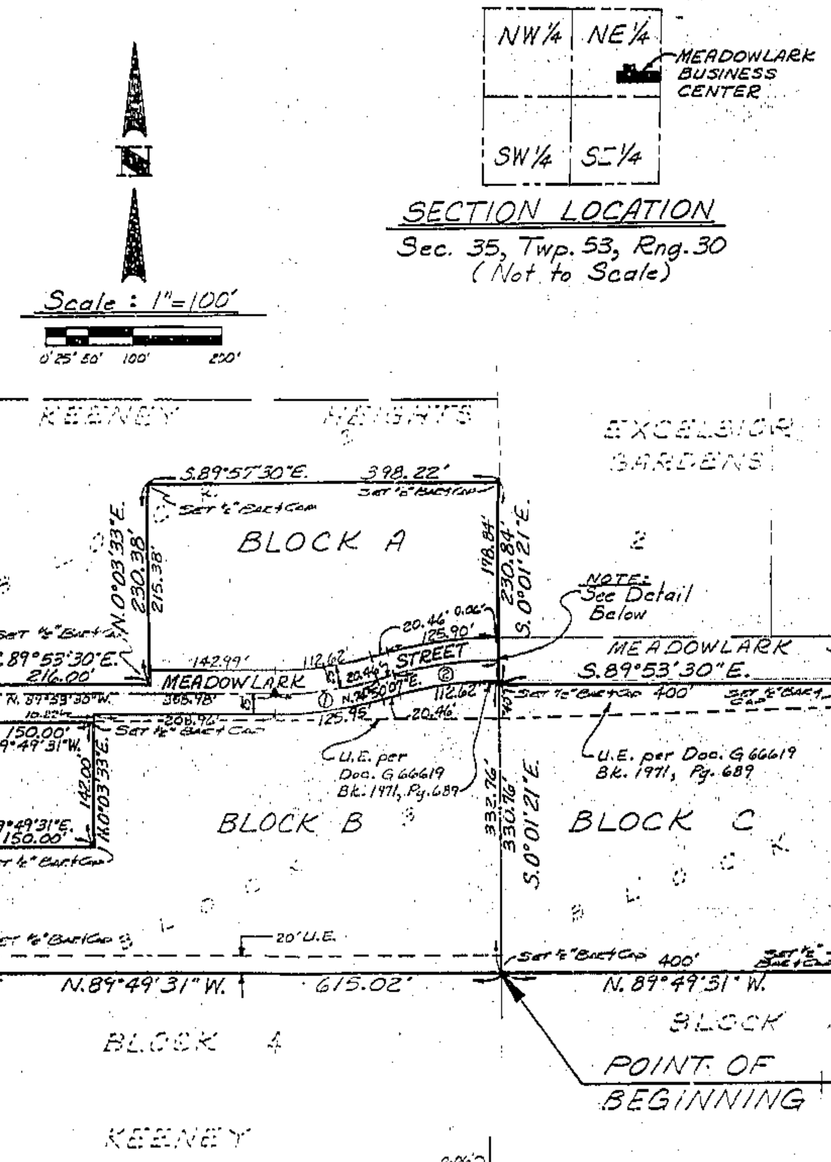
Clay County, Missouri
Land Survey Document

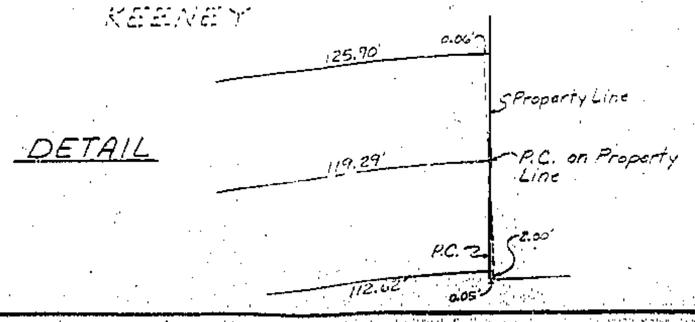
L 98729

MEADOWLARK BUSINESS CENTER

EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

DESCRIPTION: A Replat of part of Blocks 2, 3, and 14, KEENEY HEIGHTS, a subdivision in Excelsior Springs, Clay County, Missouri, described as follows: Beginning at the Southeast corner of Block 3, said KEENEY HEIGHTS; thence North 89°49'31" West along the South line of said Block 3, 615.02 feet to a point on the East right-of-way of Jesse James Road; thence North 0°03'33" East along said East right-of-way, 143.00 feet; thence South 89°49'31" East, 150.00 feet; thence North 0°03'33" East, 142.00 feet; thence North 89°49'31" West, 150.00 feet to a point on the East right-of-way of Jesse James Road; thence North 0°03'33" East along said East right-of-way, 45.04 feet; thence South 89°53'30" East along the North line of said Block 3, 216.00 feet; thence North 0°03'33" East, 230.38 feet; thence South 89°57'30" East, 398.22 feet to a point on the West line of Lot 2, EXCELSIOR GARDENS, a subdivision in Excelsior Springs, Clay County, Missouri; thence South 0°01'21" East along said West line of Lot 2 and its Southerly prolongation, 230.84 feet to the Southwest corner of the Plat of said EXCELSIOR GARDENS; thence South 89°53'30" East along the South line of said EXCELSIOR GARDENS, 631.37 feet to the Southeast corner of said EXCELSIOR GARDENS, said point also being on the West right-of-way of Milwaukee Street; thence South 0°00'00" West, along said West right-of-way, 331.49 feet to a point on the South line of Block 14, said KEENEY HEIGHTS; thence North 89°49'31" West along the South line of said Block 14, 631.24 feet to the Point of Beginning; containing 11.1 Acres, more or less.





LEGEND:
▲ Set Permanent Monument

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 MEADOWLARK BUSINESS CENTER.

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 accompanying 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 28 day of September, 1993.

Earl J. McElwee — Earl J. McElwee
Margaret A. McElwee — Margaret A. McElwee

STATE OF MISSOURI } s.s.
COUNTY OF CLAY } On this 28 day of September, 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: 1/6/95 — SANDRA M. TEAGUE, Notary Public, State of Missouri, Commissioned in Clay County, My Commission Expires Jan. 6, 1995 — Sandra M. Teague, Notary Public

In Testimony Whereof: The undersigned proprietors have hereunto set their hands this 28th day of Sept., 1993.

Jesse J. Hwang — Jesse J. Hwang
Esther E. Hwang — Esther E. Hwang

STATE OF MISSOURI } s.s.
COUNTY OF CLAY } On this 28th day of September, 1993, before me personally appeared Jesse J. Hwang and Esther E. Hwang, 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: — BARBARA CARVIN, Notary Public, State of Missouri, Commissioned in Clay County, My Commission Expires July 30, 1994 — Barbara Carvin, Notary Public

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

Ed Asberry, Mayor
Francis Smith, City Clerk

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

Certification: I hereby certify that the plat of MEADOWLARK BUSINESS CENTER 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 a Class A Property Boundary Survey 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: Sept. 28, 1993

James M. Snow PLS No. 1658 — STATE OF MISSOURI, JAMES M. SNOW, NUMBER LS-1658, REGISTERED LAND SURVEYOR

Clay County Clerk Cab D 1/12/94

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

MEADOWLARK BUSINESS CENTER
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

Job No.	1321
Scale:	N/A
Date:	9-3-93
Drawn:	C.D.F.
Ch'kd:	
Apvd:	
Revisions:	9-27-93
Sheet No.	1 of 1

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