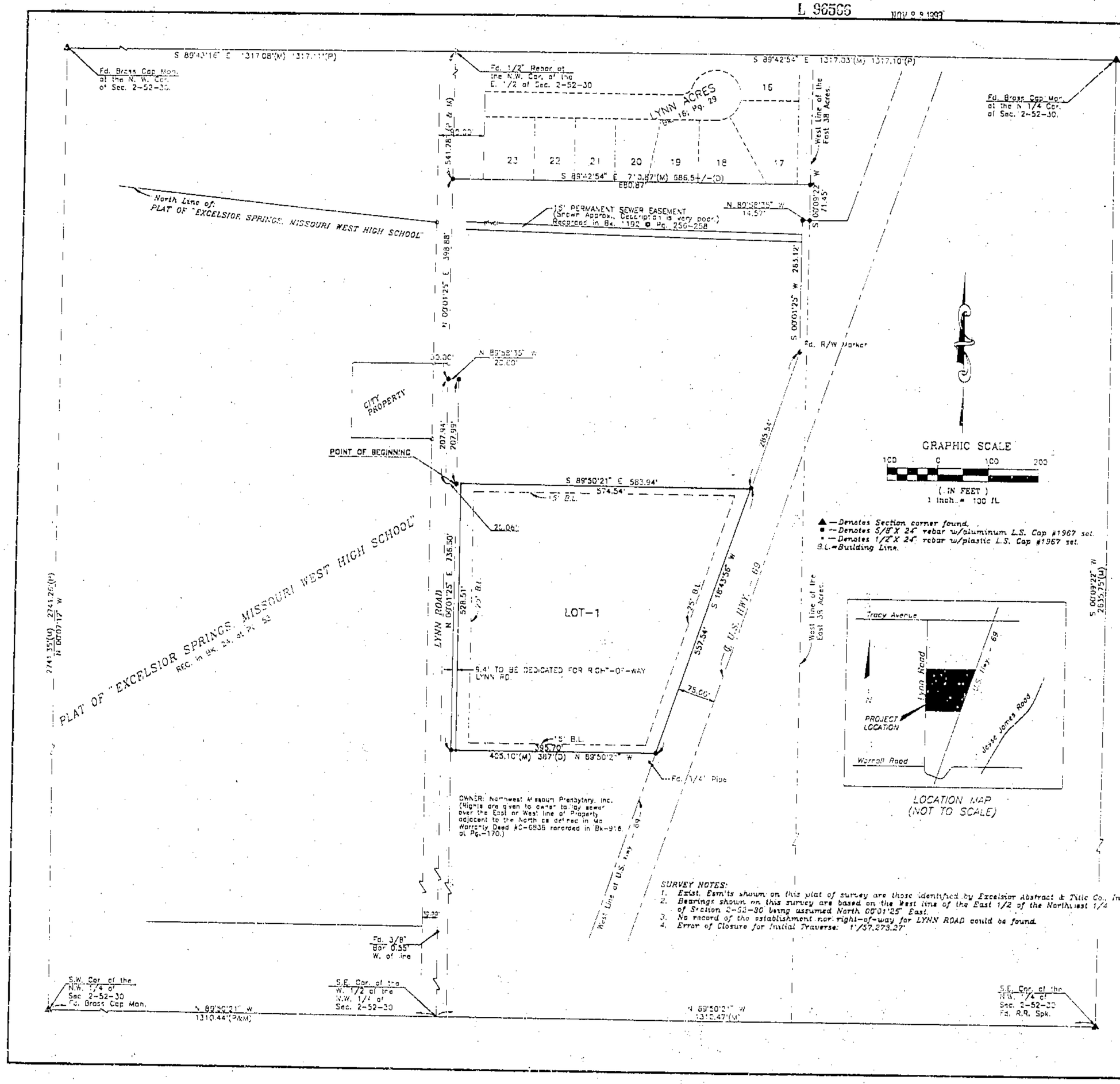
Clay County, Missouri
Land Survey Document

D- 35

L 96506 NOV 9 9 1993



SURVEY NOTES:
1. Exist. Rem'ts shown on this plat of survey are those identified by Excelsior Abstract & Title Co., Inc.
2. Bearings shown on this survey are based on the West line of the East 1/2 of the Northwest 1/4 of Section 2-52-30 being assumed North 00°01'25" East.
3. No record of the establishment nor right-of-way for LYNN ROAD could be found.
4. Error of Closure for Initial Traverse: 1/57,273.27'

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS REC'D
93 NO 23 PM 1:01 4
BK D PAGE 35
MARY L. MOBERLY
RECORDER OF DEEDS
By Margaret Jones, Deputy

FINAL PLAT

LYNN PARK

A TRACT OF LAND IN THE

NORTHWEST 1/4 SECTION 2, TOWNSHIP 52 NORTH, RANGE 30 WEST
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:
A tract of land in the Northwest 1/4 of Section 2, Township 52 North, Range 30 West in Excelsior Springs, Clay County, Missouri, described as follows: Beginning at a point 1148.10 feet South 00°01'25" West and 20.60 feet South 89°50'21" East of the Northwest corner of the East 1/2 of the said Northwest 1/4; thence continuing along said line South 89°50'21" East 583.94 feet to the Westerly line of U.S. 69 Highway, said right-of-way line being 75 feet Westerly at right angles to the centerline thereof; thence along said line South 16°43'56" West 557.54 feet to the Northeast corner of a tract of land owned by the Northwest Missouri Presbytery, Inc., described in Warranty Deed #C-6838, recorded in Book 916 at Page 170; thence along the North line of said tract, North 89°50'21" West 405.10 feet (397 feet Deed) to a point 20.60 feet East of the West line of the East 1/2 of the said Northwest 1/4; thence North 00°01'25" East 528.51 feet to the point of Beginning. CONTAINS: 261,357.55 sq. ft. = 6.00 acres.

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 LYNN PARK.

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, the undersigned proprietor, MARJORIE F. KLATT, Trustee, and 1/3 interest, has caused these presents to be signed this 23rd day of November, 1993.

Marjorie F. Klatt
Marjorie F. Klatt

Attest:

STATE OF MO. } SS
COUNTY OF Clay }

Be it REMEMBERED, that on this 23rd day of November, 1993, before me, the undersigned Notary Public, in and for the County and State aforesaid came Marjorie F. Klatt who is personally known to me to be the person who executed the hereon described instrument of writing and duly acknowledged the execution of the same as her own free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal the day and year last written above.

William A. Hightower
Notary Public

My Appointment Expires: April 5, 1995

IN TESTIMONY WHEREOF, the undersigned proprietor, WILL S. McGINNESS, Trustee, and 2/3 interest, has caused these presents to be signed this 23rd day of November, 1993.

Will S. McGinness
Will S. McGinness

Attest:

STATE OF MO. } SS
COUNTY OF Clay }

Be it REMEMBERED that on this 23rd day of November, 1993, before me, the undersigned Notary Public, in and for the County and State aforesaid came Will S. McGinness who is personally known to me to be the person who executed the hereon described instrument of writing and duly acknowledged the execution of the same as his own free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal the day and year last written above.

William A. Hightower
Notary Public

My Appointment Expires: April 5, 1995

APPROVED AS TO FORM:

David Lodwick, City Attorney

REVIEWED BY:

Craig H. Hubler, City Manager

Reviewed and approved by the Excelsior Springs Planning Commission this 22nd day of November, 1993.

Chairman: Doug Rice

Secretary: Cheri Eggert

Reviewed and approved by the Excelsior Springs City Council this 2nd day of December, 1993.

Mayor: Ed Asbury

City Clerk: Frances Smith

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

CERTIFICATION:
I hereby certify that I have made or had made, under my supervision the hereon described survey on the ground and that said survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, this 16th day of November, 1993. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions for the City of Excelsior Springs, to the best of my professional knowledge and belief.

James D. Schmitz Missouri L.S. # 1967

11-16-93

12/7/93-DM
Called D

SCHMITZ and Associates, P.A.
Engineering • Surveying Services
P.O. BOX 4224 • KANSAS CITY, KANSAS • 66104
913-371-5815

DRAWN BY JDS/JJS	JOB NO. 93-38	SHEET	
APPROVED BY JDS	DATE 10/14/93	OF	

http://www.ClayCoGov.com