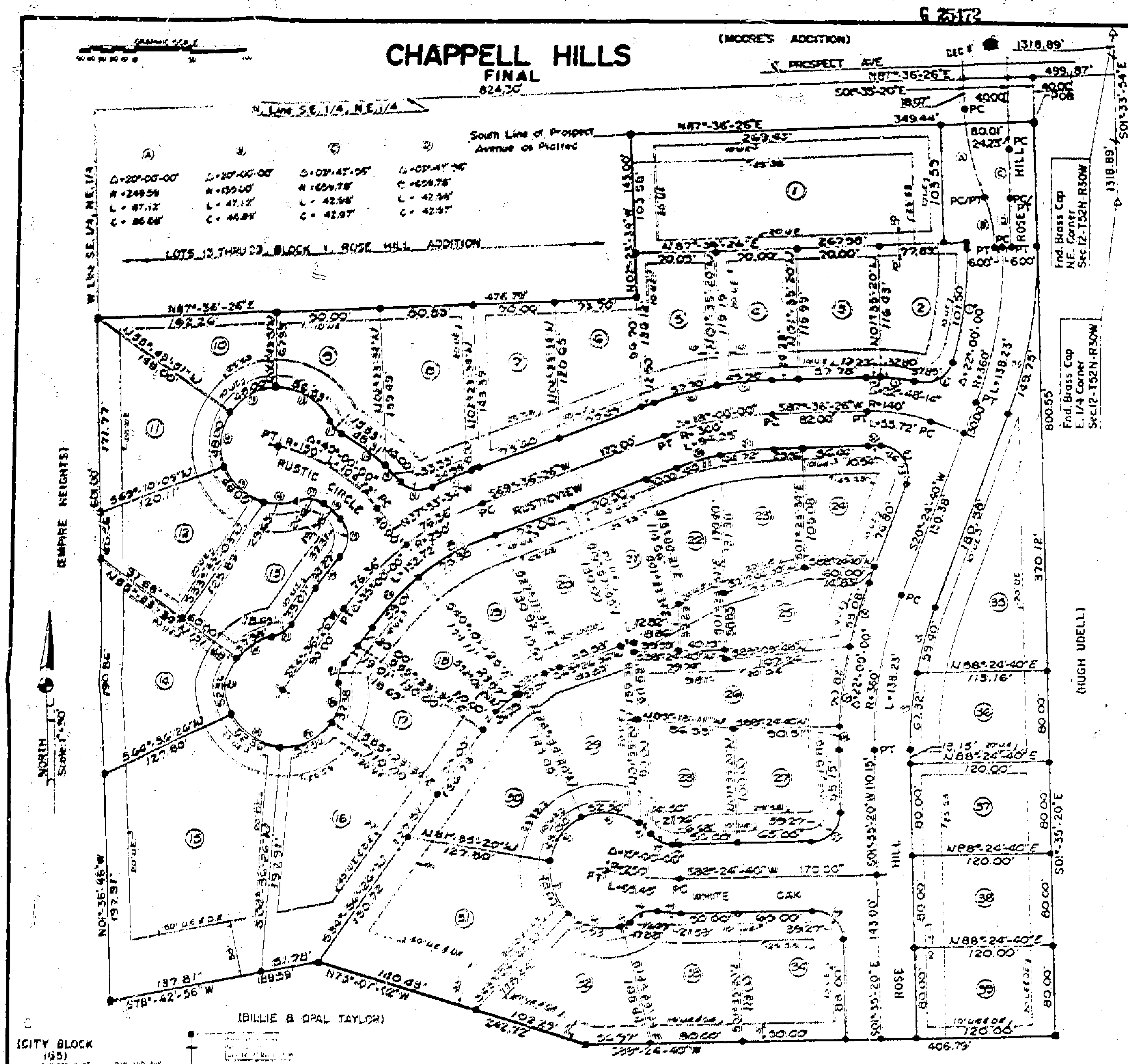
CHAPPELL HILLS

FINAL

G 25173



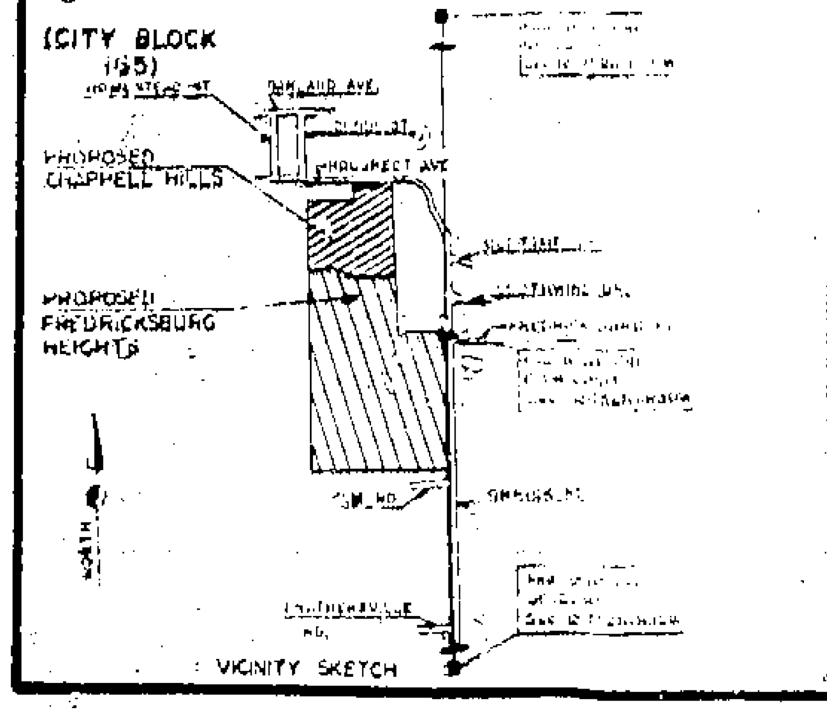
NO	Δ	R	L	C
1	1°-37-25"	350.00	10.00	10.00
2	86-44-49	25.00	37.85	34.34
3	11-03-20	170.00	32.80	32.75
4	04-07-08	170.00	12.22	12.22
5	07-58-37	330.00	45.98	45.94
6	0-01-03	330.00	27.70	27.60
7	07-09-29	280.00	35.08	34.98
8	76-50-58	25.00	33.53	31.07
9	05-05-37	180.00	16.00	16.00
10	15-22-40	180.00	48.31	48.17
11	35-07-33	25.00	15.33	15.09
12	64-47-02	50.00	56.53	53.57
13	55-00-00	50.00	48.00	46.17
14	55-00-00	50.00	48.00	46.17
15	55-00-00	50.00	48.00	46.17
16	33-58-15	50.00	29.65	29.22
17	56-34-24	25.00	24.68	23.69

NO	Δ	R	L	C
18	[illegible]	120.00	[illegible]	[illegible]
19	[illegible]	25.00	[illegible]	[illegible]
20	[illegible]	280.00	[illegible]	[illegible]
21	[illegible]	25.00	[illegible]	[illegible]
22	42-00-00	50.00	[illegible]	[illegible]
23	[illegible]	50.00	[illegible]	50.00
24	[illegible]	50.00	[illegible]	50.00
25	[illegible]	50.00	[illegible]	[illegible]
26	[illegible]	50.00	[illegible]	[illegible]
27	42-49-07	25.00	18.69	18.26
28	15-22-00	220.00	[illegible]	[illegible]
29	[illegible]	220.00	79.36	79.01
30	08-33-50	270.00	40.11	40.07
31	[illegible]	240.00	[illegible]	[illegible]
32	[illegible]	[illegible]	[illegible]	[illegible]
33	[illegible]	25.00	16.75	[illegible]
34	06-40-49	390.00	[illegible]	[illegible]

NO	Δ	R	L	C
35	10-24-14	390.00	70.82	70.72
36	[illegible]	390.00	[illegible]	[illegible]
37	[illegible]	25.00	[illegible]	[illegible]
38	01-44-11	220.00	6.66	6.66
39	[illegible]	25.00	2.78	2.08
40	[illegible]	50.00	[illegible]	[illegible]
41	[illegible]	50.00	[illegible]	50.00
42	[illegible]	50.00	[illegible]	44.17
43	[illegible]	50.00	48.00	46.17
44	57-54-04	50.00	50.53	48.41
45	20-29-38	50.00	17.88	17.79
46	37-47-59	25.00	16.49	16.20
47	04-24-17	280.00	21.53	21.52
48	[illegible]	[illegible]	[illegible]	[illegible]
49	[illegible]	150.00	[illegible]	[illegible]
50	[illegible]	150.00	[illegible]	56.32
51	[illegible]	390.00	149.75	148.81

LEGEND

- ● - 1/2" Bar Set
- UE - Utility Easement
- DE - Drainage Easement
- ■ - 1/2" Bar Set w/Alum Cap
- SBL - Set Back Line



LOT	AREA, SQ. FT.
1	27,832
2	8,704
3	8,121
4	[illegible]
5	[illegible]
6	[illegible]
7	[illegible]
8	12,727
9	8,200
10	9,370
11	12,535
12	11,026
13	11,251
14	14,170
15	31,180
16	10,026
17	8,327
18	8,067
19	8,000
20	9,200
21	8,953
22	8,278
23	8,000
24	8,221
25	8,000
26	11,700
27	8,870
28	8,804
29	15,902
30	12,003
31	15,870
32	10,747
33	10,373
34	10,036
35	17,751
36	9,440
37	9,600
38	9,600
39	9,600
TOTAL	441,872

TOTAL AREA: 13.0082 Acres
LOT AREA: 10.1440 Acres
STREET AREA: 2.0842 Acres

By Linda Edwards Deputy

DESCRIPTION
CHAPPELL HILLS
LOTS 1 THROUGH 39

A subdivision of land in the Southeast Quarter of the Northeast Quarter of Section 12, Township 52 North of the base line, Range 30 West of the Fifth Principal Meridian, Excelsior Springs, Missouri, all in Clay County, said tract includes all of Rose Hill Addition except Lots Number 13 through 22 inclusive of Block One and Chappell Hills Addition that consisted of a replat of Lots Number One through Twelve of Block One of Rose Hill Addition, said tract is more particularly described as follows: Beginning at a point on the south line of Prospect Avenue, as platted, said point being South 01°-35'-20" East, 40.00 feet and South 87°-36'-26" West, 499.87 feet from the Northeast Corner of said Southeast Quarter of said Northeast Quarter; thence from said point of beginning South 01°-35'-20" East, 800.55 feet; thence South 88°-24'-40" West, 406.79 feet; thence North 73°-07'-02" West, 242.72 feet; thence South 78°-42'-56" West, 189.59 feet to the west line of said Southeast Quarter of said Northeast Quarter; thence North 01°-38'-46" West, 601.00 feet; thence North 87°-36'-26" East, 476.79 feet; thence North 02°-23'-34" West, 143.00 feet to the south line of Prospect Avenue, as platted; thence North 87°-36'-26" East, 349.44 feet to said point of beginning. Said tract contains 13.0082 acres, comprising Lots 1 through 39 inclusive, and is subject to all easements, restrictions and encumbrances of record. The bearing system is assumed based on the east line of the Northeast Quarter of said Section 12 being South 01°-33'-54" East.

DEDICATION: The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner shown on this plat; said property shall hereafter be known as CHAPPELL HILLS. It shall be a sufficient description of the lots on this plat to hereafter designate the same by the number appearing near the center of the lot followed by the words: CHAPPELL HILLS. Front Yard lines (setback lines) are hereby established as shown on this plat and no building or portion thereof shall be built or otherwise located between this line and the front lot or street line.

An easement or license is hereby granted to the City of Excelsior Springs, Missouri, to locate, construct and maintain, and to authorize the construction, maintenance, and use of surface drainage ways and installation of underground drainage conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "DRAINAGE EASEMENT" or "D.E."

An easement or license is hereby granted to the City of Excelsior Springs, Missouri, to locate, construct and maintain, and to authorize the location, construction, maintenance or use of conduits, for all and any purpose including water, gas and sewer mains; poles, wires, anchors and appurtenances thereto; or any or all of them open, under and along the strips of land outlined on this plat and designated "UTILITY EASEMENT" or "U.E.".

Streets, alleys, and pedestrian ways shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

In testimony whereof, the undersigned proprietors have hereunto set their hands this 8th day of November, 1988.

PROPRIETORS

Billie Taylor

Opal Taylor

STATE OF MISSOURI }
COUNTY OF CLAY } ss

On this 8 day of November, 1988, before me personally appeared the above persons, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said County and State the day and year last above written.

Notary Public

My commission expires: May 21, 1991

Entered on transfer record this ____ day of ____________, 19__.

RECORDER OF DEEDS, Mary L. Moberly

STATE OF MISSOURI }
COUNTY OF CLAY } ss

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

RECORDER OF DEEDS, Mary L. Moberly

This plat of CHAPPELL HILLS has been reviewed for general conformance to city and state requirements and is hereby approved. Approval does not include checking the accuracy of the survey and the survey calls shown on the plat.

CITY ENGINEER, Tom Coates

Date: 11/22/88

The Planning and Zoning Commission of the City of Excelsior Springs, Missouri, reviewed this plat of CHAPPELL HILLS and recommends its approval this 5th day of December, 1988.

CHAIRMAN, Hank Brown

SECRETARY, Denise Bedford

The City Council of the City of Excelsior Springs, Missouri, approved this plat of CHAPPELL HILLS and the dedications thereon by Ordinance Number 88-11-7, the 21 day of November, 1988.

MAYOR, Dan Wilson

SEAL

CLERK, Mary L. Dixon

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the within plat of CHAPPELL HILLS was prepared by Associated Consultants, Inc. and that it 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 section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners and street centerlines have been marked with permanent monumentation as indicated on this plat; that I have complied with all state and county statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

William D. Meyer
Registered Land Surveyor
Missouri Reg. No. LS-1334
Date: 11/8/88

SEAL

NOTE: Bars and monuments are to be placed after site grading, street construction and utility construction are completed.

OWNER/DEVELOPER

Bill and Opal Taylor
1003 Southwind Drive
Excelsior Springs, Missouri 64024
(816) 637-6364

10/11/89 9:11
Plat Bk 24

ASSOCIATED CONSULTANTS, INC.
CONSULTING ENGINEERS

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com