Clay County, Missouri
Land Survey Document

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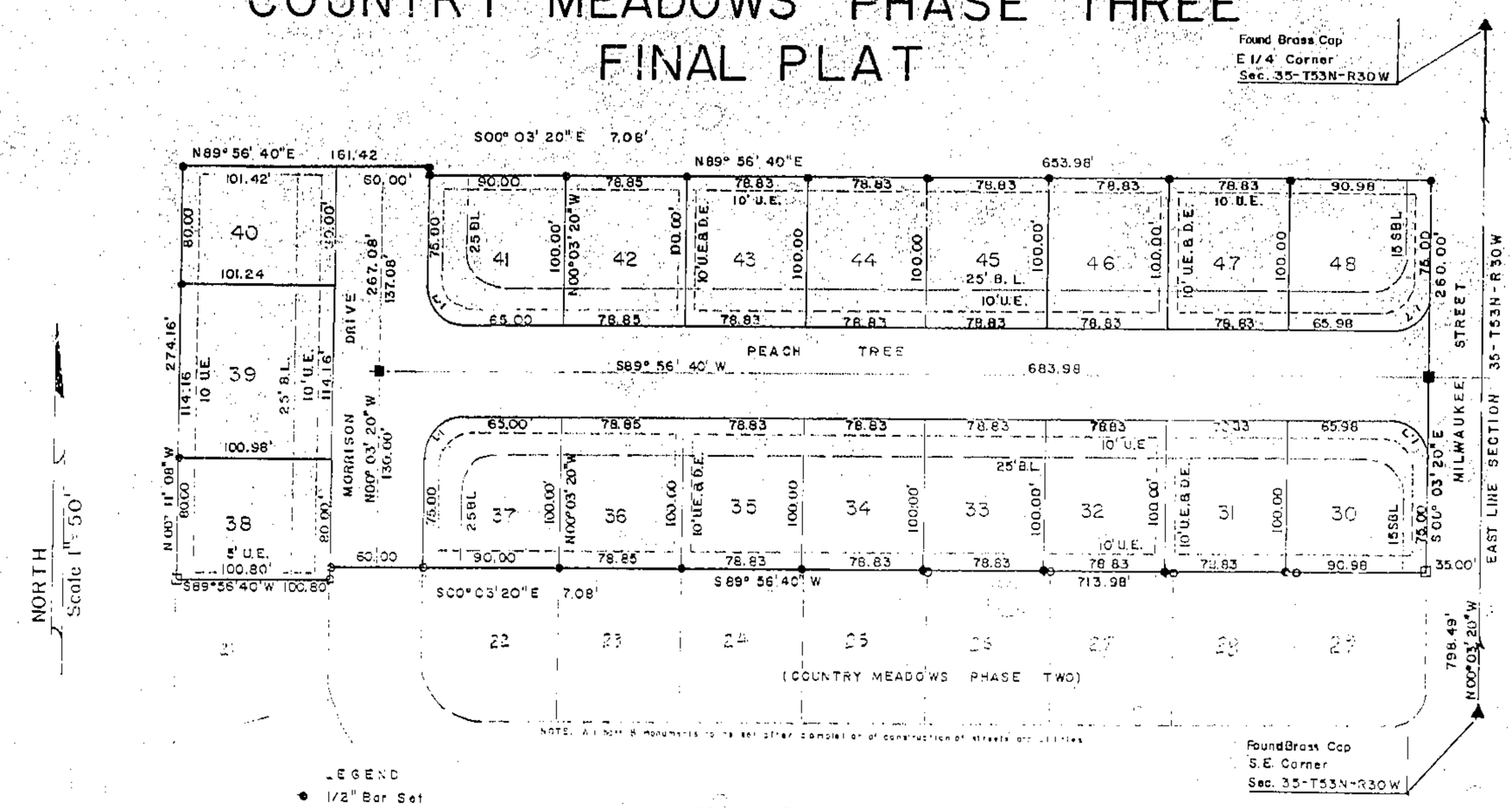
L 29140 MAY 1 1992

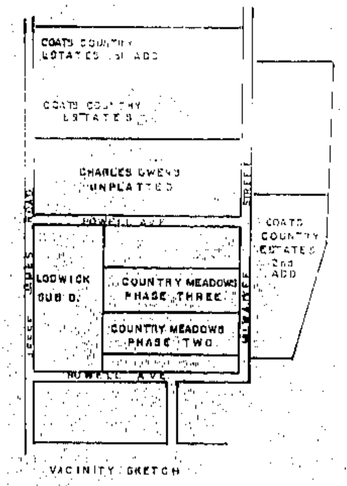
COUNTRY MEADOWS PHASE THREE
FINAL PLAT



LEGEND
- 1/2" Bar Set
- 1/2" Bar Found
- Permanent Monument Set
- Alum. Cap Found

LOT	LINE	ARCS
		90°00'00"
	R	25.00'
	L	39.27'
	C	35.36'

GRAPHIC SCALE
50 40 30 20 10 0 50 100



VACINITY SKETCH

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY that the plat of COUNTRY MEADOWS PHASE THREE, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the 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 information, knowledge and belief.

Larry L. DeMent 3-10-1992
SURVEYOR DATE
Larry L. DeMent L.S. 1663

DESCRIPTION:
A subdivision of land in the Southeast Quarter of the Southeast Quarter of Section 35, Township 53, Range 30, Excelsior Springs, Clay County, Missouri, described as follows: Beginning at a point that is North 88 degrees, 03 minutes, 20 seconds West, 798.49 feet and South 89 degrees, 56 minutes, 40 seconds West, 35.00 feet from the Southeast corner of said Section 35, said point being on the West right-of-way line of Milwaukee Street as hereby established, said point also being the Northeast corner of Lot 29 of COUNTRY MEADOWS, PHASE TWO; thence from said point of beginning, South 89 degrees, 56 minutes, 40 seconds West, a distance of 713.98 feet along the North line of said Phase Two; thence South 00 degrees, 03 minutes, 20 seconds East a distance of 7.08 feet along the Westerly right-of-way line of Morrison Drive; thence South 89 degrees, 56 minutes, 40 seconds West a distance of 100.80 feet along the North line of Phase Two; thence North 00 degrees, 11 minutes, 08 seconds West, a distance of 274.16 feet; thence North 89 degrees, 56 minutes, 40 seconds East a distance of 161.42 feet; thence South 00 degrees, 03 minutes, 20 seconds East a distance of 7.06 feet; thence North 89 degrees, 56 minutes, 40 seconds East a distance of 653.98 feet to the West right-of-way line of Milwaukee Street; thence South 00 degrees, 03 minutes, 20 seconds East along the right-of-way a distance of 260.00 feet to the point of beginning containing 213,780.199 square feet or 4.908 acres. (The bearings are based on the East line of said Section 35 being North 00 degrees, 03 minutes, 20 seconds West).

DEDICATION:
The undersigned proprietor of the tract of land described herein has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall be known as COUNTRY MEADOWS PHASE THREE.

An easement or license is hereby granted to the City of Excelsior Springs, Missouri, to locate, construct and maintain, and to authorize the construction, maintenance, and use of surface drainage ways and installation of underground drainage conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "Drainage Easement" or "D.E.".

An easement or license is hereby granted to the City of Excelsior Springs, Missouri, to locate, construct and maintain, and the authorize the location, construction, maintenance or use of conduits, for all and any purpose including water, gas, and sewer mains, poles, wires, anchors and appurtenances thereto, or any or all of them over, under and along the strips of land outlined on this plat and designated "Utility Easement" or "U.E.".

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 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 WITNESS WHEREOF: The undersigned proprietor described hereon have caused this instrument to be executed this 4th day of _____, 1992

Robert Reynolds
ROBERT REYNOLDS

STATE OF MISSOURI)
) S.S.
COUNTY OF Clay)

On this 5th day of April, 1992, before me the undersigned Notary Public, personally appeared Robert Reynolds who before me appeared duly sworn, did say that he is the owner of the above described property and acknowledged to me that he executed the within and foregoing instrument as his free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri the day and year last above written.

My Commission Expires: 8-15-95
Diane Elizabeth Fox
Notary Public

Reviewed and Approved by the Excelsior Springs City Council this 5th day

Dr. John H. Dale
Mayor ~~Carl Mann~~ DR. JOHN H. DALE

Frances Smith
City Clerk: Frances Smith

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

City Engineer
City Clerk
4/1/92

D & D SURVEY, INC.
6505 N. PROSPECT, GLADSTONE, MO 64119 455-7876

SCALE 1" = 50'	DRAWN BY J.R.
DATE 3-10-1992	REVISED
FOR ROBERT REYNOLDS	DRAWING NO.