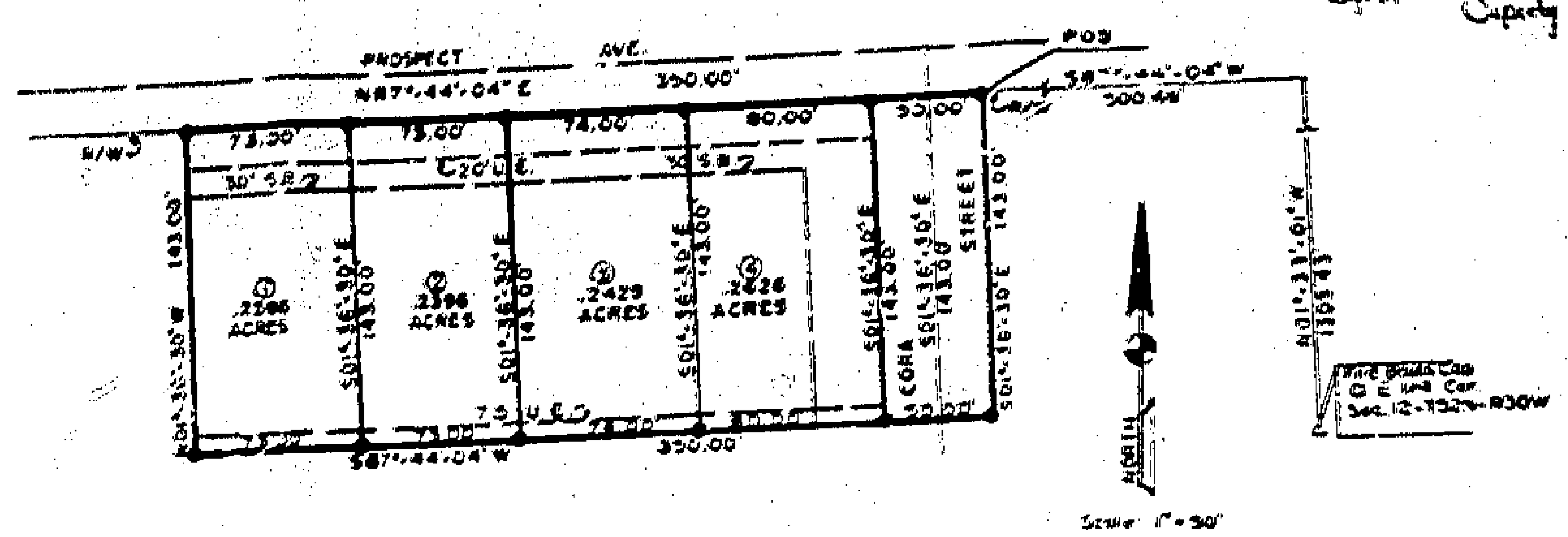
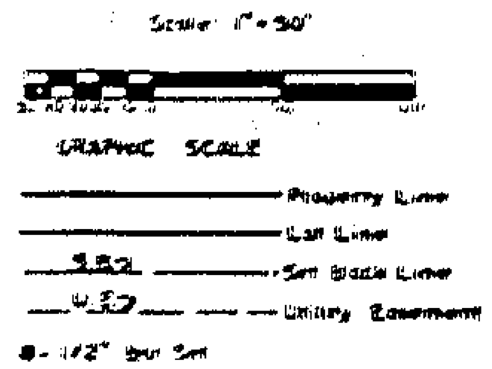
Clay County, Missouri
Land Survey Document

G 28488 JAN 2 9 1986



CHAPPELL HILLS



DESCRIPTION

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, Clay County, Missouri, said subdivision being a replat of lots 1 through 12 of Rose Hill Addition to Excelsior Springs, described as follows: Beginning at a point that is North 01°-33'-01" West, 1305.43 feet and South 87°-44'-04" West, 500.60 feet from a brass cap at the East Quarter Corner of said Section 12, said point being on the South right-of-way line of Prospect Avenue, as existing; thence from said point-of-beginning, South 01°-36'-30" East, 143.00 feet; thence South 87°-44'-04" West, 350.00 feet; thence North 01°-36'-30" West, 143.00 feet to said south right-of-way; thence North 87°-44'-04" East, 350.00 feet along said south right-of-way to the point-of-beginning. Said subdivision contains 1.1409 acres and is subject to all easements, restrictions, and encumbrances of record. The bearings are assumed bearings based on the east line of said Northeast Quarter being North 01°-33'-01" West.

TOTAL AREA:	1.1409 Acres
STREET AREA:	0.1641 Acres
LOT AREA:	.9040 Acres

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, sewer mains, 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

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

This plat of Chappell Hills Subdivision has been submitted to and approved by the Planning Commission of the City of Excelsior Springs, Missouri this 15 day of December, 1986.

[illegible]
Chairman

[illegible]
Secretary

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Billie E. Taylor and Opal A. Taylor, the proprietors of the land as hereon set forth in the Surveyor's and Engineer's Certifications have caused the same to be surveyed and platted into Lots, Easements, and Streets, the same to be known as CHAPPELL HILLS SUBDIVISION, Lots one through four, an addition to the City of Excelsior Springs, Clay County, Missouri; the streets 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.

IN TESTIMONY WHEREOF, the proprietors hereunto set their hands this 15th day of September, 1986.

Billie E. Taylor
Billie E. Taylor

Opal A. Taylor
Opal A. Taylor

STATE OF Missouri)ss
COUNTY OF Clay)

Be it remembered that on this 15th day of September, 1986, before me, a Notary Public in and for said County and State, came the above named persons to me personally known to be the same 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.

[illegible]
Notary Public

My Commission Expires: April 3, 1987

SEAL

The dedications shown on this plat have been accepted by the City Council of the City of Excelsior Springs, Missouri, this 15th day of September, 1986.

Ray Bailey
Mayor

Mary L. Dixon
City Clerk

SEAL

STATE OF MISSOURI)ss
COUNTY OF CLAY)

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the ____ day of ________, 19__, in Book ________, Page ________

________ Deputy

________ Recorder of Deeds

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, roads, drives, public ways, and other grounds are well and accurately staked and marked. Said described survey was completed in March 1986.

SEAL

William D. Meyer
William D. Meyer
Registered Land Surveyor
Missouri Reg. No. LS-1336

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-10612

12/11/39 9M1
Plat Bk 24

ASSOCIATED CONSULTANTS, INC.
RICHMOND, MISSOURI

http://www.ClayCoGov.com