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Clay County Missouri
Land Survey Document

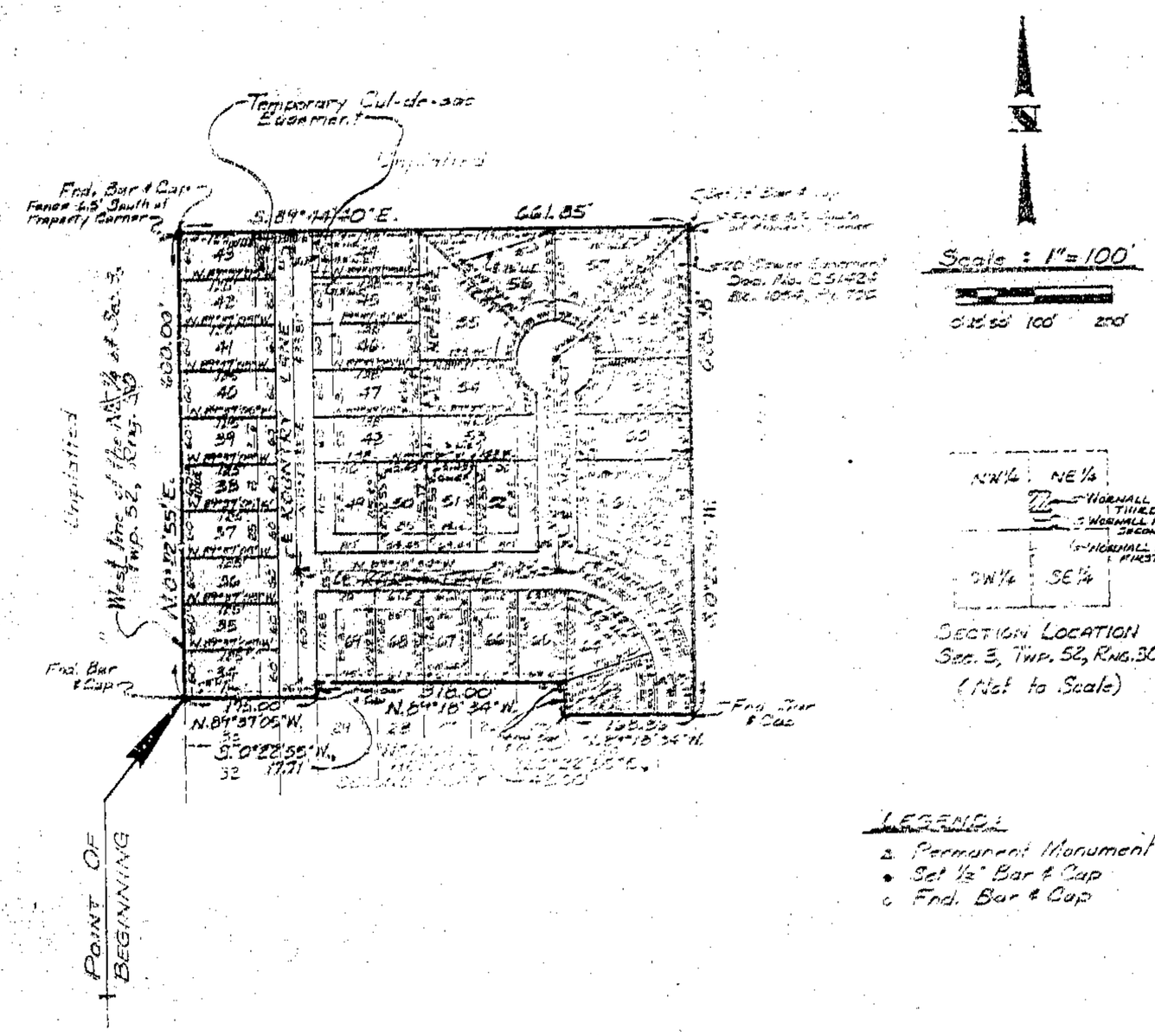
G 89320

WORNALL HEIGHTS THIRD PLAT

EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

Description: A tract of land located in the Northeast Quarter of Section 3, Township 52, Range 30 Excelsior Springs, Clay County, Missouri, more particularly described as follows: Beginning at the Northwest corner of Lot 33, WORNALL HEIGHTS SECOND PLAT, a subdivision of land in said City and State, said point also lying on the West line of said Northeast Quarter; thence North 0°22'55" East, along said West line, 400.00 feet; thence South 89°44'40" East, 661.85 feet; thence South 0°22'55" West, 32.38 feet to the Northeast corner of said WORNALL HEIGHTS SECOND PLAT; thence North 89°18'34" West, 318.00 feet; thence South 0°22'55" West, 175.00 feet; thence North 89°37'05" West, 175.00 feet to the Point of Beginning; containing 9.11 acres, more or less.

NOTE: Those areas labeled "Temporary Cul-de-Sac Easement" are hereby indicated for street purposes as Temporary Cul-de-Sacs, provided, however, that the public streets are extended through and beyond the easement, then said Temporary Cul-de-sac shall terminate and ownership in fee shall be in the owner of the abutting property.



LEGEND:
- △ Permanent Monument Set
- • Set ½" Bar & Cap
- ○ Fnd. Bar & Cap

Dedication: The undersigned proprietor of the tract of land described hereon, has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall be known as WORNALL HEIGHTS THIRD PLAT.

Easements: Easements are hereby granted for public use as Utility Easement right-of-way which are shown as lying between the dashed lines in widths as indicated, and 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 "Utility Easement" or "U.E."

Streets: Streets, avenues, lanes, drives, and courts shown on this plat and not heretofore dedicated to and for public use are hereby so dedicated.

Building Lines: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

In Testimony Whereof: WORNALL HEIGHTS DEVELOPMENT, INC. has caused these presents to be signed by its Vice-President and its seal to be affixed this ____ day of _____, 1990.

WORNALL HEIGHTS DEVELOPMENT, INC.

By: Paul M. McElwee, Vice-President Attest: John J. Ward, Secretary

STATE OF MISSOURI } s.s.
COUNTY OF CLAY

Be it remembered that on this ____ day of _____, 1990, before me, a Notary Public, in and for said County and State, came Paul M. McElwee, Vice-President of WORNALL HEIGHTS DEVELOPMENT, INC., a Missouri Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof: I have hereunto set my seal the day and year above written.

My Commission Expires: August 15, 1992 Laura Elizabeth Pope, Notary Public

Reviewed and approved by the Excelsior Springs Planning Commission this 13th day of November, 1990.

Ambrose Buckman, Chairman Laura Pope, Secretary

Reviewed and approved by the Excelsior Springs City Council this 20th day of November, 1990.

H. B. Carret Jr., Mayor Judy Stephens, City Clerk

Entered on transfer record this ____ day of _____, 1990.

Certification: I Hereby Certify that the plat of WORNALL HEIGHTS THIRD PLAT, 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 I have complied with all statutes, ordinances, and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Date: 11-12-90

HANDS · FARROW · WEISKIRCH
ENGINEERS
1010C EAST TRUMAN ROAD
INDEPENDENCE, MISSOURI
(816) 252-7000

By: E. Don Weiskirch, Jr., P.E.

4/23/91 PM
Filed-Plat