Clay County, Missouri
Land Survey Document

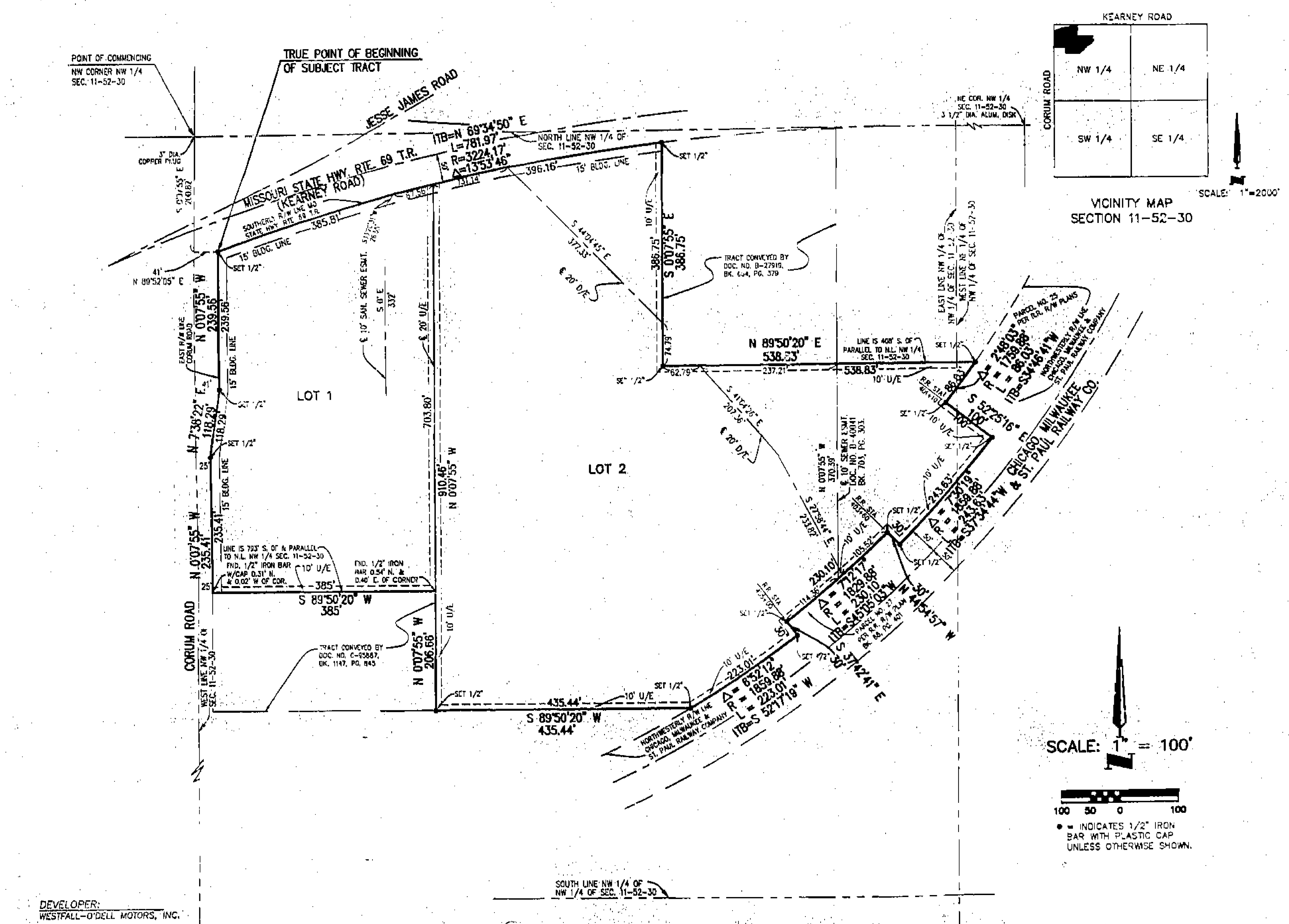
N 10975

STATE OF MO.
CLAY COUNTY
CERTIFY INSTR. RECD
94 JAN 11 P 2:59
Cabinet B Page 42
MARY E. MOBERLY
RECORDER OF DEEDS
By Mary Moment Deputy

FINAL PLAT OF

WESTFALL–O'DELL & PRICE CHOPPER COMMERCE CENTRE

A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI



This is a survey and subdivision of a part of the N1/2 of Section 11, Township 52N, Range 30W, now in the City of Excelsior Springs, Clay County, Missouri, more particularly described as follows: Commencing at the Northwest corner of the NW1/4 of said Section 11; thence S 0° 07' 55" E, along the West line of the NW1/4 of said Section 11, a distance of 200.82 feet; thence N 89° 52' 05" E, along a line perpendicular to the West line of the NW1/4 of said Section 11, a distance of 41 feet, to a point on the East right-of-way line of Corum Road, as now established at its intersection with the Southerly right-of-way line of Missouri State Highway Route 69 T.R. (Kearney Road), as now established, said point also being the true point of beginning of subject tract; thence Northeasterly, along the Southerly right-of-way line of said Missouri State Highway Routes 69 T.R., said line being on a curve to the right having a radius of 3224.17 feet, a central angle of 13° 53' 46" and whose initial tangent bearing is N 69° 34' 50" E, a distance of 781.97 feet, to a point on the West line of a tract of land recorded as Document No. B-27919 in Book 664 at Page 379, in the Office of the Register of Deeds, Clay County, Missouri; thence S 0° 07' 55" E, along the West line of said tract of land, said line also being parallel to the West line of the NW1/4 of said Section 11, a distance of 386.75 feet, to the Southwest corner of said tract of land, said point also being 408 feet South of the North line of the NW1/4 of said Section 11; thence N 89° 50' 20" E, along the South line and its extension of said tract of land and along a line 408 feet South of and parallel to the North line of the NW1/4 of said Section 11, a distance of 538.83 feet, to a point on the Northwesterly right-of-way line of the Chicago, Milwaukee & St. Paul Railway Company, as now established; thence Southwesterly, along the Northwesterly right-of-way line of said Chicago, Milwaukee & St. Paul Railway Company, said line being on a curve to the right having a radius of 1759.88 feet, a central angle of 2° 48' 03" and whose initial tangent bearing is S 34° 46' 41" W, a distance of 86.03 feet; thence S 52° 25' 16" E, along the Northwesterly right-of-way line of said Chicago, Milwaukee & St. Paul Railway Company, a distance of 100 feet; thence Southwesterly, along the Northwesterly right-of-way line of said Chicago, Milwaukee & St. Paul Railway Company, said line being on a curve to the right having a radius of 1859.88 feet, a central angle of 7° 30' 19" and whose initial tangent bearing is S 37° 34' 44" W, a distance of 243.63 feet; thence N 44° 54' 57" W, along the Northwesterly right-of-way line of said Chicago, Milwaukee and St. Paul Railway Company, a distance of 30 feet; thence Southwesterly, along the Northwesterly right-of-way line of said Chicago, Milwaukee & St. Paul Railway Company, said line being on a curve to the right having a radius of 1829.88 feet, a central angle of 7° 12' 17" and whose initial tangent bearing is S 45° 05' 03" W, a distance of 230.10 feet; thence S 37° 42' 41" E, along the Northwesterly right-of-way line of said Chicago, Milwaukee & St. Paul Railway Company, a distance of 30 feet; thence Southwesterly, along the Northwesterly right-of-way line of said Chicago, Milwaukee & St. Paul Railway Company, said line being on a curve to the right having a radius of 1859.88 feet, a central angle of 6° 52' 12" and whose initial tangent bearing is S 52° 17' 19" W, a distance of 223.01 feet; thence S 89° 50' 20" W, along a line parallel to the North line of the NW1/4 of said Section 11, a distance of 435.44 feet, to the Southeast corner of a tract of land recorded as Document No. C-95887 in Book 1147 at Page 845, in the Office of the Register of Deeds of said Clay County, Missouri; thence N 0° 07' 55" W, along a line parallel to the West line of the NW1/4 of said Section 11 and along the East line of said tract of land, a distance of 206.66 feet, to the Northeast corner of said tract of land; thence S 89° 50' 20" W, along the North line of said tract of land and along a line 793 feet South of and parallel to the North line of the NW1/4 of said Section 11, a distance of 385 feet, to a point on the East right-of-way line of said Corum Road, said point also being 25 feet East of the West line of the NW1/4 of said Section 11; thence N 0° 07' 55" W, along the East right-of-way line of said Corum Road and along a line 25 feet East of and parallel to the West line of the NW1/4 of said Section 11, a distance of 235.41 feet; thence N 7° 38' 22" E, along the East right-of-way line of said Corum Road, a distance of 118.29 feet, to a point 41 feet East of the West line of the NW1/4 of said Section 11; thence N 0° 07' 55" W, along the East right-of-way line of said Corum Road and along a line 41 feet East of and parallel to the West line of the NW1/4 of said Section 11, a distance of 239.56 feet, to the true point of beginning of subject tract, containing 19.115 acres, more or less of unplatted land.

The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner shown on this plat, and said property shall hereafter be known as "WESTFALL–O'DELL & PRICE CHOPPER COMMERCE CENTRE".

It shall be a sufficient description of the lots on this plat to hereafter designate the same by the number appearing near the center of the lot followed by the words: WESTFALL–O'DELL & PRICE CHOPPER COMMERCE CENTRE.

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

An easement or license is also hereby granted to the City of Excelsior Springs, Missouri, to locate, construct and maintain, and to authorize the location, construction maintenance, and use of surface drainage ways and installations, and 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" or water lines and appurtenances on, under and along the strips of land designated "Water Line Easement".

Streets shown on this plat did not heretofore dedicated to public use are hereby so dedicated.

Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built or otherwise located between this line and the lot or street line.

IN TESTIMONY WHEREOF, the undersigned proprietors have hereunto subscribed their names.

WESTFALL–O'DELL MOTORS, INC.

Mark D. O'Dell, Vice President

William E. Westfall, Secretary

STATE OF }ss.
COUNTY OF

BE IT REMEMBERED, that on this 20th day of December, 1993, before me, the undersigned, a Notary Public in and for said County and State, came Mark D. O'Dell, Vice President and William E. Westfall, Secretary of WESTFALL–O'DELL MOTORS, INC. a Missouri corporation duly organized and incorporated and existing under and by virtue of the laws of the State of Missouri, and licensed to do business in the State of Missouri, who is personally known to me to be such officers and who is personally known to me to be the same persons who executed as such officers the within instrument on behalf of said Corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said corporation.

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

My Commission Expires:

PEGGY L OVERHOLTZER
NOTARY PUBLIC — NOTARY SEAL
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. MAY 10,1997

Notary Public

REVIEWED AND APPROVED BY, the Excelsior Springs City Council this 22nd day of December, 1993.

Mayor
Ed Asberry

City Clerk
Frances Smith

Planning Commission Chairman
Doug Rice

Planning Commission Secretary
Sheri Eggley

ENTERED on transfer record this ____ day of ______________, 19____.

DEVELOPER:
WESTFALL–O'DELL MOTORS, INC.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR A CLASS A PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BY: ______ TEX. W. NEW, NO. LS-1277 DATE 12-23-93

PROJECT NO. 53872-C NOVEMBER 1993 KLW

SHAFER, KLINE & WARREN, P.A.
ENGINEERS – SURVEYORS
11100 W. 91st STREET
OVERLAND PARK, KANSAS

4/8/94
5TID-C&D

http://www.ClayCoGov.com