Clay County, Missouri
Land Survey Document

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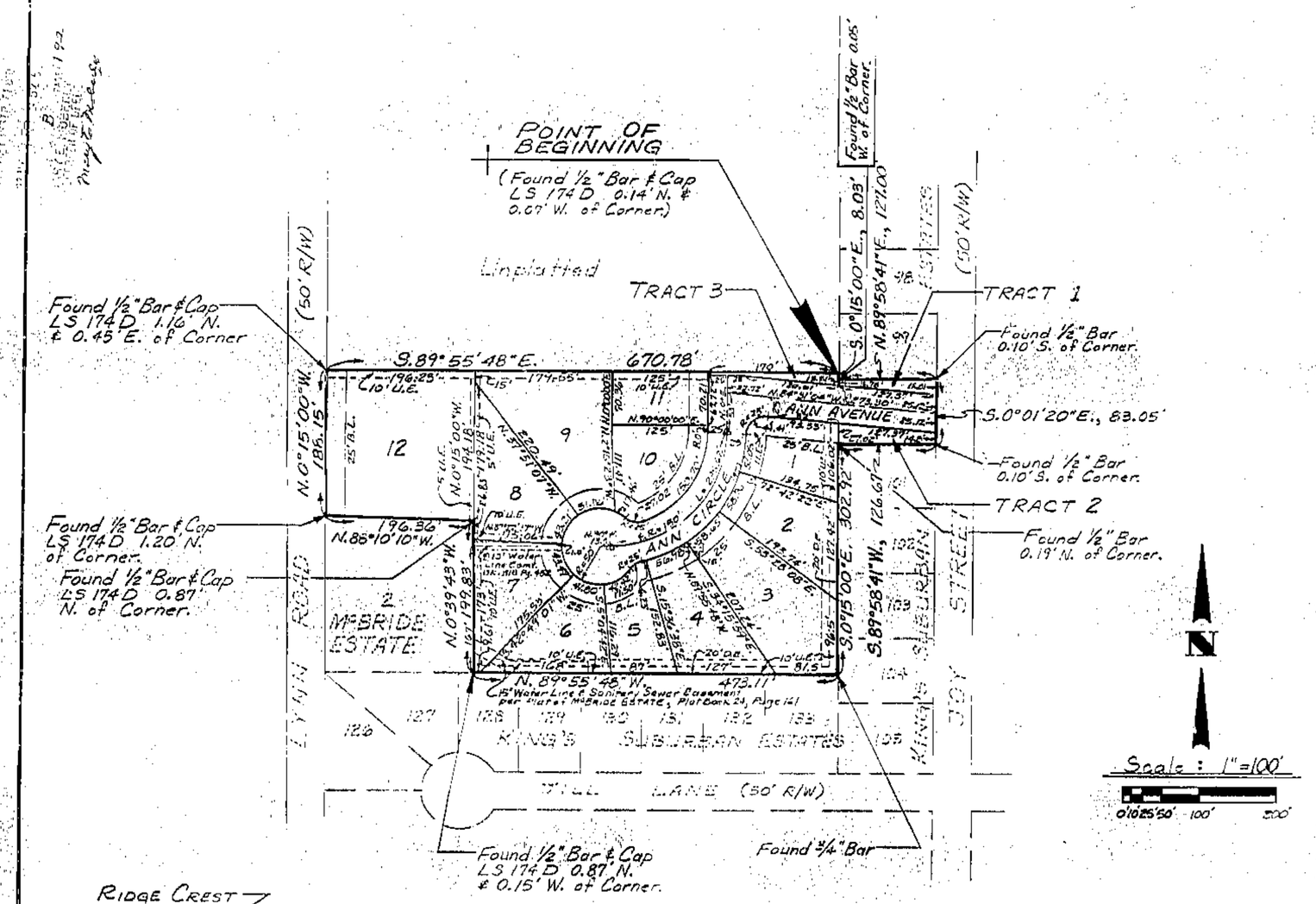
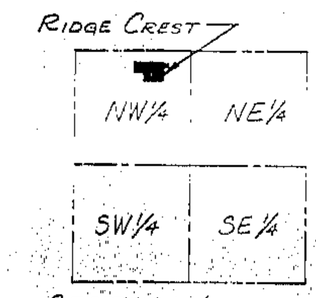
L 29139 MAY 1992

RIDGE CREST

EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

Description: A tract of land located in the Northwest Quarter of Section 35, Township 53, Range 30, and also being a Replat of Lot 1, McBRIDE ESTATES, a subdivision, and a Replat of Lot 100, KING'S SUBURBAN ESTATES, Lots 69 through 106, a subdivision; all being situated in Excelsior Springs, Clay County, Missouri, more particularly described as follows: Beginning at the Northeast corner of Lot 1, said McBRIDE ESTATE; thence South 0°15'00" East along the East line of said Lot, 8.03 feet to the Northwest corner of Lot 100, said KING'S SUBURBAN ESTATES, Lots 69 through 106; (the following three courses are along the boundary lines of said Lot 100); thence North 89°58'41" East, 127.00 feet; thence South 0°01'20" East, 83.05 feet; thence South 89°58'41" West, 126.67 feet to a point on the East line of Lot 1, said McBRIDE ESTATE; (the following six courses are along the boundary lines of said Lot 1); thence South 0°15'00" East, 302.92 feet; thence North 89°55'48" West, 473.11 feet; thence North 0°39'45" West, 199.83 feet; thence North 88°10'10" West, 196.36 feet to a point on the East right-of-way line of Lynn Road; thence North 0°15'00" West along said right-of-way line, 185.15 feet; thence South 89°55'48" East, 670.78 feet to the Point of Beginning; containing 5.4 Acres, more or less.





SECTION LOCATION
Sec. 35, Twp. 53, Rng. 30
(No Scale)

LEGEND:
△ Permanent Monument Set.
B.L. Building Setback Line

Dedication: The undersigned proprietors of the tract of land described herein, have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall be known as RIDGE CREST.

Easements: Easements are hereby granted for public use as Utility Easement rights-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.", or marked "drainage easement" or "D.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 plat and no building or portion thereof shall be built between this line and the street line.

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

Maynard E. Moore — Shirley D. Moore

STATE OF MISSOURI
COUNTY OF CLAY } S.S.

On this 27 day of April, 1992, before me personally appeared Maynard E. Moore and Shirley D. Moore, husband and wife, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as their own free act and deed.

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

My Commission Expires: Dec 6, 1995 — Sandra R. Teague, Notary Public.

SANDRA R. 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 7th day of April, 1992.

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

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

Certification: I HEREBY CERTIFY that the plat of RIDGE CREST 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: April 17, 1992

HANDS • FARROW • WEISKIRCH
ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-3000

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