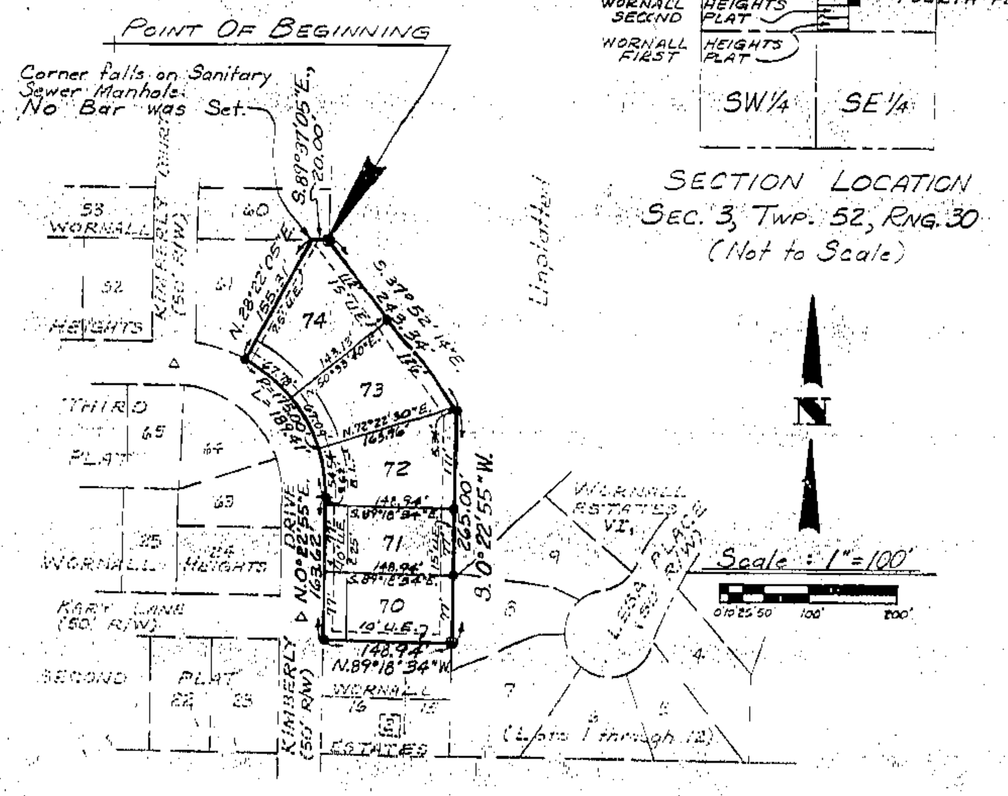
Clay County, Missouri
Land Survey Document

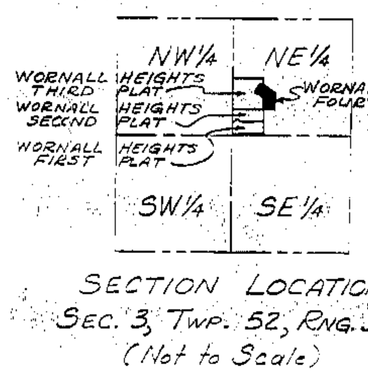
L 49915

WORNALL HEIGHTS FOURTH 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; also, being a Resurvey of Lot 62, WORNALL HEIGHTS THIRD PLAT, a subdivision in Excelsior Springs, Clay County, Missouri; and also, a Resurvey of that part of Lesa Place Right-of-Way, as shown on the Plat of WORNALL ESTATES, a subdivision in Excelsior Springs, Clay County, Missouri, all being more particularly described as follows: Beginning at the Southeast corner of Lot 60, said WORNALL HEIGHTS THIRD PLAT; thence South 37°52'14" East, 243.34 feet; thence South 0°22'55" West along the West line of the Plat of WORNALL ESTATES VI, Lots 1 through 12, a subdivision in Excelsior Springs, Clay County, Missouri, and its Northerly prolongation, 265.00 feet to a point on the South Right-of-Way line of Lesa Place; thence North 89°18'34" West along the South Right-of-Way line of Lesa Place, 148.94 feet to a point on the East line of the Plat of WORNALL HEIGHTS SECOND PLAT, a subdivision in Excelsior Springs, Clay County, Missouri; thence North 0°22'55" East along the East line of said Subdivision and the East line of said WORNALL HEIGHTS THIRD PLAT, said line also being the East Right-of-Way line of Kimberly Drive, 163.62 feet to a Point of Curvature of the East Right-of-Way line of said Kimberly Drive; thence along said Right-of-Way in a curve to the left having a radius of 175.00 feet, an arc length of 169.41 feet to the West most corner of Lot 62, said WORNALL HEIGHTS THIRD PLAT; thence North 26°22'05" East along the Northwesterly line of said Lot 62, 155.31 feet to a point on the South line of Lot 60, said Subdivision; thence South 89°37'05" East along said South line, 20.00 feet to the Point of Beginning; containing 1.5 Acres, more or less.





SECTION LOCATION
SEC. 3, TWP. 52, RNG. 30
(Not to Scale)

Dedication: The undersigned proprietors of the tract of land described to be subdivided in the manner shown on the accompanying plat, which shall be known as WORNALL HEIGHTS FOURTH PLAT.

Easements: Easements are hereby granted for public use as shown on the plat, and are shown as lying between the dashed lines in widths as indicated and otherwise noted, and said easements may be employed for the purpose of maintaining gas lines, electric lines, telephone lines, and all other facilities now or hereafter used by the public over, under, and along the strip marked "U.E."

Streets: Streets, avenues, lanes, drives, and courts shown on the plat are hereby 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 the street line.

In Testimony Whereof: The undersigned proprietors have hereunto set their hands this 4th day of October, 1992.

Paul M. McElwee — Brent

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 4th day of October, 1992, before me appeared Paul M. McElwee and Brent McElwee, known to me, and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

In Witness Thereof: I have hereunto set my hand and affixed my seal in the County and State the day and year last above written.

My Commission Expires: Jan. 6, 1995 — Sandra G. Notary Public

SANDRA G. TEAGUE
Notary Public-State of Missouri
Commissioned in Clay County
My Commission Expires Jan. 6, 1995

Reviewed and approved by the Excelsior Springs City Council this 9 day of November, 1992.

Mayor: Dr. John H. Teale — City Clerk: Frances Smith

Entered on transfer record this _____ day of _____, 1992.

Certification: I HEREBY CERTIFY that the plat of WORNALL HEIGHTS FOURTH 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: October 15, 1992 — James M. Farrow MO LS No. 1658

NOTES:

1. The bearings shown on this Plat are based on the bearings used on the Plat of WORNALL HEIGHTS THIRD PLAT.

LEGEND:

B. L.	Building Setback Line
U. E.	Utility Easement
△	Found Permanent Monument
⊙	Found ½" Bar & Cap
●	Set ½" Bar & Cap

WORNALL HEIGHTS
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

Job No.	1328
Scale:	Noted
Date:	9-17-92
Drawn:	CDF
Ch'ked:	JMF
Approd:	
Revisions:	9-25-92
Sheet No.	1 of 1

NOV 4 9 1992 — L 51270

AFFIDAVIT

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

James M. Farrow, being of lawful age and duly sworn upon his oath, states that he is a duly Registered Land Surveyor and was employed by Hands-Farrow-Weinkirch Engineers with its office in Independence, Jackson County, Missouri, and that he prepared a plat of WORNALL HEIGHTS FOURTH PLAT, a subdivision in Excelsior Springs, Clay County, Missouri, which Plat was filed for record on the 26th day of October 1992, by Document No. L 49915, in Cabinet No. D, at Sleeve No. 6, and is on record in the Recorder's Office in Clay County, Missouri.

AFFIANT further states that the aforesaid Plat shows the bearing and dimension for the lot line between Lots 72 and 73 to be North 72°22'10" East, 163.96 feet, which is incorrect; the correct bearing and dimension should be North 72°27'09" East, 162.70 feet.

AFFIANT further states that the aforesaid Plat shows the Westerly lot dimension (along a curve) of Lot 72 to be 54.54 feet, which is incorrect; the correct dimension should be 54.76 feet.

AFFIANT further states that the aforesaid Plat shows the Westerly lot dimension (along a curve) of Lot 73 to be 67.09 feet, which is incorrect; the correct dimension should be 66.87 feet.

AFFIANT further states that the aforesaid Plat shows the bearing and dimension for the lot line between Lots 73 and 74 to be North 50°33'40" East, 143.13 feet, which is incorrect; the correct bearing and dimension should be North 50°33'27" East, 142.51 feet;

AFFIANT further states that the aforesaid Plat shows the bearing and dimension for the Northeasterly lot line of Lots 72, 73, and 74 to be South 37°52'14" East, 243.34 feet, which is incorrect; the correct bearing and dimension should be South 37° 32'58" East, 242.29 feet.

AFFIANT further states that the aforesaid Plat shows one of the bearings and dimensions on the seventh line of the Description to be South 37°52'14" East, 243.34 feet, which is incorrect; the correct bearing and dimension should be South 37°32'58" East, 242.29 feet.

AFFIANT further states that the aforesaid Plat shows the dimension for the Northeasterly lot line of Lot 72 to be 5.34 feet, which is incorrect; the correct dimension should be 4.29 feet.

FURTHER AFFIANT saith not.

James M. Farrow
James M. Farrow MO LS No. 1658

Subscribed and sworn to before me, a Notary Public this 2nd day of November, 1992.

My Commission Expires April 15, 1995

Notary Public

STATE OF MO. CLAY COUNTY RECORDER OF DEEDS 92 NO -4 A 10 07

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