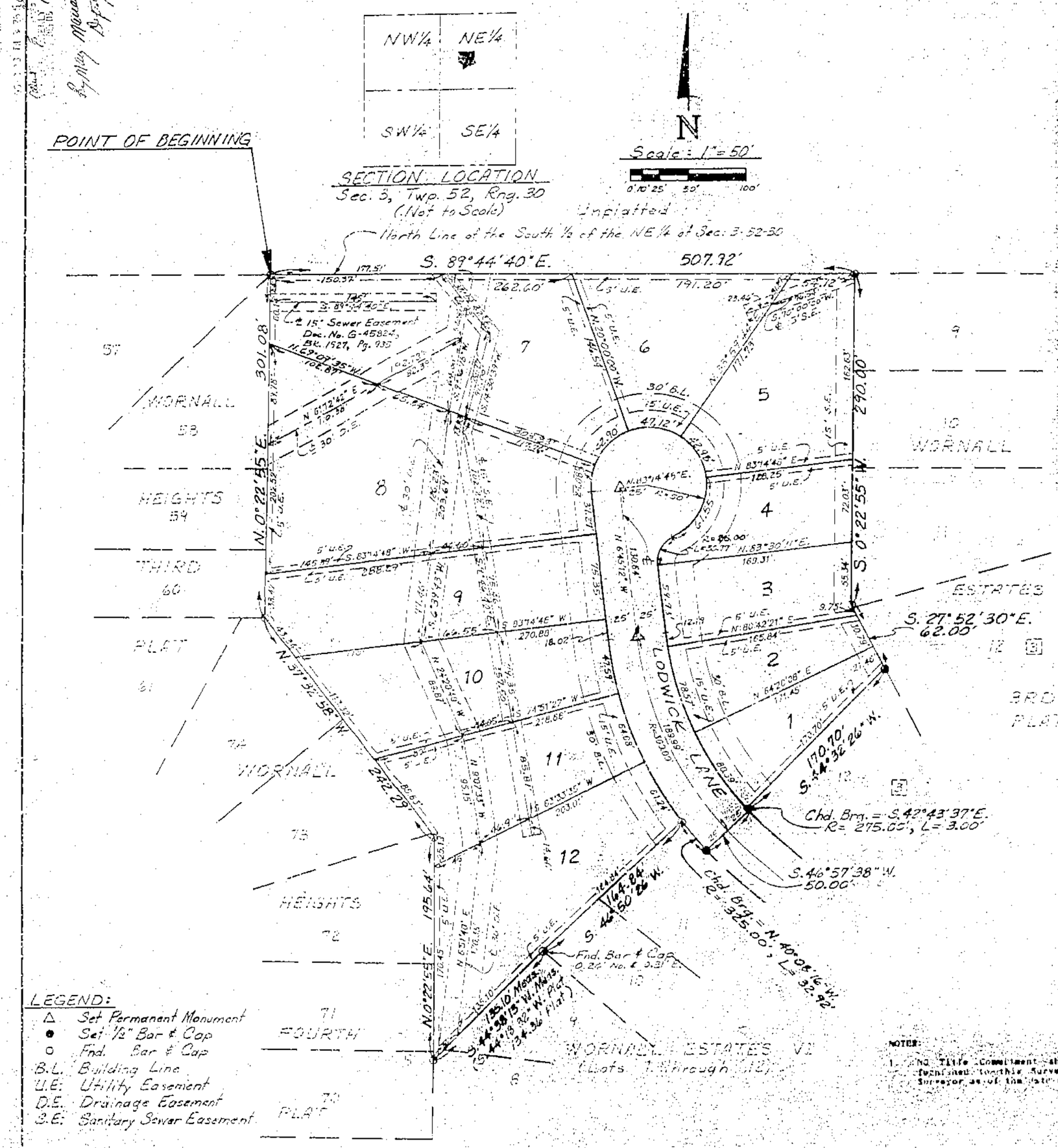
Clay County, Missouri
Land Survey Document

OCT 23 1995

AMENDED PLAT OF WORNALL ESTATES SEVENTH PLAT

EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI



LEGEND:

- △ Set Permanent Monument
- ● Set ½" Bar & Cap
- ○ Fnd. Bar & Cap
- B.L. Building Line
- U.E. Utility Easement
- D.E. Drainage Easement
- S.E. Sanitary Sewer Easement

DESCRIPTION: A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 52, RANGE 30, IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 56, WORNALL HEIGHTS THIRD PLAT, A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, SAID CORNER BEING ALSO ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 89°44'40" EAST ALONG SAID NORTH LINE, 507.92 FEET TO THE NORTHWEST CORNER OF LOT 79, BLOCK 3, WORNALL ESTATES 3RD PLAT, A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI; THE FOLLOWING TWO COURSES ARE ALONG THE WESTERLY LINE OF SAID WORNALL ESTATES 3RD PLAT: SOUTH 0°22'55" WEST, 290.00 FEET; SOUTH 27°52'30" EAST, 62.00 FEET; THENCE SOUTH 46°32'26" WEST, 170.70 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LODWICK LANE, BEING ALSO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 42°43'37" EAST, A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 3.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF WORNALL ESTATES VI, LOTS 1 THROUGH 12, A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI; THE FOLLOWING FOUR COURSES ARE ALONG THE NORTHWESTERLY LINE OF SAID WORNALL ESTATES VI, LOTS 1 THROUGH 12: SOUTH 46°57'38" WEST, 50.00 FEET TO A POINT ON A CURVE; SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LODWICK LANE; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 40°06'16" WEST, A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 32.92 FEET; SOUTH 46°50'50" WEST, 164.84 FEET; SOUTH 46°35'17" WEST, 195.10 FEET (MEASURED (SOUTH 46°18'32" WEST, 194.36 FEET PLAT) TO A POINT ON THE EAST LINE OF THE PLAT OF WORNALL HEIGHTS FOURTH PLAT, A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI; THE FOLLOWING TWO COURSES ARE ALONG THE EAST AND NORTHERLY LINES OF SAID WORNALL HEIGHTS FOURTH PLAT: NORTH 0°22'55" EAST, 195.64 FEET; NORTH 57°32'58" WEST, 242.29 FEET TO THE SOUTHEAST CORNER OF LOT 60, SAID WORNALL HEIGHTS THIRD PLAT; THENCE NORTH 0°22'55" EAST, ALONG THE EAST LINE OF SAID WORNALL HEIGHTS THIRD PLAT, 301.08 FEET TO THE POINT OF BEGINNING; CONTAINING 5.73 ACRES, MORE OR LESS.

NOTES:

1. No Title Commitment showing Easements and Title Information was furnished to this Surveyor. No Easement search was made by this Surveyor as of the date of this Survey.

DEDICATION: The undersigned proprietor of the tract of land described hereon, has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall be known as AMENDED PLAT OF WORNALL ESTATES SEVENTH PLAT.

EASEMENTS: Easements are hereby granted for public use as Utility Easement right-of-way which are shown as lying between the dashed lines in widths as indicated and set forth on this plat, unless otherwise noted, and said easements may be employed for the purpose of installing, repairing and maintaining gas lines, electric lines, telephone lines, and all other forms and types of public utilities now or hereafter used by the public over, under and along the strips marked "Utility Easement" or "U.E.", or "Drainage Easement" or "D.E." or "Sewer Easement" or "S.E.".

STREETS: Streets, avenues, lanes, drives, and courts shown on this plat and not heretofore dedicated to and for public use are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: WORNALL ESTATES DEVELOPMENT, INC. has caused these presents to be signed by its President, this _____ day of _____, 1995.

WORNALL ESTATES DEVELOPMENT, INC.

By: _____
Paul M. McElwee, President

STATE OF MISSOURI)
) s.s.
COUNTY OF CLAY)

On this 2 day of May, 1995, before me, a Notary Public, in and for said County and State, came Paul M. McElwee, President of WORNALL ESTATES DEVELOPMENT, INC., a Missouri Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my seal the day and year above written.

My Commission Expires: Sandra R. Teague

SANDRA R TEAGUE
NOTARY PUBLIC STATE OF MISSOURI
RAY COUNTY
MY COMMISSION EXP JAN 4, 1999

Notary Public

Reviewed by:

Craig H. Hubler, City Manager

Reviewed and approved by the Excelsior Springs City Council this 25th day of September, 1995.

~~Mike Robertson~~, Mayor
Bill Marden

Frances Smith, City Clerk

Reviewed and approved by the Excelsior Springs Planning and Zoning Commission this 19 day of June, 1995.

Carl Harper, Chairman

~~Sharon Eaglin~~, Secretary
Shelly Hucklins

Entered on transfer record this _____ day of _____, 1995.

CERTIFICATION: I hereby certify that this plat was executed in accordance with the Current Minimum Standards for a Suburban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors to the best of my professional knowledge and belief.

James A. Jarrow, PLS 1658

11/7/95
Calvert E

HANDS • ARROW • WEISKIRCH
ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

AMENDED PLAT OF
WORNALL ESTATES SEVENTH PLAT
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

Job No.	1826
Scale:	Noted
Date:	4-25-95
Drawn:	PJS/CDF
Chkd:	
Apvd:	
Revisions:	
Sheet No.	1 of 1

http://www.ClayCoGov.com