Clay County, Missouri
Land Survey Document

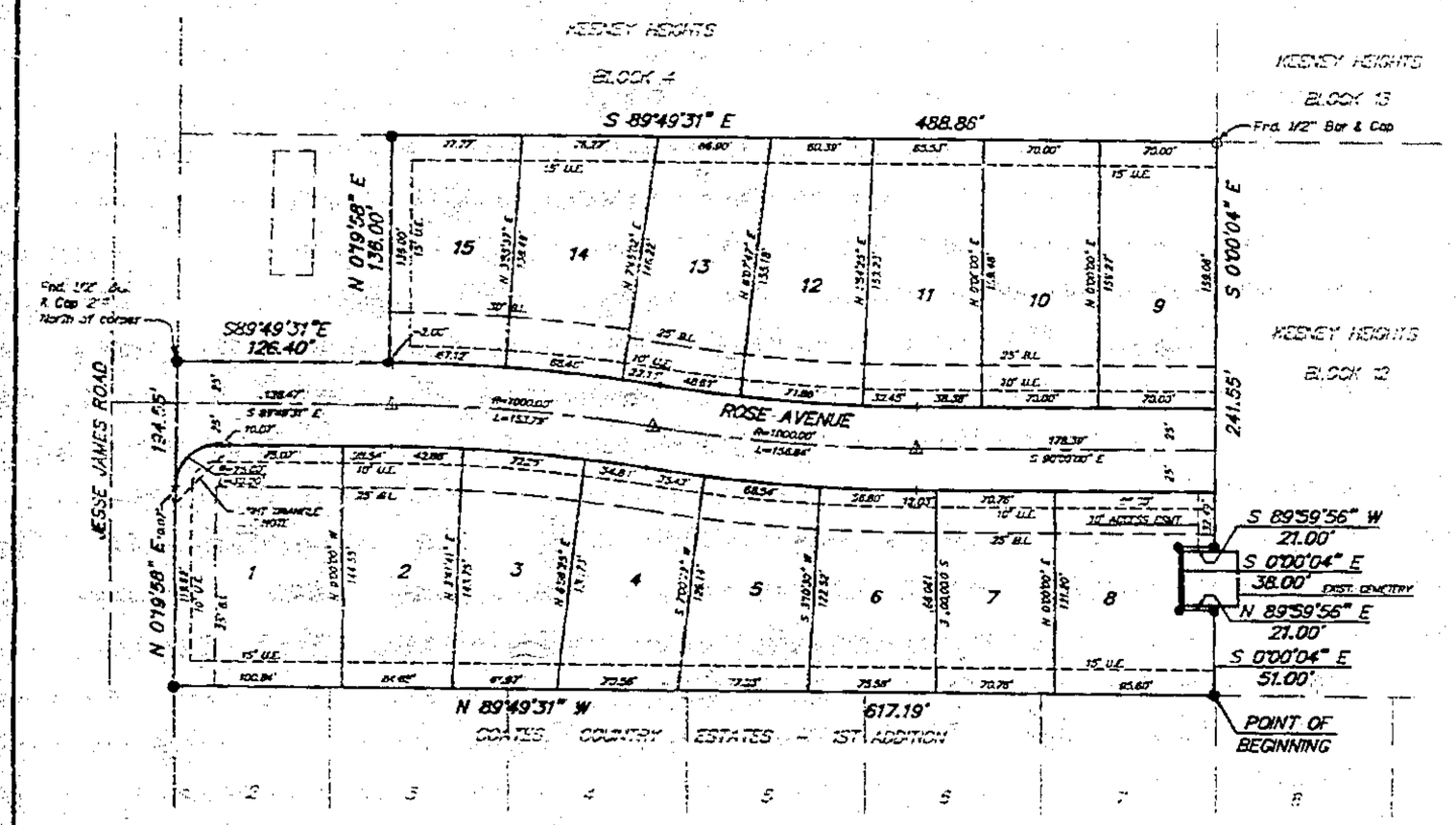
http://www.ClayCoGov.com

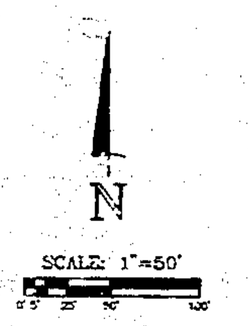
N 2033

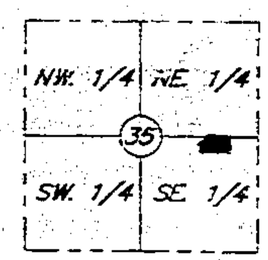
JUN 12 1996

MELROSE PLACE

A Subdivision in Excelsior Springs, Clay County, Missouri







SECTION LOCATION
Sec. 35, Twp. 51, 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

NOTE

NO SHRUBS, TREES, SIGNAGE OR ANY OTHER VISION OBSTRUCTING STRUCTURES ARE TO BE PERMITTED WITHIN THE BOUNDRY OF THE SIGHT TRIANGLE ON LOT 1.

REVIEWED BY:

CRAIG H. HUBLER, CITY MANAGER

REVIEWED AND APPROVED BY THE EXCELSIOR SPRINGS CITY COUNCIL THIS 3rd DAY OF June 1996

Bill Mordue — BILL MORDUE, MAYOR

Francis Smith — FRANCIS SMITH, CITY CLERK

REVIEWED AND APPROVED BY THE EXCELSIOR SPRINGS PLANNING AND ZONING COMMISSION THIS 21st DAY OF May 1996.

Jim Armbruster — JIM ARMBRUSTER, CHAIRMAN

Shelley Hoskins — SHELLEY HOSKINS, SECRETARY

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____.

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 M. FARROW, MISSOURI PLS NO. 1658

STATE OF MISSOURI — JAMES M. FARROW — NUMBER LS-1658 — REGISTERED LAND SURVEYOR

MELROSE PLACE

A RESURVEY OF PART OF BLOCK 5, KEENEY HEIGHTS, A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 5; THENCE NORTH 89°49'31" WEST ALONG THE SOUTH LINE OF SAID BLOCK, 617.19 FEET TO A POINT ON THE EAST LINE OF JESSE JAMES ROAD AS NOW ESTABLISHED, BRING 40 FEET FROM THE CENTERLINE THEREOF; THENCE NORTH 0°19'58" EAST ALONG THE SAID EAST LINE, 194.55 FEET; THENCE SOUTH 89°49'31" EAST, 126.40 FEET; THENCE NORTH 0°19'58" EAST, 124 FEET TO A POINT ON THE NORTH LINE OF BLOCK 5; THENCE SOUTH 89°49'31" EAST ALONG THE NORTH LINE OF BLOCK 5, A DISTANCE OF 488.86 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0°00'04" EAST ALONG THE EAST LINE OF BLOCK 5, A DISTANCE OF 241.55 FEET; THENCE SOUTH 89°59'56" WEST, 21 FEET; THENCE SOUTH 0°00'04" EAST, 38 FEET; THENCE NORTH 89°59'56" EAST, 21 FEET TO A POINT ON THE EAST LINE OF BLOCK 5; THENCE SOUTH 0°00'04" EAST ALONG THE EAST LINE OF BLOCK 5, A DISTANCE OF 51 FEET TO THE POINT OF BEGINNING, CONTAINING 188,968.5 SQUARE FEET OR 4.22 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED PROPRIETORS 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 MELROSE PLACE.

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: THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____.

EARL J. McELWEE — MARGARET ANN McELWEE

STATE OF MISSOURI)
RAY) SS.
COUNTY OF CLAY)

ON THIS 23 DAY OF May 1996, BEFORE ME, A NOTARY PUBLIC, APPEARED EARL J. McELWEE AND MARGARET ANN McELWEE, HUSBAND AND WIFE KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR OWN FREE ACT AND DEED.

SANDRA B. TEAGUE
NOTARY PUBLIC STATE OF MISSOURI
RAY COUNTY

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

HANDS • FARROW • WEISKIRCH
ENGINEERS
200 1/2 NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

MELROSE PLACE
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

JOB NO. 2027
SCALE: Noted
DATE: 5-17-96
DRAWN: R.L.S.
CHKD:
APPR'D:
REVISIONS:
SHEET NO. 1 of 1