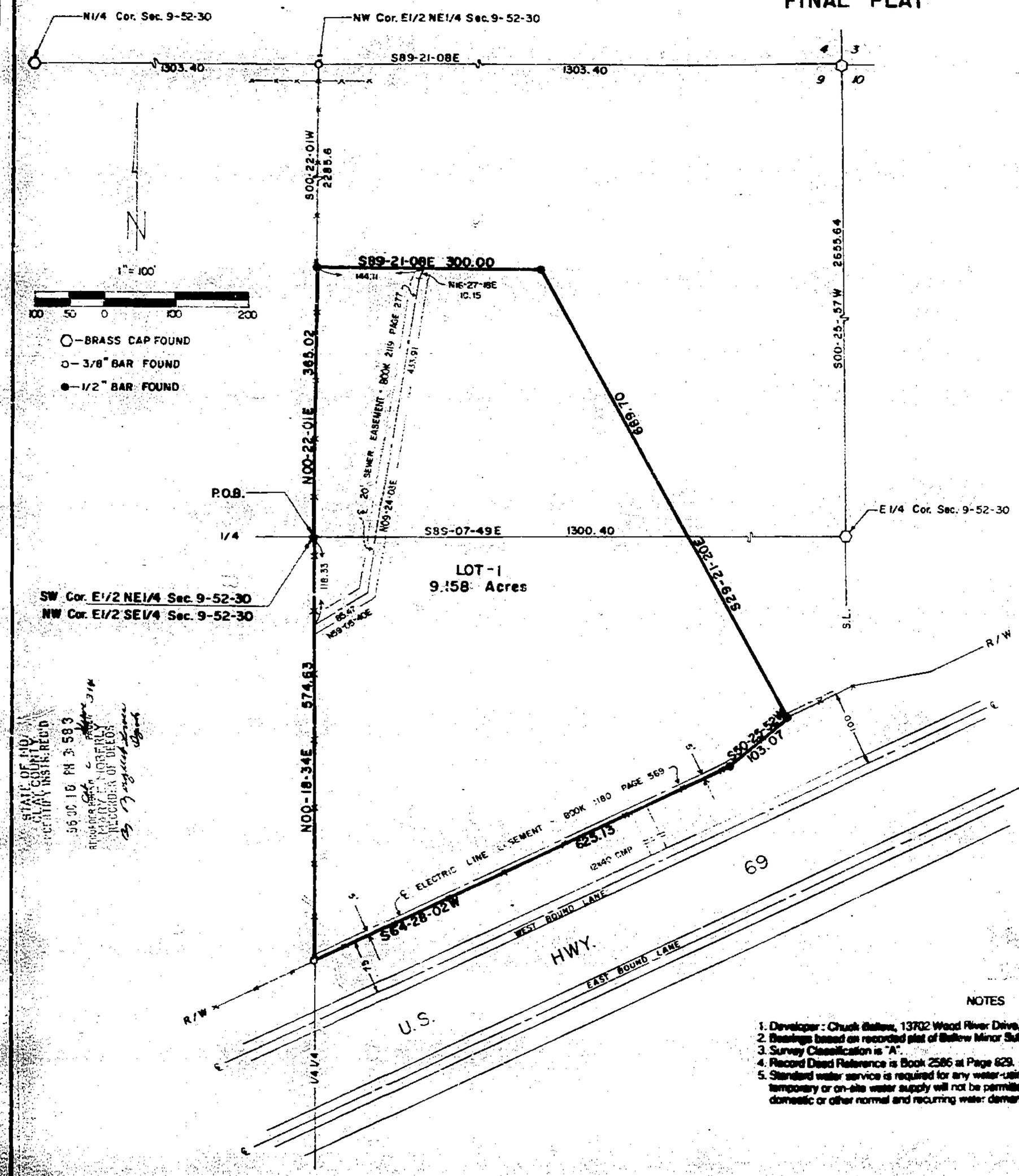
OCT 18 1996 N 18340

VIVIAN SUBDIVISION

FINAL PLAT



STATE OF MO
CLAY COUNTY
CERTIFY INSTR. REC'D
96 OCT 18 PM 3:58
RECORDER OF DEEDS

DESCRIPTION

Those portions of the E½ of the NE¼ and the E½ of the SE¼, all in Section 9, Township 52 North, Range 30 West of the 5th P.M., City of Excelsior Springs Clay County, Missouri, described as follows: Beginning at the SW corner of said E½, NE¼ (also the NW corner of said E½, SE¼); thence N00°22'01"E, 365.02 feet along the West line of said E½, NE¼; thence S89°21'08"E, 300.00 feet parallel with the North line of said E½, NE¼; thence S29°21'20"E, 689.70 feet to the Northwesterly right of way line of U.S. Highway 69; thence S50°25'52"W, 103.07 feet along said r.o.w. line; thence S64°28'02"W, 625.13 feet along said r.o.w. line to the West line of said E½, SE¼; thence N00°18'34"E, 574.63 feet along the West line of said E½, SE¼ to the point of beginning. Said portions contain 9.158 acres and are subject to all easements, restrictions, reservations and right of ways of record.

DEDICATION

The undersigned proprietors of the described tract have caused the same, and consenting to the preparation and recording of this plat, to be subdivided as shown on this plat, which subdivision shall be known as VIVIAN SUBDIVISION and shall consist of a total of one (1) lot.

The streets shown on this plat not heretofore dedicated to public use are hereby so dedicated. The easements shown on this plat are hereby dedicated for their designated use.

In testimony whereof: Charles I. and Vivian K. Ballew, husband and wife, and Carlos E. Finney, Trustee of the Carlos E. Finney Trust dated November 27, 1995, have subscribed thier names this 8th day of October 1996.

Charles I. Ballew — Vivian K. Ballew — Carlos E. Finney

STATE OF MISSOURI)
COUNTY OF Clay)

Be it remembered that on this 8th day of October, 1996, before me, a notary public, in said County and State, personally appeared the above person, known to be the same who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have set my seal the day and year above written.

(SEAL)

My commission expires 4-26-99

Notary Public

APPROVALS AND ACCEPTANCES

Reviewed and approved by the Excelsior Springs Planning and Zoning this 17th day of September, 1996.

Ambrose Buckman, Chairman — Shelly Hoskins, Secretary

Reviewed and approved by the Excelsior Springs City Council this 8th day of October, 1996.

Bill Mordue, Mayor — Frances Smith, City Clerk — Craig Hubler, City Manager

Entered on transfer record this _____ day of _____, 1996

Clay County Recorder

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 30-2.000

Date: 10-7-96 Signed: Terry M. McCanless MO. REG. NO. 2143

NOTES

1. Developer: Chuck Ballew, 13702 Wood River Drive, Kearney, MO 64060.
2. Bearings based on recorded plat of Ballew Minor Subdivision in Plat Book 19 at Page 86.
3. Survey Classification is "A".
4. Record Deed Reference is Book 2586 at Page 829.
5. Standard water service is required for any water-using development of the property. Interim, temporary or on-site water supply will not be permitted for an urban use or uses having domestic or other normal and recurring water demand.

Cab C 11/5/96

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 88, RICHMOND, MO 64063
816/776-8843

SURVEY FOR: CHUCK BALLEW
KEARNEY, MO.

10-7-1996	83-1	1" = 100'	TM-RE	96-5120

http://www.ClayCoGov.com