Clay County, Missouri
Land Survey Document

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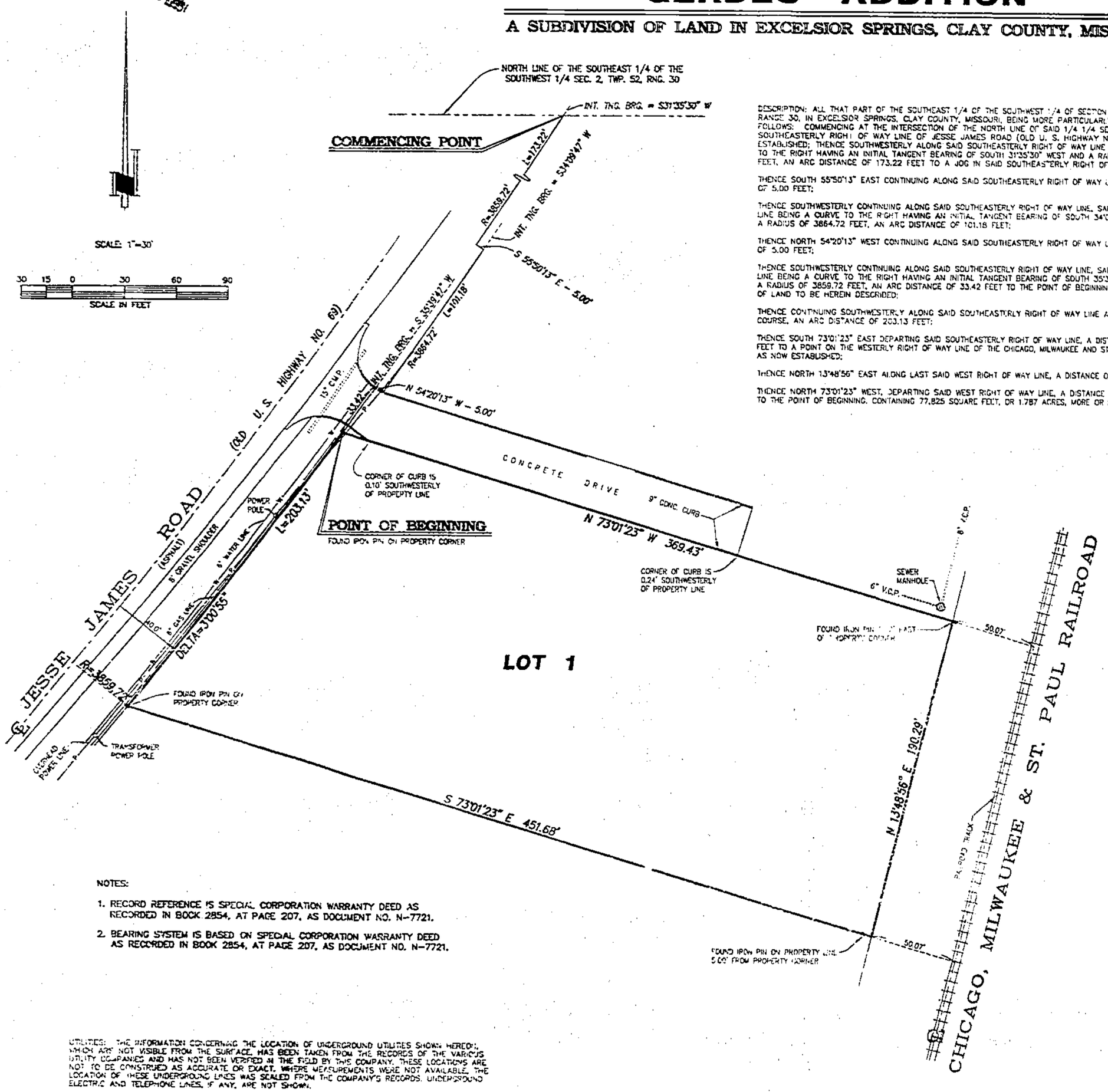
N 12379

AUG 29 1996

" GERDES ADDITION "

A SUBDIVISION OF LAND IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI



SCALE: 1"=30'

30 15 0 30 60 90
SCALE IN FEET

DESCRIPTION: ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 52, RANGE 30, IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID 1/4 1/4 SECTION, WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF JESSE JAMES ROAD (OLD U. S. HIGHWAY NO. 69) AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 31°35'30" WEST AND A RADIUS OF 3859.72 FEET, AN ARC DISTANCE OF 173.22 FEET TO A JOG IN SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTH 55°50'13" EAST CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET;

THENCE SOUTHWESTERLY CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, SAID RIGHT OF WAY LINE BEING A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 34°09'47" WEST AND A RADIUS OF 3864.72 FEET, AN ARC DISTANCE OF 101.18 FEET;

THENCE NORTH 54°20'13" WEST CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET;

THENCE SOUTHWESTERLY CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, SAID RIGHT OF WAY LINE BEING A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 35°39'42" WEST AND A RADIUS OF 3859.72 FEET, AN ARC DISTANCE OF 33.42 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED;

THENCE CONTINUING SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG LAST SAID COURSE, AN ARC DISTANCE OF 203.13 FEET;

THENCE SOUTH 73°01'23" EAST DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 451.68 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AS NOW ESTABLISHED;

THENCE NORTH 13°48'56" EAST ALONG LAST SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 190.29 FEET;

THENCE NORTH 73°01'23" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 369.43 FEET TO THE POINT OF BEGINNING. CONTAINING 77,825 SQUARE FEET, OR 1.787 ACRES, MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "GERDES ADDITION".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE ABOVE TRACT OF LAND HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 29 DAY OF August, 1996.

ROBERT M. AND MARILYN A. GERDES
HUSBAND AND WIFE

Robert M. Gerdes — ROBERT M. GERDES
Marilyn A. Gerdes — MARILYN A. GERDES

STATE OF Missouri } S.S.
COUNTY OF Clay }

ON THIS 29 DAY OF August, 1996, BEFORE ME APPEARED THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT M. GERDES AND MARILYN A GERDES, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBE IN AND WHO EXECUTE THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

MY COMMISSION EXPIRES 3-2-99 — Deborah A. Lawrence — NOTARY PUBLIC
Deborah A. Lawrence — PRINT NAME

DEBORAH A LAWRENCE
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. MAR. 2, 1999

APPROVALS

APPROVED BY THE CITY MANAGER OF EXCELSIOR SPRINGS, MISSOURI, THIS 29TH DAY OF August, 1996. NO ADDITIONAL PLAT IS REQUIRED.

CRAIG H. HUBLER, CITY MANAGER

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS SUBDIVISION OF "GERDES ADDITION" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEYS OF THE STATE OF MISSOURI AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATE Aug 8, 1996 BY James S. Anderson
JAMES S. ANDERSON
MISSOURI REGISTERED LAND SURVEYOR NO. 1326

NOTES:

1. RECORD REFERENCE IS SPECIAL CORPORATION WARRANTY DEED AS RECORDED IN BOOK 2854, AT PAGE 207, AS DOCUMENT NO. N-7721.
2. BEARING SYSTEM IS BASED ON SPECIAL CORPORATION WARRANTY DEED AS RECORDED IN BOOK 2854, AT PAGE 207, AS DOCUMENT NO. N-7721.

UTILITIES: THE INFORMATION CONCERNING THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT. WHERE MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. UNDERGROUND ELECTRIC AND TELEPHONE LINES, IF ANY, ARE NOT SHOWN.

Scale Lib D
8-24-96 KM

ANDERSON
SURVEY COMPANY
6412 EAST 87TH STREET
KANSAS CITY, MISSOURI 64138
(816) 361-5555

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EXCELSIOR SPRINGS, MO.