Clay County, Missouri
Land Survey Document

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JUL 2 9 1993
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CLAY COUNTY
RECORDER OF DEEDS
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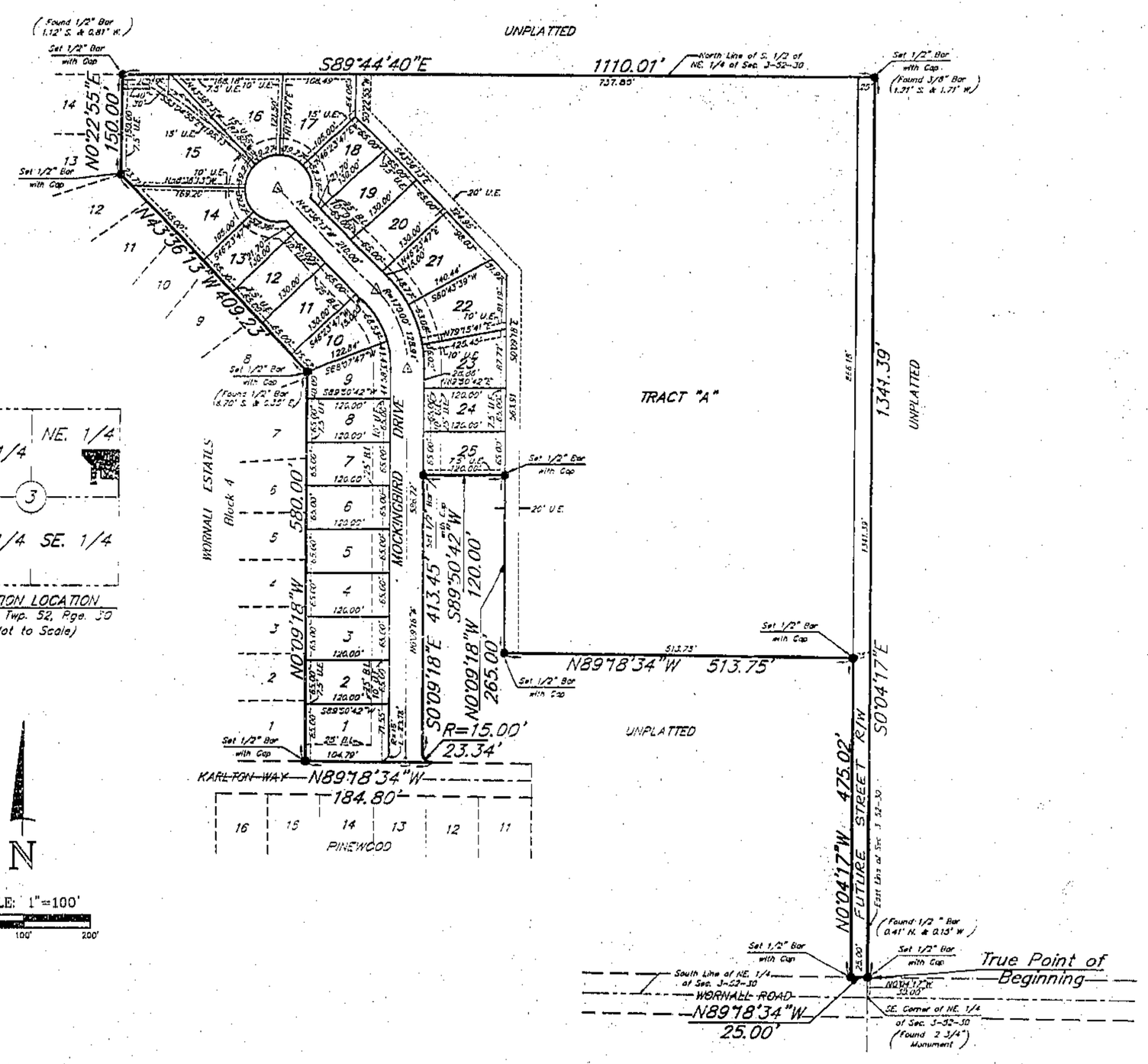
Book 8 Page 20
KATHY FOBERLY
RECORDER OF DEEDS
By Mary Marrant
Deputy

MOCKINGBIRD MEADOW FIRST PLAT

EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI



LEGEND

- △ = Set Permanent Monument
- ● = Set 1/2" Bar with Cap
- ○ = Found 1/2" Bar with Cap
- B.L. = Building Line
- U.E. = Utility Easement

CERTIFICATION: I HEREBY CERTIFY that the plat of MOCKINGBIRD MEADOW FIRST 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 adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. 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: June 9, 1993

Joshua S. Weiskirch MO LS No. 1658

STATE OF MISSOURI JOSHUA S. WEISKIRCH NUMBER LS-1658 LAND SURVEYOR

DESCRIPTION: A tract of land located in the Northeast Quarter of Section 3, Township 52, Range 30, in Excelsior Springs, Clay County, Missouri, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 3; thence North 0°04'17" West, along the East line of said Section 3, 30.00 feet for a True Point of Beginning, said point also being on the North right-of-way line of Wornall Road; thence North 89°18'34" West, along said North right-of-way line, 25.00 feet; thence North 0°04'17" West, 475.02 feet; thence North 89°18'34" West, 513.75 feet; thence North 0°09'18" West, 265.00 feet; thence South 89°50'42" West, 120.00 feet; thence South 0°09'18" East, 413.45 feet to a Point of Curvature; thence Southeasterly along said curve to the left, having a radius of 15.00 feet, an arc distance of 23.34 feet to a point on the North right-of-way line of Karlton Way; thence North 89°18'34" West, along said North right-of-way line, 184.80 feet to the Southeast corner of Lot 1, Block 4, WORNALL ESTATES, a subdivision in Excelsior Springs, Clay County, Missouri; the following three courses are along the Easterly line of aforesaid WORNALL ESTATES: North 0°09'18" West, 580.00 feet; North 43°36'13" West, 409.23 feet; North 0°22'55" East, 150.00 feet to the Northeast corner of Lot 14, Block 4, said WORNALL ESTATES, said point also being on the North line of the South Half of the Northeast Quarter of said Section 3; thence South 89°44'40" East, along the aforesaid North line, 1110.01 feet to a point on the East line of said Section 3; thence South 0°04'17" East, along the aforesaid East line, 1341.39 feet to the True Point of Beginning; containing 18.6 Acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon, have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall be known as MOCKINGBIRD MEADOW FIRST 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 ESTATES DEVELOPMENT, INC. has caused these presents to be signed by its President and its seal to be affixed this 14th day of June, 1993.

WORNALL ESTATES DEVELOPMENT, INC.

By: Paul M. McElwee, President — Attest: James B. McElwee, Vice-President

STATE OF MISSOURI}
COUNTY OF CLAY } s.s. Be it remembered that on this 14th day of June, 1993, before me, a notary public, in and for said County and State, came Paul M. McElwee, President of WORNALL ESTATES 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 WITNESS THEREOF: I have hereunto set my seal the day and year above written.

My Commission Expires: April 8, 1994 — Notary Public: Yvonne R. Parker

YVONNE R. PARKER
Notary Public-State of Missouri
Commissioned in Ray County
My Commission Expires March 8, 1994

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 14th day of June, 1993.

Earl J. McElwee — Margaret A. McElwee

STATE OF MISSOURI}
COUNTY OF CLAY } s.s. On this 14th day of June, 1993, before me personally appeared Earl J. McElwee and Margaret A. McElwee, 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: March 8, 1994 — Notary Public: Yvonne R. Parker

YVONNE R. PARKER
Notary Public-State of Missouri
Commissioned in Ray County
My Commission Expires March 8, 1994

Approved as to form: David Ludwick, City Attorney

Reviewed by: Craig W. Hubler, City Manager

Reviewed and approved by the Excelsior Springs City Council, this _____ day of _____, 1993.

Mayor: Ed Asberry — City Clerk: Frances Smith

Entered on transfer record this _____ day of _____, 1993.

P/S/93 9711
Plat Cab. D

HANDS • FARROW • WEISKIRCH
ENGINEERS
2001 NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

MOCKINGBIRD MEADOW FIRST PLAT
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

Job No.:	1446
Scale:	Noted
Date:	5-14-93
Drawn:	PJS/CDF
Ch'kd:	
Apd'd:	
Revisions:	
Sheet No.	1 of 1