Clay County, Missouri
Land Survey Document

I hereby certify that the accompanying survey is based on an actual survey made by me or under my supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Survey as adopted by the Missouri Board of Architects, Professional Engineers and Surveyors to the best of my professional information, knowledge and belief. Encroachments are noted. Bearing references to recorded plat.

STATE OF MISSOURI — ROBERT W. STEVENS — NUMBER LS-2340 — LICENSED LAND SURVEYOR

5-5-95
DATE

Signed Robert W. Stevens MO LS 2340 KS LS 1135

LIBERTY, MISSOURI 64068

Logan & Associates, INC.
300 N. Church Rd. Suite 100
Liberty, MO. 64068
(816) 781-7626
Fax 781-7403

Job No. 95-2700
Date: 02-15-95
Scale: 1" = 20'

SHEET NO.
1 of 1

SURVEYING ENGINEERING PLANNING

JUN 14 1995 — M 55002

STATE OF MISSOURI
CLAY COUNTY
LIBERTY DIVISION
95 JUN 14 PM 2:29 7
CLAY COUNTY
LIBERTY
RECORDER OF DEEDS
By Bergeron Lynn Deputy

WOODWARD ESTATES
PHASE ONE

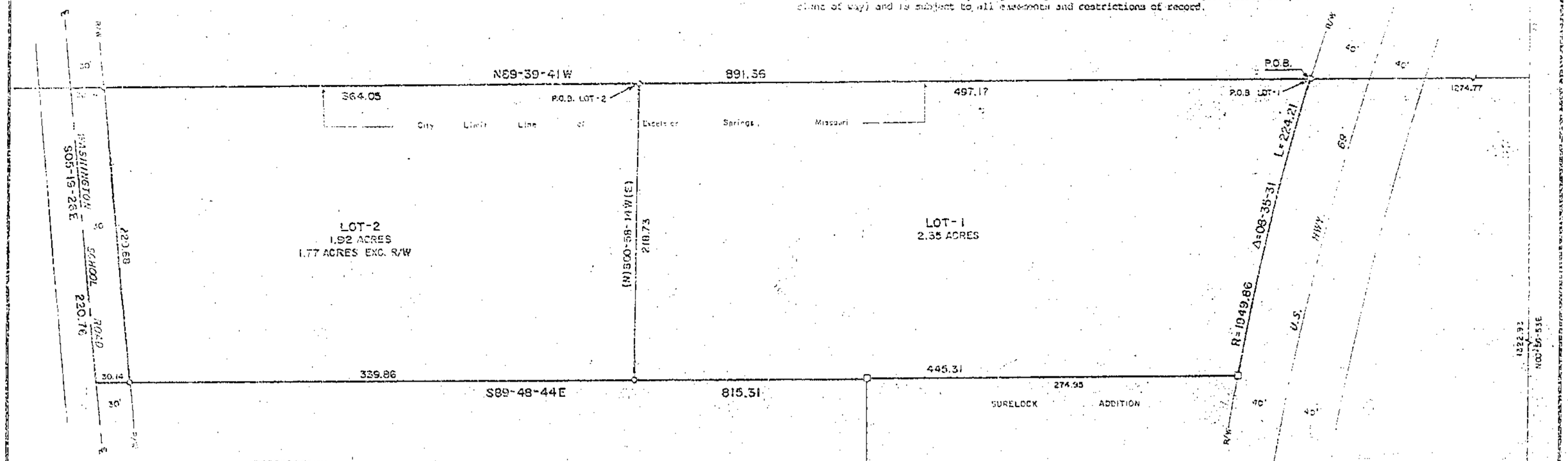
LOT SPLIT PLAT

DESCRIPTION LOT-1

That portion of the SE¼ of Section 26, T53N, R30W of the 5th P.M., City of Excelsior Springs, Clay County, Missouri, described as follows: Commencing at the SE corner of said Section 26; thence N00-56-53E, 1522.93 feet along the East line of said SE¼; thence N89-39-41W, 1274.77 feet to a point on a curve on the Westerly right of way line of Missouri Highway 69 from which a radial bears S72-21-37E, said point being the point of beginning of the tract herein described; thence N89-39-41W, 497.17 feet; thence S00-58-14W, 218.73 feet; thence S89-48-44E, 445.31 feet to a point on a curve on said r.o.w. line from which a radial bears S78-57-08E; thence Northerly along said curve, having a radius of 1949.86 feet, through a central angle of 06-35-31, an arc length of 224.21 feet along said r.o.w. line to the point of beginning. Said portion contains 2.35 acres and is subject to all easements and restrictions of record

DESCRIPTION LOT-2

That portion of the SE¼ of Section 26, T53N, R30W of the 5th P.M., City of Excelsior Springs, Clay County, Missouri, described as follows: Commencing at the SE corner of said Section 26; thence N00-56-53E, 1522.93 feet along the East line of said SE¼; thence N89-39-41W, 1771.94 feet to the point of beginning of the tract herein described; thence N89-39-41W, 364.05 feet to the centerline of Washington School Road; thence S05-19-26E, 220.76 feet along said centerline; thence S89-48-44E, 370.00 feet; thence N00-58-14E, 218.73 feet to the point of beginning. Said portion contains 1.92 acres (1.77 acres except right of way) and is subject to all easements and restrictions of record.



DESCRIPTION

That portion of the SE¼ of Section 26, T53N, R30W of the 5th P.M., City of Excelsior Springs, Clay County, Missouri, described as follows: Commencing at the SE corner of said Section 26; thence N00-56-53E, 1522.93 feet along the East line of said SE¼ to a point 200 feet North of the North line of the S½ of said SE¼, said point being the city limit line of Excelsior Springs, Missouri; thence N89-39-41W, 1274.77 feet parallel with said North line and along said city limit line to a point on a curve on the Westerly right of way line of Missouri Highway 69 from which a radial bears S72-21-37E, said point being the point of beginning of the tract herein described; thence N89-39-41W, 891.36 feet parallel with said North line and along said city limit line to the centerline of Washington School Road; thence S05-19-26E, 220.76 feet along said centerline; thence S89-48-44E, 815.31 feet to a point on a curve on said r.o.w. line from which a radial bears S78-57-08E; thence Northerly along said curve, having a radius of 1949.86 feet, through a central angle of 06-35-31, an arc length of 224.21 feet along said r.o.w. line to the point of beginning. Said portion contains 4.27 acres and is subject to all easements and restrictions of record.

NOTES:

1. Bearings are assumed.
2. Survey Classification is "A".
3. No utilities exist upon this property.
4. Record Reference is Book Book 1943 at Page 197.

APPROVALS

Approved by the City Manager of Excelsior Springs, Missouri, this 14th day of June, 1995. No plat is required.

Gary L. Hoehne, City Manager

1" = 50'

○ - 3/4" BAR FOUND
+ - X CUT ON CONC FOUND
△ - 5/8" BAR FOUND
□ - 1/2" BAR FOUND
○ - 1/2" BAR SET

7/12/95 9:14
Cab C

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

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was conducted by me or under my supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and that 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.

Date 6-12-95 Signature

MGM LAND SURVEYING SERVICES, INC.
P.O. Box 031, Richmond, MO 64085
816/776-5343

PROJECT NAME
NORMAN WOODWARD
HELENA, MO.

6-12-95	95-92	1" = 50'	RS	95-092L

http://www.ClayCoGov.com