Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

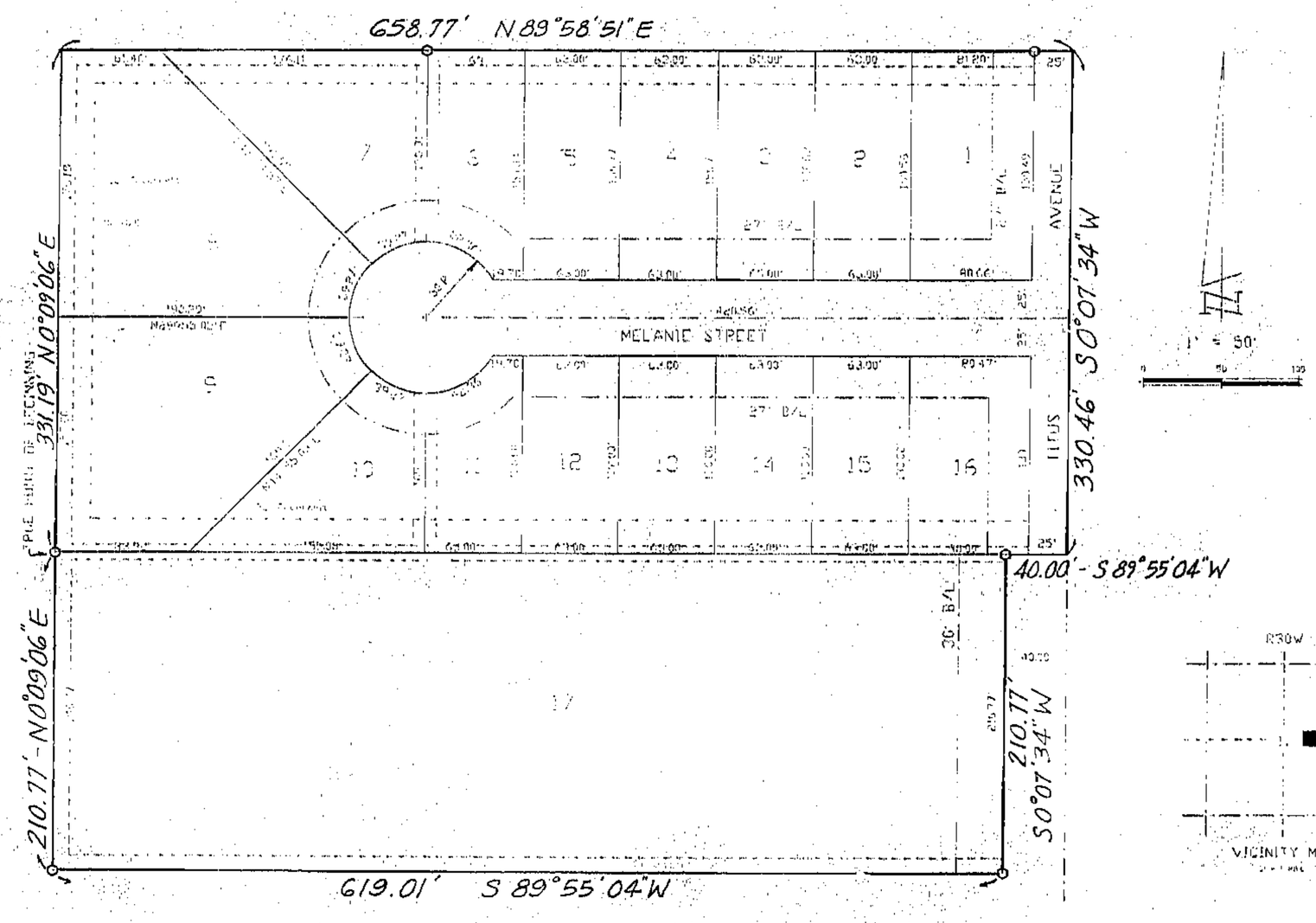
M 22212
JUN 3 1994
94 JUN -3 PM 1:50 7
Cabinet D Sleeve 48
By Ruth Emery, Deputy

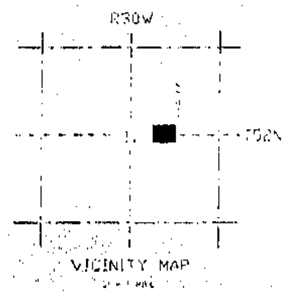
FINAL PLAT of

HICKORY HILLS

A SUBDIVISION IN EXCELSIOR SPRINGS

CLAY COUNTY, MISSOURI





O Monument Set in Concrete

DESCRIPTION:

A tract of land in the Northeast quarter and the Southeast quarter of Section 11, Township 52 North, Range 30 West, Excelsior Springs, Clay County, Missouri, more particularly described as follows:

Commencing at the center of said Sec. 11; thence N 89°55'04" E along the south line of the NE/4 of said Sec. 11 (also the south line of Lots 19, 20, and Tract "A" of King's Hills, a subdivision recorded at page 138 in book 5) a distance of 658.92 feet to the TRUE POINT OF BEGINNING, also the SE corner of said Tract "A"; thence N 0°09'06" E along the east line of Tract "A" a distance of 331.19 feet to the south line of Lot 27 KING'S HILLS; thence N 89°58'51" E along the south line of KING'S HILLS a distance of 658.77 feet to a point on the east line of the SW/4 of the NE/4 of said Sec. 11; thence S 0°07'34" W a distance of 330.46 feet to the SE corner of the SW/4 of the NE/4 of said Sec. 11; thence S 89°55'04" W a distance of 40.00 feet; thence S 0°07'34" W a distance of 210.77 feet; thence S 89°55'04" W a distance of 619.01 feet; thence N 0°09'06" E a distance of 210.77 feet to the TRUE POINT OF BEGINNING, containing 7.9987 Acres.

DEDICATIONS:

The undersigned owners of the above described property have caused it to be subdivided in the manner shown, which subdivision shall be hereafter known as "HICKORY HILLS".

The streets shown hereon and not heretofore dedicated to public use are hereby so dedicated.

An easement is hereby granted to utility companies authorized to do business in the City of Excelsior Springs over those areas labeled U/E.

IN WITNESS WHEREOF, Rodney R. Thomas and Melanie L. Thomas owners of the above described tract of land have subscribed their hand this 2nd day of May, 1994.

Rodney R. Thomas — Melanie L. Thomas

STATE OF MISSOURI
COUNTY OF CLAY

BE IT REMEMBERED that on this 2nd day of May, 1994 before me a Notary Public came Rodney R. Thomas and Melanie L. Thomas, husband and wife, to me personally known, who executed the foregoing instrument as their free act and deed.

IN WITNESS WHEREOF, I have set my hand and affixed my notary seal on the day and year last written above.

Laura Elizabeth Pope
Notary Public

REVIEWED AND APPROVED by the EXCELSIOR SPRINGS CITY COUNCIL this 2nd day of May, 1994

Mike Robertson — Frances Smith
Mayor — City Clerk

Douglas A. Rice — Shari Eagley
Planning Commission Chairman — Planning Commission Secretary

Entered on transfer record this ____ day of _____, 1994

SURVEYORS CERTIFICATE

I hereby certify that the details of this plat are correct.

Bruce F. Bird — 6-14-94
Bruce F. Bird LS-1195 — Date
5900 Nieman
Shawnee, KS 66202
(913) 631-2222

DEVELOPERS:
Rodney and Melanie Thomas
248 E. Broadway
Excelsior Springs, MO 64024

M 21790