Clay County, Missouri
Land Survey Document

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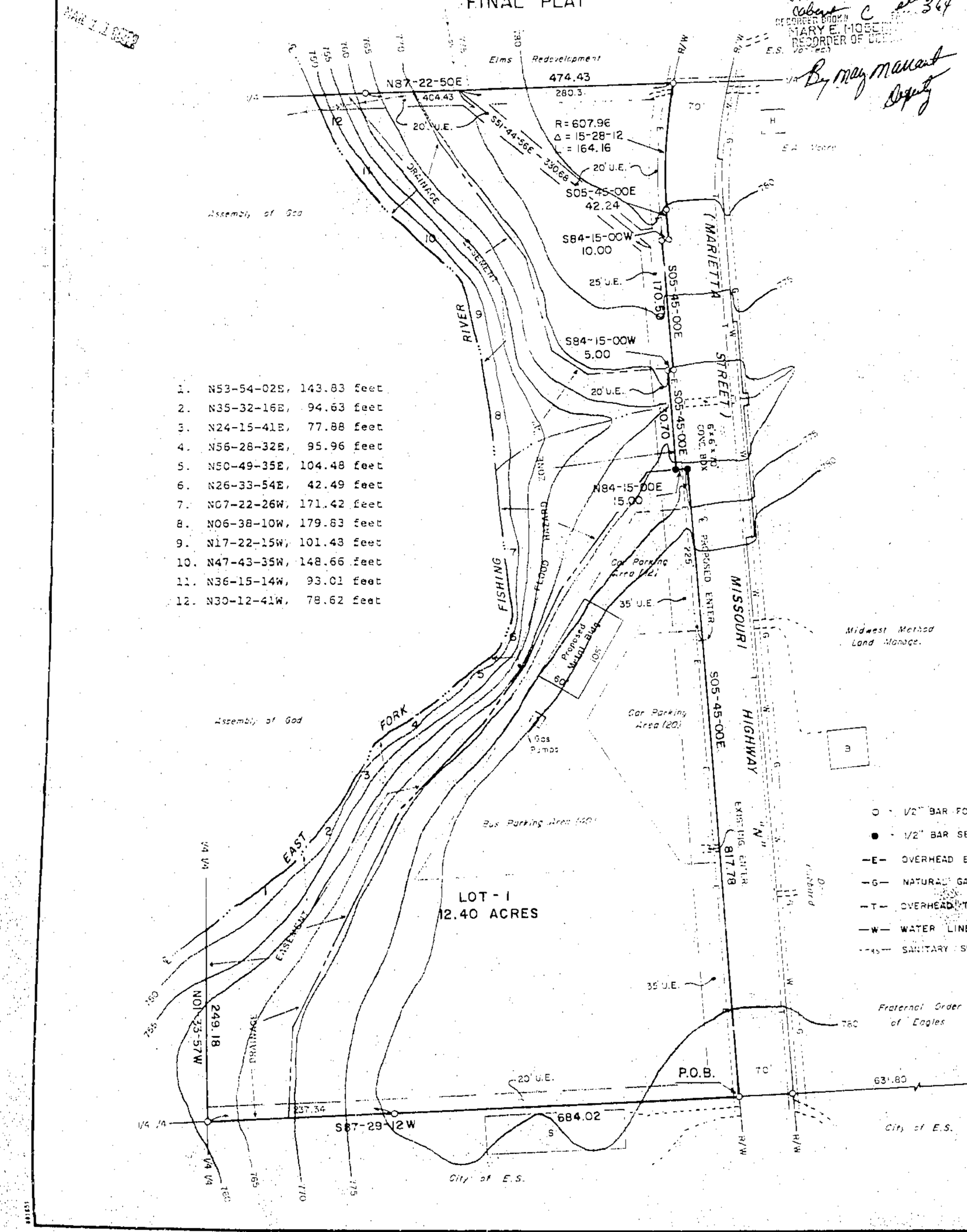
M 10977

C & H BUS ADDITION

FINAL PLAT

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
94 JAN 11 P 2:54
Cabinet C 364
RECORDER BROWN
MARY E. HOBBS
RECORDER OF DEEDS
By Mary Hobbs Deputy



1. N53-54-02E, 143.83 feet
2. N35-32-16E, 94.63 feet
3. N24-15-41E, 77.88 feet
4. N56-28-32E, 95.96 feet
5. N50-49-35E, 104.48 feet
6. N26-33-54E, 42.49 feet
7. N07-22-26W, 171.42 feet
8. N06-38-10W, 179.83 feet
9. N17-22-15W, 101.43 feet
10. N47-43-35W, 148.66 feet
11. N36-15-14W, 93.01 feet
12. N30-12-41W, 78.62 feet

O - 1/2" BAR FOUND
● - 1/2" BAR SET
—E— OVERHEAD ELECTRIC LINE
—G— NATURAL GAS LINE
—T— OVERHEAD TELEPHONE LINE
—W— WATER LINE
—S— SANITARY SEWER LINE

N
1" = 100'
0 50 100 200

DESCRIPTION

That portion of the NE¼ of the SW¼ of Section 12, T52N, R30W of the 5th P.M., City of Excelsior Springs, Clay County, Missouri, described as follows: Beginning at a point on the Westerly right of way line of Missouri Highway "N" and the South line of said NE¼, SW¼ that is S87-29-12W, 631.80 feet from the SE corner of said NE¼, SW¼; thence S87-29-12W, 684.02 feet along said South line to the West line of said NE¼, SW¼; thence N01-33-57W, 249.18 feet along said West line to the centerline of East Fork Fishing River; thence along said centerline the following course, N53-54-02E, 143.83 feet; thence N35-32-16E, 94.63 feet; thence N24-15-41E, 77.88 feet; thence N56-28-32E, 95.96 feet; thence N50-49-35E, 104.48 feet; thence N26-33-54E, 42.49 feet; thence N07-22-26W, 171.42 feet; thence N06-38-10W, 179.83 feet; thence N17-22-15W, 101.48 feet; thence N47-43-35W, 148.66 feet; thence N36-15-14W, 93.01 feet; thence N30-12-41W, 78.62 feet to the North line of said NE¼, SW¼; thence N87-22-50E, 474.43 feet along said North line to the Westerly right of way line of Missouri Highway "N"; thence along a curve to the left, having a radius of 607.96 feet, through a central angle of 15-28-12, an arc length of 164.16 feet along said r.o.w. line; thence along said r.o.w. line the following course, S05-45-00E, 42.24 feet; thence S84-15-00W, 10.00 feet; thence S05-45-00E, 170.50 feet; thence S84-15-00W, 5.00 feet; thence S05-45-00E, 130.70 feet; thence N84-15-00E, 15.00 feet; thence S05-45-00E, 817.78 feet to the point of beginning. Said portion contains 12.40 acres and is subject to all easements and restrictions of record.

DEDICATION

The undersigned proprietors of the described tract have caused the same, and consenting to the preparation and recording of this plat, to be subdivided as shown on this plat, which subdivision shall be known as C & H BUS ADDITION and shall consist of a total of one (1) lot.

The streets shown on this plat not heretofore dedicated to public use are hereby so dedicated. The easements shown on this plat are hereby dedicated for their designated use.

In testimony whereof: Terry G. Crabtree & Stan A. Harmon have subscribed their names this 7th day of January, 1994.

Terry G. Crabtree — Stan A. Harmon

STATE OF MISSOURI
COUNTY OF Clay

Be it remembered that on this 7th day of January, 1994, before me, a notary public, in said County and State, came to me personally known to be the same who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my seal the day and year above written.

(SEAL)

My Commission Expires: 8-15-96 — Laura Elizabeth Pope, Notary Public

NOTES

1. Owner/Developer: Terry Crabtree & Stan Harmon, PO Box 782, Raymore, MO 64083.
2. Surveyor: Terry M. McCanless, PO Box 83, Richmond, MO 64085.
3. Survey Classification is "A".
4. Bearing System is assumed.
5. Record Reference: Book 207: at Page 825.
6. Position of all utility lines is approximate.
7. Subdivision is in Flood Hazard Zone "C", except as shown, as per Flood Hazard Boundary Map H-01-02, Community Number 290090B, Panel 0041-B, Effective Date: March 15, 1977.

APPROVALS AND ACCEPTANCES

Reviewed and approved by the Excelsior Springs City Council this 24th day of January, 1994.

Mayor — Frances Smith, City Clerk — City Manager

Entered on transfer record this _____ day of _____, 1994.

Clay County Recorder

Planning Commission Chairman

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER
LS-2143
REGISTERED LAND SURVEYOR

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and this 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, 4 CSR 30-8.020.

Date: 1-5-94 — Signed: Terry M. McCanless — Terry M. McCanless, MO. REG. NO. 2143

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 83, RICHMOND, MO 64085
816/776-6343

SURVEY FOR: STAN HARMON, RAYMORE, MO.

11-29-93, 1-4-94	93-133	1" = 100'	RE	93-4072

7/6/94 gm
Slide Cabinet C