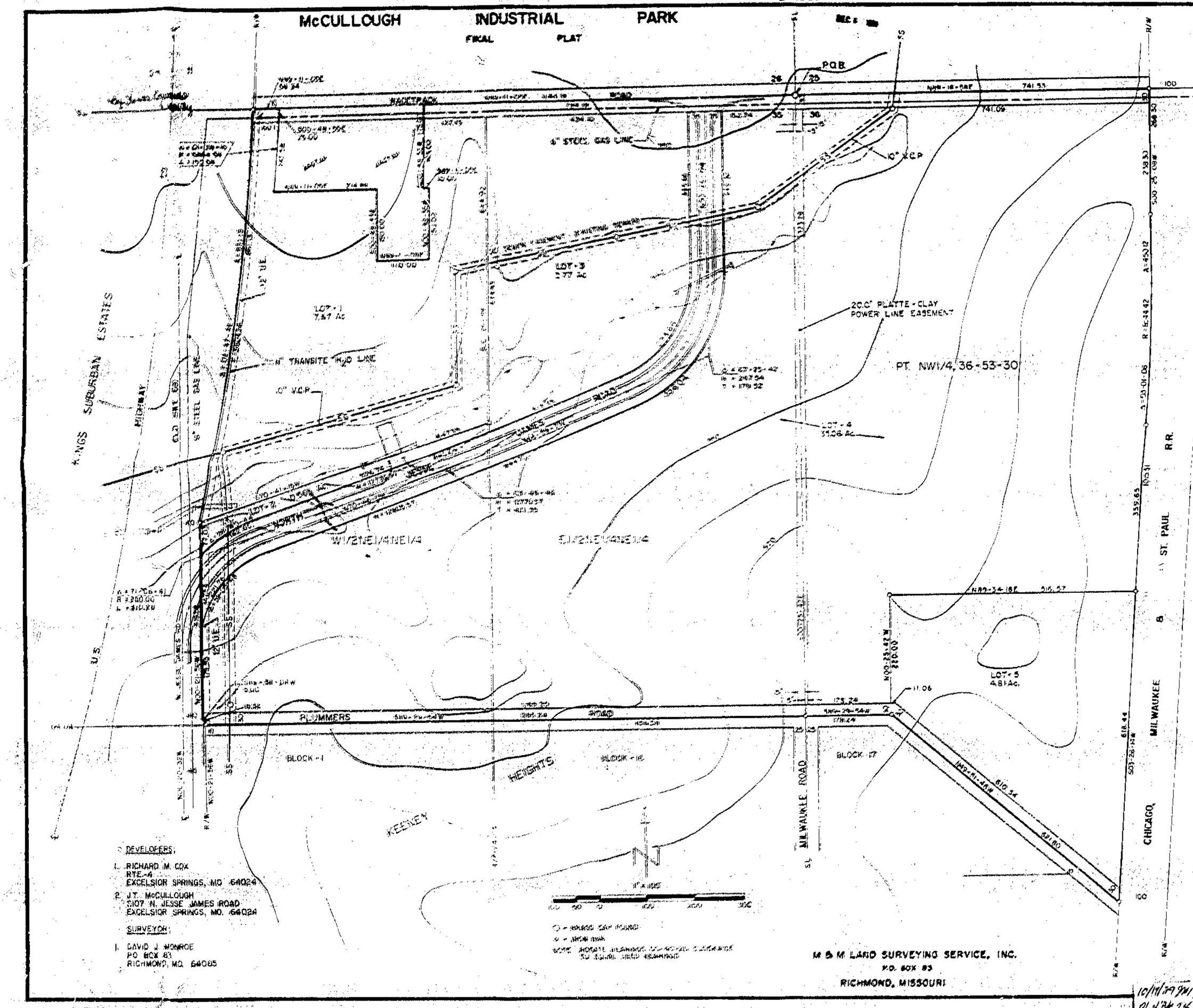
Clay County, Missouri
Land Survey Document

G 25173

McCULLOUGH INDUSTRIAL PARK

FINAL PLAT



10/14/89 PM
Plat Bk 24

DEDICATION

The undersigned proprietors of the described tract shown and the same to be subdivided as shown on this plat, which subdivision shall be known as McCULLOUGH INDUSTRIAL PARK and shall consist of a total of five (5) lots.

In testimony whereof, J.T. McCullough and Dorothea M. McCullough, husband and wife, and Richard M. Cox and Mary Ann Cox, husband and wife, have subscribed their names this 8th day of December 1988.

J.T. McCullough Dorothea M. McCullough Richard M. Cox Mary Ann Cox

STATE OF MISSOURI
COUNTY OF CLAY ss

On this 8th day of December in the year 1988, before me personally appeared J.T. McCullough and Dorothea M. McCullough, husband and wife, and Richard M. Cox and Mary Ann Cox, husband and wife, who executed the within instrument, and acknowledged to me that they executed the same for the purposes therein stated.

In witness whereof: I have hereunto set my hand and affixed my seal the day and year first written above.

My Commission Expires: July 20, 1990. Notary Public

The streets shown on this plat not heretofore dedicated to public use are hereby dedicated to public use.
The easements shown on this plat are hereby dedicated for their designated uses.

STATE OF MISSOURI
COUNTY OF CLAY ss

Be it remembered that this instrument was filed for record in the Recorder of Deeds office on the _____ day of _____ 1988, in Book _____ Page _____

Recorder of Deeds

DESCRIPTION

These portions of the NW1/4 of the NW1/4 of Section 35 and of the NW1/4 of Section 36, all in T53N, R30W of the 5th P.M., Excelsior Springs, Clay County, Missouri, described as a whole as follows: Beginning at the NW corner of said Section 36; THE corner of said Section 35; thence N89-14-30E, 741.33 feet along the North line of said NW1/4 to the West Right-of-Way line of the Chicago, Milwaukee and St. Paul Railroad; thence S8-25-20W, 260.30 feet along said R.O.W. line to the beginning of a curve, tangent, concave West and having a radius of 8544.37 feet; thence Southerly along said curve and said R.O.W. line through a central angle of 04-01-06 an arc distance of 450.42 feet to a line tangent; thence S03-24-14W, 1015.31 feet along said R.O.W. line; thence N49-31-46W, 621.80 feet; thence S86-20-34W, 178.24 feet to the SE corner of said NE1/4NE1/4; thence S89-29-34W, 1265.24 feet along the South line of said NE1/4NE1/4 to the East Right-of-Way line of old U.S. Highway 69 (North Jesse James Road); thence N00-31-26W, 14.32 feet along said East R.O.W. line; thence S89-38-04W, 2.02 feet along said East R.O.W. line; thence N00-31-26W, 417.32 feet along said East R.O.W. line to the beginning of a curve, non-tangent, concave West, having a radius of 2864.58 feet and from which point a radial bears N76-23-06W; thence Northerly along said curve and said R.O.W. line through a central angle of 08-07-46 an arc distance of 391.15 feet to the North line of said NE1/4NE1/4; thence N89-14-05E, 30.34 feet along said North line; thence S00-48-55E, 25.00 feet to the beginning of a curve, non-tangent, concave West, having a radius of 2864.58 feet and from which point a radial bears N36-30-41W, said point also being the Northwest corner of land described in deed to Prashaker N. Jagtap recorded in Book 1174, Page 926 and Book 1174, Page 927, and Book 1937, Page 766 in the office of the recorder of said County; thence Southerly along said curve and the West line of said Jagtap land through a central angle of 01-28-16 an arc distance of 150.38 feet; thence along the boundaries of said Jagtap land the following courses: N89-11-05E, 218.88 feet; S00-48-55E, 150.00 feet; N89-11-05E, 170.00 feet; N00-48-55W, 150.00 feet; S89-11-05E, 10.00 feet; N00-48-55W, 150.00 feet to the NE corner of said Jagtap land; thence N00-48-55W, 25.00 feet to said North line; thence N89-11-05E, 784.19 feet along said North line to the point of beginning. EXCEPT any part of Hunsaker Road which may be deeded to others. Said portions contain 29.67 acres.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat or map and survey or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Missouri.

David J. Monroe Date 1-28-89

This plat of McCULLOUGH INDUSTRIAL PARK has been submitted to and approved by the Planning Commission of the City of Excelsior Springs, Missouri this _____ day of _____ 1988.

Chairman Secretary

The dedications shown on this plat have been accepted by the City Council of the City of Excelsior Springs, Missouri, this _____ day of _____ 1988.

Mayor City Clerk

http://www.ClayCoGov.com