Clay County, Missouri
Land Survey Document

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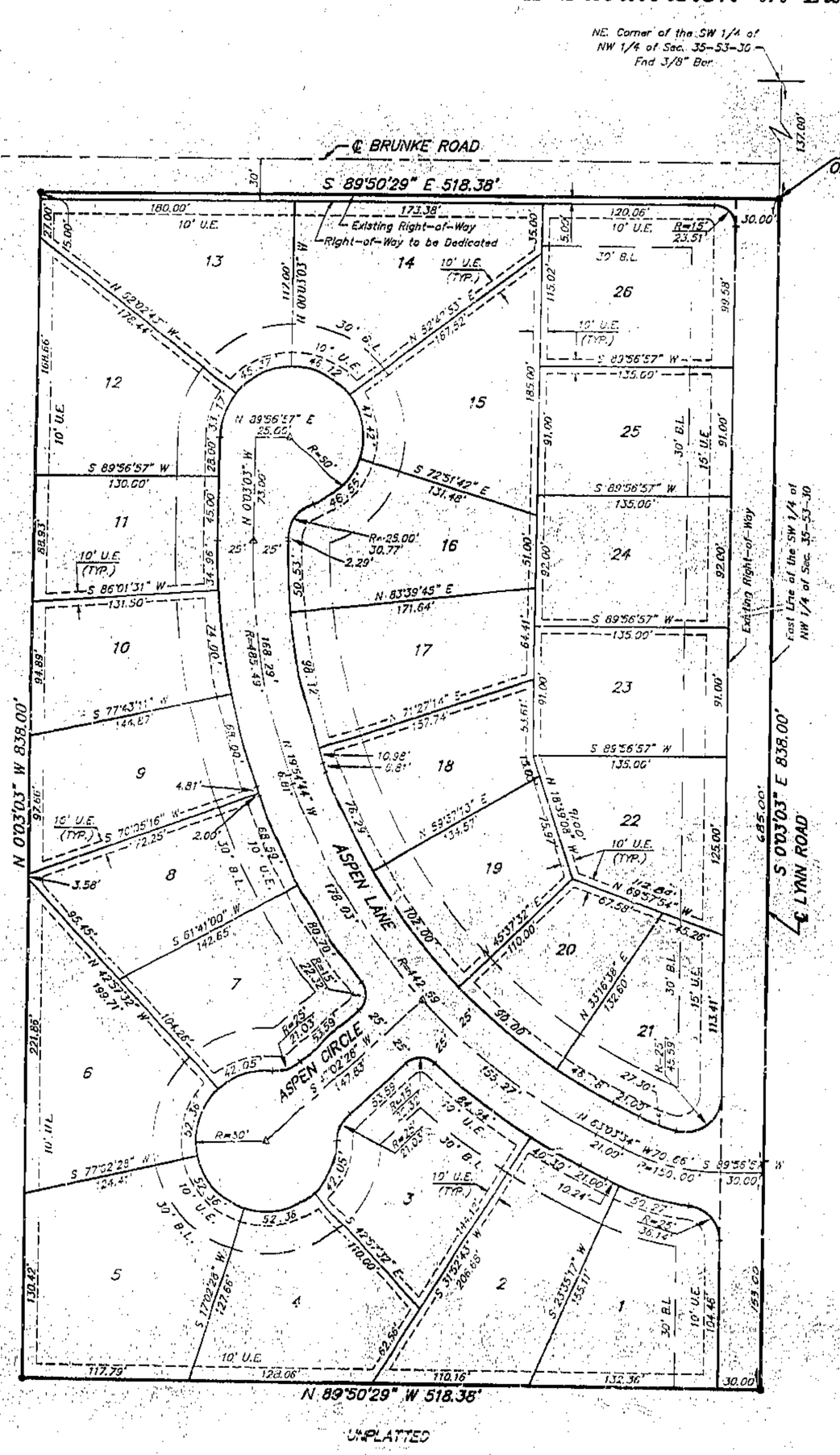
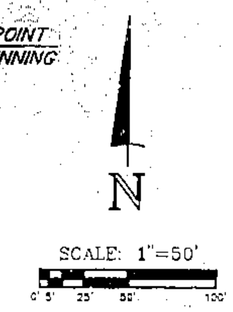
E-5

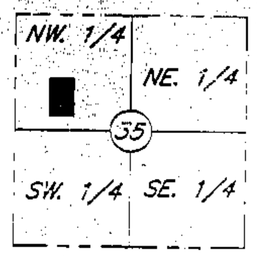
N 74694 OCT 28 1995

AUTUMN MEADOWS

A Subdivision in Excelsior Springs, Clay County, Missouri







SECTION LOCATION
Sec. 35, Twp. 53, Rge. 30
(Not to Scale)

LEGEND
- △ = Set Permanent Monument
- ● = Set 1/2" Bar with Cap
- ○ = Found Bar
- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement
- W.E. = Water Main Easement

DESCRIPTION: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 53, RANGE 30, IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 0°03'03" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, 137.00 FEET FOR A TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°03'03" EAST ALONG SAID EAST LINE, 838.00 FEET; THENCE NORTH 89°50'29" WEST, 518.38 FEET; THENCE NORTH 0°03'03" WEST, 838.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BRUNKE ROAD, AS NOW ESTABLISHED; THENCE SOUTH 89°50'29" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 518.38 FEET TO THE POINT OF BEGINNING, CONTAINING 9.97 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 "AUTUMN MEADOWS".

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 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: 3M PROPERTIES, L.L.C. HAS BY THE AUTHORITY OF ITS MEMBERS, CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS MANAGING MEMBER, THIS _____ DAY OF _____, 1995.

3M PROPERTIES, L.L.C.

Paul M. McGehee

PAUL M. MCGEHEE, MANAGING MEMBER

STATE OF MISSOURI)
) SS:
COUNTY OF ~~CLAY~~)

ON THIS 2 DAY OF October, 1995, BEFORE ME, A NOTARY PUBLIC, APPEARED PAUL M. MCGEHEE, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF 3M PROPERTIES, L.L.C. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY THE AUTHORITY OF ITS MEMBERS AND THAT HE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY, AND HE DULY ACKNOWLEDGES THE EXECUTION OF THE SAME.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE IN SAID COUNTY AND STATE ABOVE MENTIONED THE DAY AND YEAR LAST ABOVE WRITTEN.

SANDRA R. TEAGUE
NOTARY PUBLIC STATE OF MISSOURI
RAY COUNTY
MY COMMISSION EXP. JAN 8,1999

MY COMMISSION EXPIRES: _____

Sandra R. Teague
NOTARY PUBLIC

REVIEWED BY:

CRAIG H. HUBLER, CITY MANAGER

REVIEWED AND APPROVED BY THE EXCELSIOR SPRINGS CITY COUNCIL THIS 23RD DAY OF October, 1995.

Bill Mordue — Frances Smith
BILL MORDUE, MAYOR — FRANCES SMITH, CITY CLERK

REVIEWED AND APPROVED BY THE EXCELSIOR SPRINGS PLANNING AND ZONING COMMISSION THIS 12TH DAY OF September, 1995.

Jim Armbruster — Shelley Joskins
JIM ARMBRUSTER, CHAIRMAN — SHELLEY JOSKINS, SECRETARY

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.

STATE OF MISSOURI JAMES M. FARROW NO. 1658 LAND SURVEYOR

JAMES M. FARROW, P.L.S. NO. 1658

11/7/95 JMF Calcutt E.

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

AUTUMN MEADOWS
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

Job No: 1821
Scale: 1"=50'
Date: 9-29-95
Drawn: RJS / COF
Chkd: JMF 9/29/95
Approved:
Revisions:

Sheet No. 1 of 1