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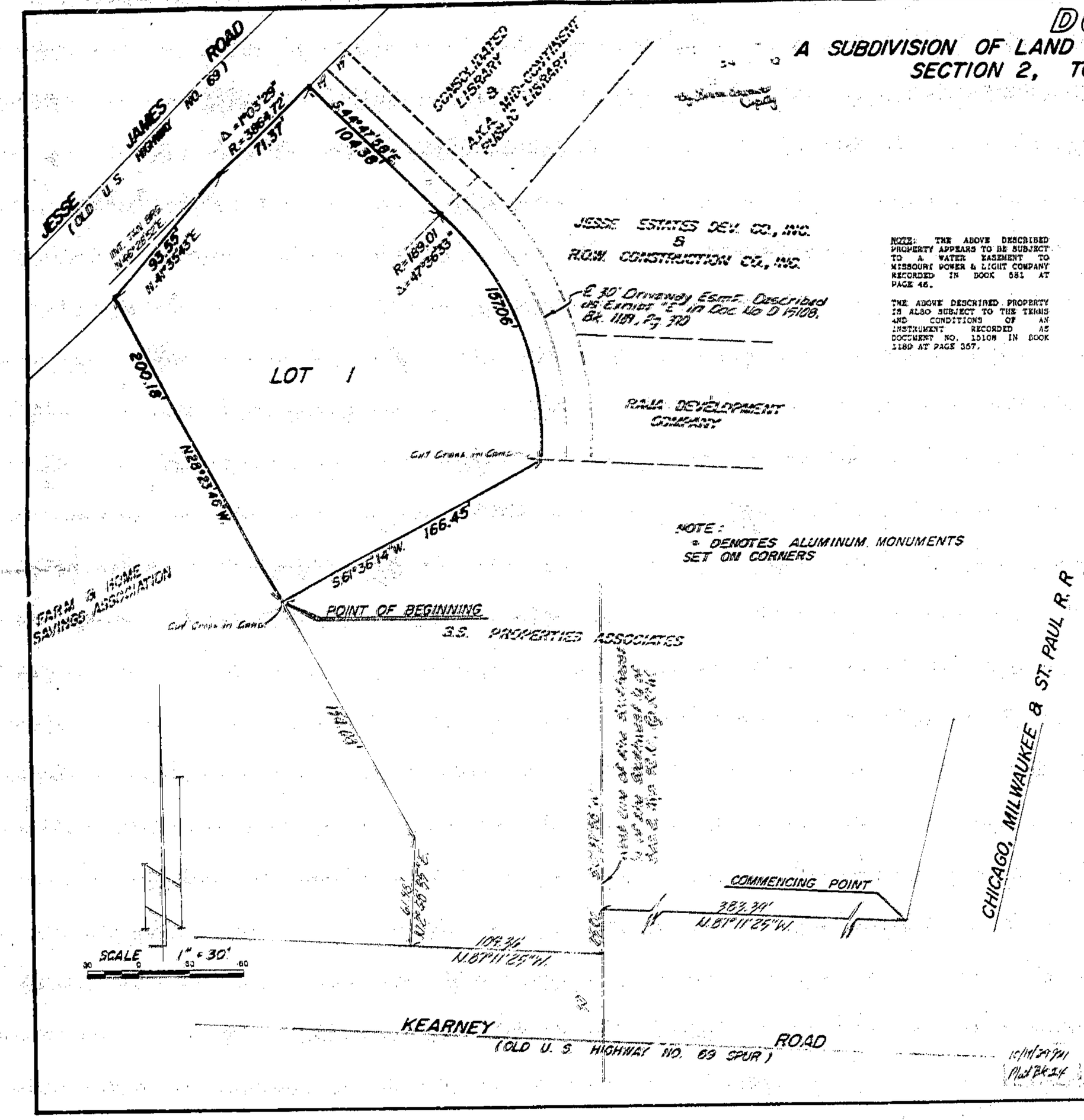
Clay County, Missouri
Land Survey Document

G 25474

DORTON ACRE

A SUBDIVISION OF LAND IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI.
SECTION 2, TOWNSHIP 52 NORTH, RANGE 30 WEST



NOTE: THE ABOVE DESCRIBED PROPERTY APPEARS TO BE SUBJECT TO A WATER EASEMENT TO MISSOURI POWER & LIGHT COMPANY RECORDED IN BOOK 581 AT PAGE 46.

THE ABOVE DESCRIBED PROPERTY IS ALSO SUBJECT TO THE TERMS AND CONDITIONS OF AN INSTRUMENT RECORDED AS DOCUMENT NO. 15108 IN BOOK 1189 AT PAGE 357.

NOTE:
• DENOTES ALUMINUM MONUMENTS SET ON CORNERS

DESCRIPTION: THIS IS A SUBDIVISION OF ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 52 NORTH, RANGE 30 WEST IN THE CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF KEARNEY ROAD (OLD U.S. HIGHWAY NO. 69 SPUR), AS NOW ESTABLISHED; THENCE NORTH 87°-11'-25" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A JOG IN SAID NORTH LINE, A DISTANCE OF 383.39 FEET, SAID JOG BEING IN THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 0°-37'-58" WEST ALONG SAID WEST LINE A DISTANCE OF 25.02 FEET; THENCE NORTH 87°-11'-25" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.36 FEET; THENCE NORTH 2°-48'-35" EAST AT RIGHT ANGLES TO SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 61.98 FEET; THENCE NORTH 28°-23'-46" WEST, A DISTANCE OF 154.08 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 28°-23'-46" WEST, A DISTANCE OF 200.18 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF JESSE JAMES ROAD (OLD U.S. HIGHWAY NO. 69), AS NOW ESTABLISHED; THENCE NORTH 41°-35'-43" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 93.55 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3864.72 FEET, AN INITIAL TANGENT BEARING OF NORTH 46°-28'-52" EAST, A CENTRAL ANGLE OF 1°-03'-29", AN ARC DISTANCE OF 71.37 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A 30.00 FOOT DRIVEWAY EASEMENT DESCRIBED AS EXHIBIT "E", IN DOCUMENT NO. D 15108, IN BOOK 1189 AT PAGE 370; THENCE SOUTH 44°-47'-58" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 104.38 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY, CONTINUING ALONG SAID SOUTHWESTERLY LINE, ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE, AND HAVING A RADIUS OF 189.01 FEET, A CENTRAL ANGLE OF 47°-36'-33", AN ARC DISTANCE OF 157.06 FEET; THENCE SOUTH 61°-36'-14" WEST, A DISTANCE OF 166.45 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 0.98 OF AN ACRE, MORE OR LESS.

EASEMENTS: EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, AS UTILITY EASEMENT RIGHTS-OF-WAY WHICH ARE SHOWN AS LYING BETWEEN THE DASHED LINES IN WIDTH 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, ROADS, AND DRIVES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO AND FOR PUBLIC USE ARE HEREBY SO DEDICATED.

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "DORTON ACRE".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE ABOVE TRACT OF LAND HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 8th DAY OF September, 19 87.

JESSE ESTATES DEVELOPMENT COMPANY, INC.
A MISSOURI CORPORATION

BY C.W. RISLEY, SR., PRESIDENT ATTEST C. A. WRIGHT, SECRETARY/TREASURER

STATE OF Missouri } S.S.
COUNTY OF Clay }

ON THIS 8th DAY OF September, 1987, BEFORE ME APPEARED C. W. RISLEY, SR., TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF JESSE ESTATES DEVELOPMENT COMPANY, INC. A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID C. W. RISLEY, SR. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES Dec 28 1988 Sherri D. Bellard NOTARY PUBLIC Sherri D. Bellard PRINT NAME

R.O.W. CONSTRUCTION COMPANY, INC.
A MISSOURI CORPORATION

BY RICHARD O. RISLEY, PRESIDENT ATTEST C. W. RISLEY, SR., SECRETARY/TREASURER

STATE OF Missouri } S.S.
COUNTY OF Clay }

ON THIS 8th DAY OF September, 1987, BEFORE ME APPEARED RICHARD O. RISLEY, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF R.O.W. CONSTRUCTION COMPANY, INC., AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID RICHARD O. RISLEY, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES Dec 28 1988 Sherri D. Bellard NOTARY PUBLIC Sherri D. Bellard PRINT NAME

THIS PLAT OF "DORTON ACRE" HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI THIS 21st DAY OF September, 1987.

CHAIRMAN SECRETARY

THE DEDICATIONS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI THIS 21st DAY OF September, 1987.

MAYOR CITY CLERK

STATE OF MISSOURI } S.S.
COUNTY OF CLAY }

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

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF "DORTON ACRE" 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 SURVEYS OF THE STATE OF MISSOURI.

DATE September 9, 1987 BY JAMES E. ANDERSON, MISSOURI REGISTERED LAND SURVEYOR NO. 1726