Clay County, Missouri
Land Survey Document

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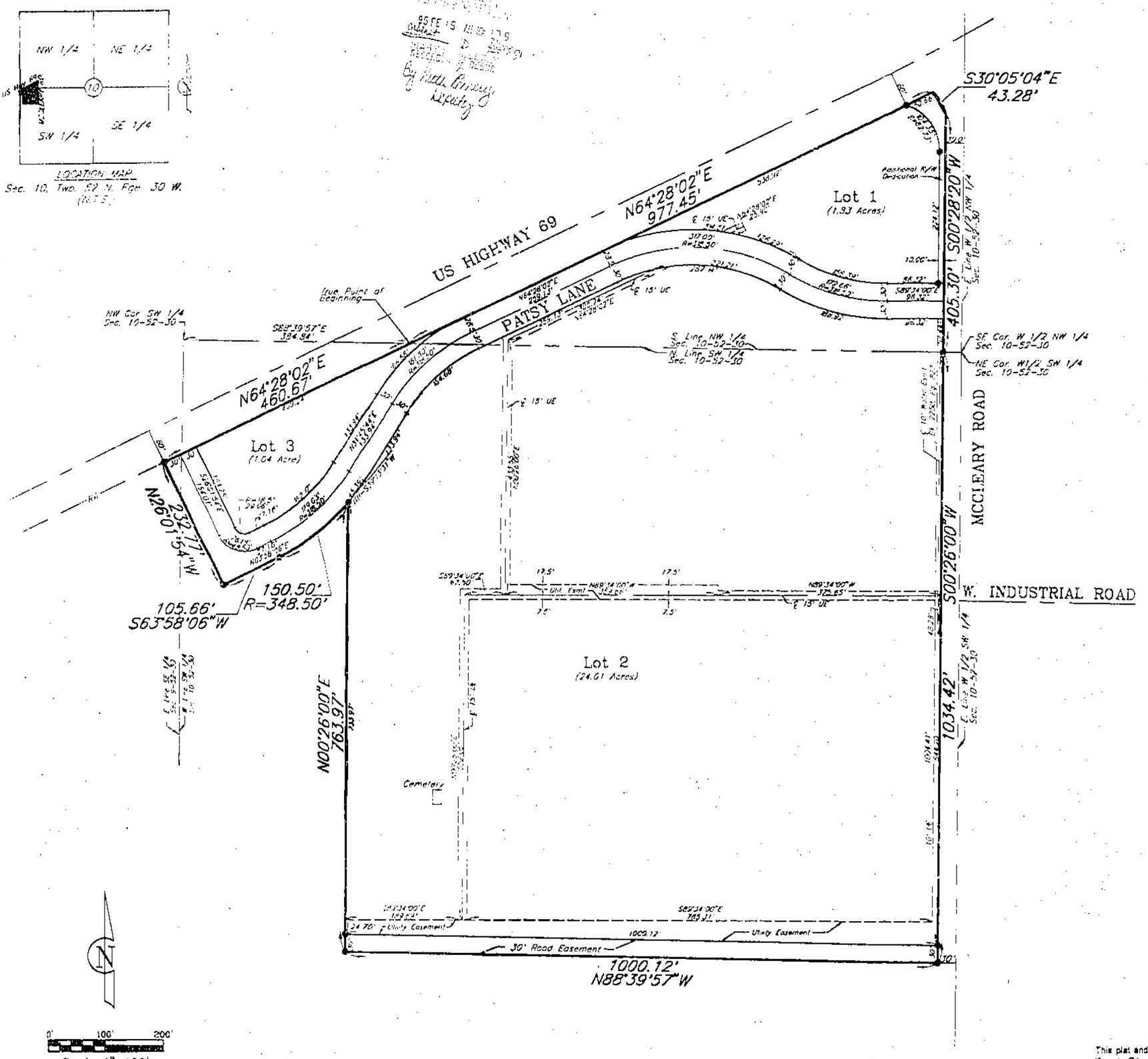
N 47395

FEB 1 5 1995

NICHOLAS RYAN SUBDIVISION

A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

LOCATION MAP
Sec. 10, Twp. 52 N, Rge. 30 W.
(N.T.S.)



LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 9, and all that part of the Northwest Quarter and the Southwest Quarter of Section 10, all in Township 52 North, Range 30 West, Excelsior Springs, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest Corner of the Southwest Quarter of said Section 10; thence South 88°39'57" East, along the North line of said Southwest Quarter, 384.94 feet to a point on the Southerly line of U.S. Highway 69, as now established, said point being the True Point of Beginning of the tract to be herein described; thence North 64°28'02" East, along said Southerly line, 977.45 feet; thence South 30°05'04" East, 43.28 feet to a point on the West line of McCleary Road, as now established; thence South 0°28'20" West, along said West line, 405.30 feet; thence South 0°28'00" West, along said West line, 1034.42 feet; thence North 88°39'57" West, 1000.12 feet; thence North 0°26'00" East, 763.97 feet; thence Southwesterly, on a curve to the right, having an initial tangent bearing of South 39°13'31" West, a radius of 348.50 feet, an arc distance of 150.50 feet; thence South 63°58'06" West, 105.66 feet; thence North 26°01'54" West, 232.77 feet to a point on the Southerly line of the aforementioned U.S. Highway 69; thence North 64°28'02" East, along said Southerly line, 460.67 feet to the True Point of Beginning. Containing 1,302,273.253 square feet, or 29.896 acres, more or less.

DEDICATION

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 "NICHOLAS RYAN SUBDIVISION".

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, upon, under and along the strips of land outlined and designated on this plat as "Utility Easements" or "U/E".

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

IN WITNESS WHEREOF: WAL-MART STORES, INC., an Arkansas corporation licensed to do business in the State of Missouri, has caused these presents to be signed this 15th day of December 1994.

WAL-MART STORES, INC.

By: [signature]

STATE OF Arkansas }
} SS:
COUNTY OF Benton }

Be it remembered that on this 15th day of December 1994, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came J. Robert Bixby to me personally known, who being by me duly sworn, did say that he is Asst. V.P. of WAL-MART STORES, INC., an Arkansas corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said J. Robert Bixby acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: 8-18-99

Dorothy L. Hill
Notary Public

IN WITNESS WHEREOF: JIMMY E. EASLEY, a single person, has caused these presents to be signed this 13 day of Dec. 1994.

Jimmy E. Easley
Jimmy E. Easley

STATE OF Missouri }
} SS:
COUNTY OF Clay }

Be it remembered that on this 13th day of December 1994, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jimmy E. Easley, a single person, and acknowledged said instrument to be his free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Ila K. Duttenhefer, Notary Public
Clay County, State of Missouri
My commission expires: My Commission Expires 8-22-97

Ila K. Duttenhefer
Notary Public

REVIEWED AND APPROVED BY the Excelsior Springs City Council this 3rd day of January 1995.

Mayor
Mike Robertson

City Clerk
Frances Smith

Planning Commission Chairman
Carl Harper

Planning Commission Secretary
Shari Eagley

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

This plat and survey of NICHOLAS RYAN SUBDIVISION were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of NICHOLAS RYAN 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 Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established 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 platting of subdivisions to the best of my professional knowledge and belief.

12-7-94
Date

Signed: W. James Schowe
W. James Schowe RLS #1959

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers - Land Surveyors
5577 N.W. DARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320

3/7/95 [illegible]
Cab D