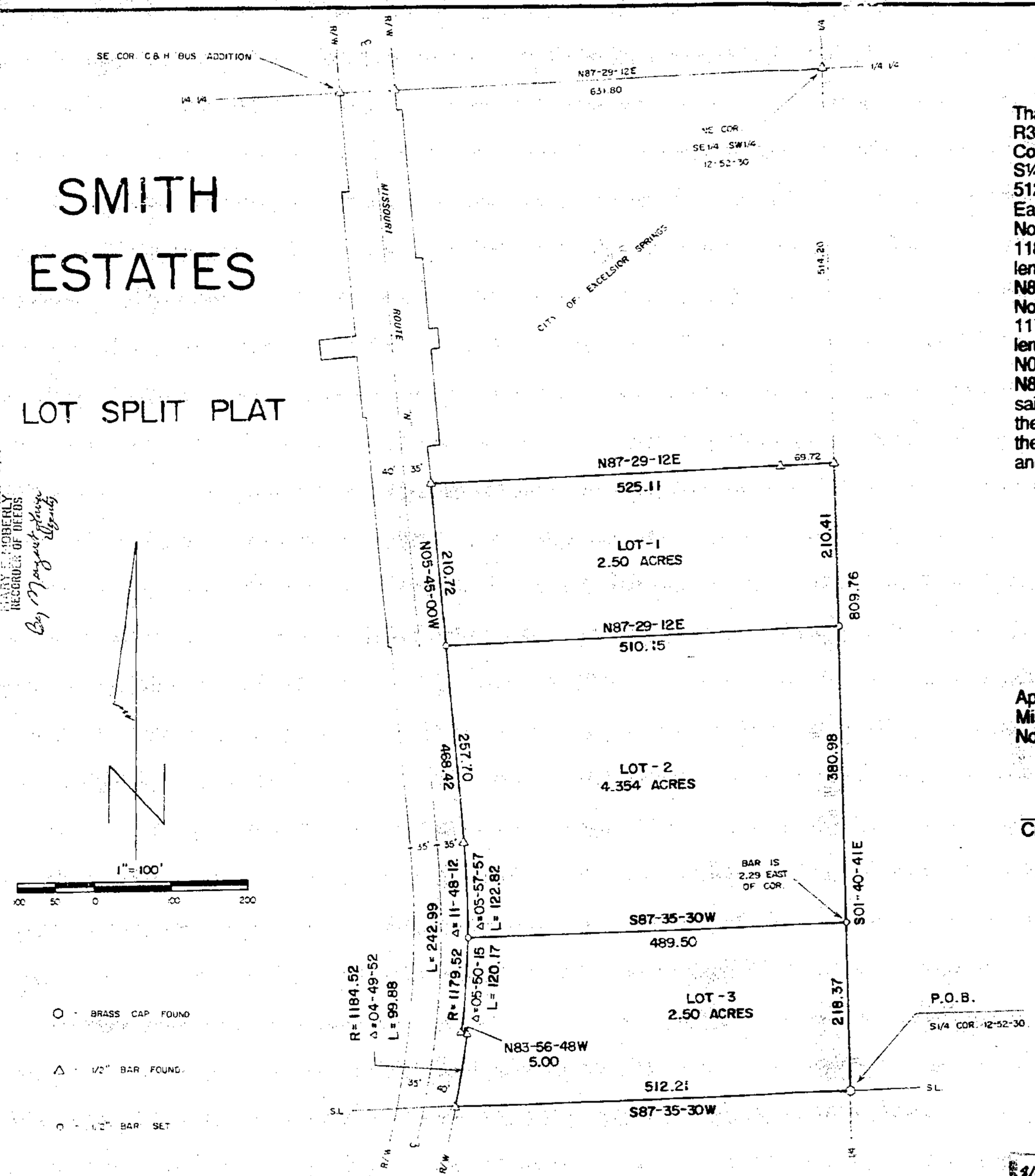
JUN 11 1996 N 1969

SMITH ESTATES

LOT SPLIT PLAT



DESCRIPTION

That portion of the SE¼ of the SW¼ of Section 12, T52N, R30W of the 5th P.M., City of Excelsior Springs, Clay County, Missouri, described as follows: Beginning at the S¼ corner of said Section 12; thence S87°35'30"W, 512.21 feet along the South line of said SE¼, SW¼ to the Easterly right of way line of Missouri Route "N"; thence Northerly along a curve to the left, having a radius of 1184.52 feet, through a central angle of 04°49'52", an arc length of 99.88 feet along said r.o.w. line; thence N83°56'48"W, 5.00 feet along said r.o.w. line; thence Northerly along a curve to the left, having a radius of 1179.52 feet, through a central angle of 11°48'12", an arc length of 242.99 feet along said r.o.w. line; thence N05°45'00"W, 468.42 feet along said r.o.w. line; thence N87°29'12"E, 525.11 feet parallel with the North line of said SE¼, SW¼, to the East line of said SE¼, SW¼; thence S01°40'41"E, 809.76 feet along said East line to the point of beginning. Said portion contains 9.354 acres and is subject to all easements and restrictions of record.

NOTES

1. Survey Classification is "A".
2. Record Reference is Book 1959 Page 965.
3. Bearings based on plat of C & H Bus Addition.

APPROVALS

Approved by the City Manager of Excelsior Springs, Missouri, this 7th day of June, 1996.
No plat is required.

Craig H. Hubler, City Manager

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

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and 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, 4 CSR 3[illegible]

Date: 5-30-96 Signed: Terry M. McCanless MO. REG. NO. 2143

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 68, RICHMOND, MO 64085
816/776-6943

SURVEY FOR: DIANN SAPP
EXCELSIOR SPRINGS, MO.

5-21-1996	96-189	1"=100'	MN-CF-RE	96-4935

8/2/96 [illegible]
Calc C

Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com