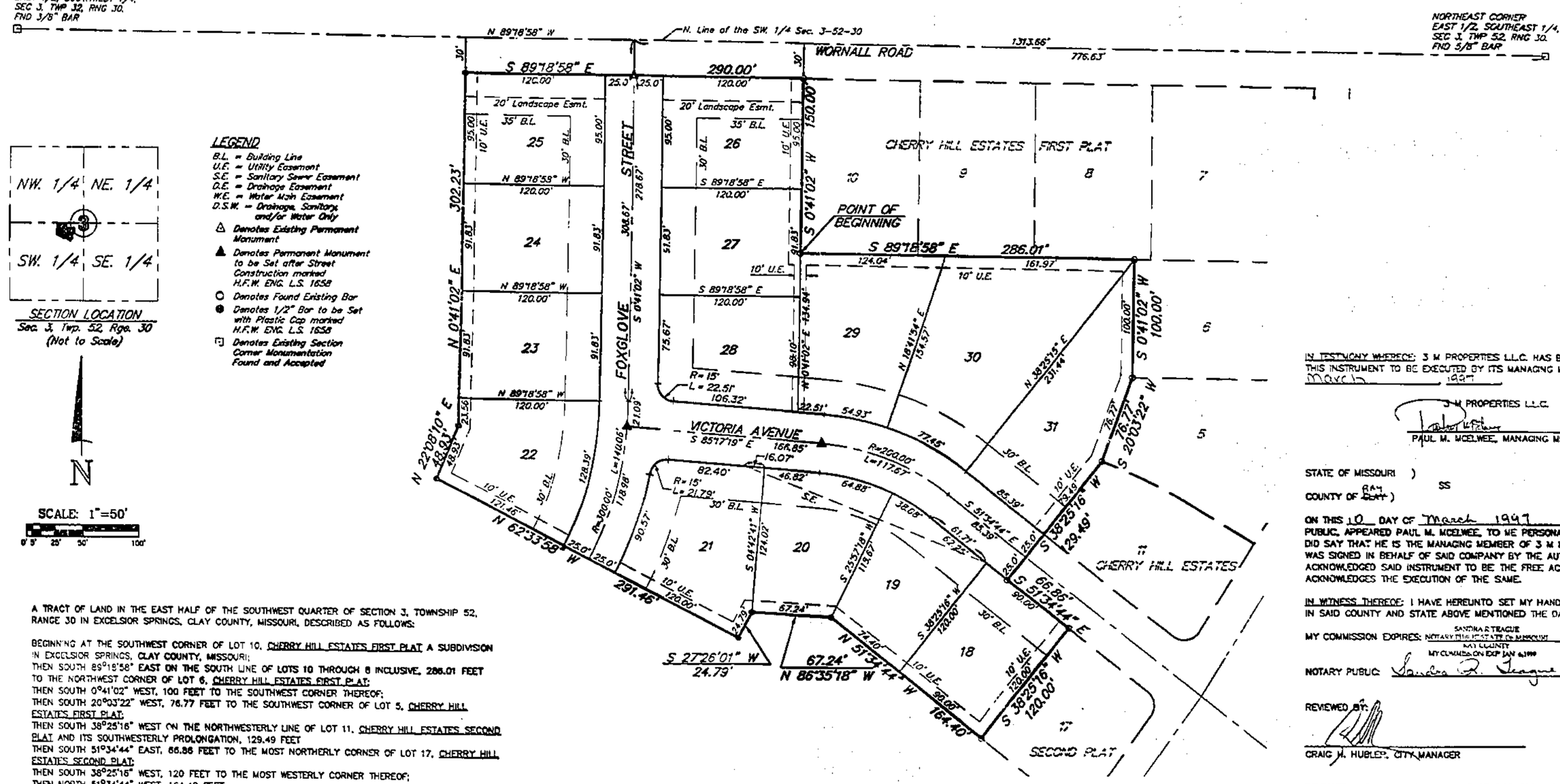
N 37493 APR 3 1997

CHERRY HILL ESTATES THIRD PLAT

A Subdivision in Excelsior Springs, Clay County, Missouri



LEGEND

B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
D.S.W. = Drainage, Sanitary, and/or Water Only
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction marked H.F.W. ENG. L.S. 1658
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap marked H.F.W. ENG. L.S. 1658
⊡ Denotes Existing Section Corner Monumentation Found and Accepted

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 52, RANGE 30 IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, CHERRY HILL ESTATES FIRST PLAT A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI;
THEN SOUTH 89°18'58" EAST ON THE SOUTH LINE OF LOTS 10 THROUGH 8 INCLUSIVE, 286.01 FEET TO THE NORTHWEST CORNER OF LOT 6, CHERRY HILL ESTATES FIRST PLAT;
THEN SOUTH 0°41'02" WEST, 100 FEET TO THE SOUTHWEST CORNER THEREOF;
THEN SOUTH 20°03'22" WEST, 76.77 FEET TO THE SOUTHWEST CORNER OF LOT 5, CHERRY HILL ESTATES FIRST PLAT;
THEN SOUTH 38°25'16" WEST ON THE NORTHWESTERLY LINE OF LOT 11, CHERRY HILL ESTATES SECOND PLAT AND ITS SOUTHWESTERLY PROLONGATION, 129.49 FEET
THEN SOUTH 51°34'44" EAST, 66.86 FEET TO THE MOST NORTHERLY CORNER OF LOT 17, CHERRY HILL ESTATES SECOND PLAT;
THEN SOUTH 38°25'16" WEST, 120 FEET TO THE MOST WESTERLY CORNER THEREOF;
THEN NORTH 51°34'44" WEST, 164.40 FEET;
THEN NORTH 86°35'18" WEST, 67.24 FEET;
THEN SOUTH 27°26'01" WEST, 24.79 FEET;
THEN NORTH 62°33'58" WEST, 291.46 FEET;
THEN NORTH 22°09'10" EAST, 48.93 FEET;
THEN NORTH 0°41'02" EAST, 302.23 FEET TO A POINT ON THE SOUTH LINE OF WORNALL ROAD AS NOW EXISTING;
THEN SOUTH 89°18'58" EAST ON SAID SOUTH LINE, 290 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;
THEN SOUTH 0°41'02" WEST ON THE WEST LINE OF SAID LOT, 150 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 4.9 ACRES MORE OR LESS.

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 CHERRY HILL ESTATES THIRD PLAT.

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, CABLE TV AND TELEPHONE LINES, OVER, UNDER, AND ALONG THE STRIPS MARKED "UTILITY EASEMENT", OR "U.E.". EASEMENTS MARKED AS D.E., S.E., W.E. OR D.S.W. ARE LIMITED TO THE SPECIFIC PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING STORM SEWER, SANITARY SEWERS AND WATER MAINS ONLY.

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: 3 M PROPERTIES L.L.C. HAS BY THE AUTHORITY OF ITS MEMBERS, CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS MANAGING MEMBER, THIS 10 DAY OF March, 1997

3 M PROPERTIES L.L.C.

PAUL M. MCELWEE, MANAGING MEMBER

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

ON THIS 10 DAY OF March 1997, BEFORE ME, A NOTARY PUBLIC, APPEARED PAUL M. MCELWEE, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF 3 M 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 AN AFFIXED MY NOTARIAL SEAL IN MY OFFICE IN SAID COUNTY AND STATE ABOVE MENTIONED THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: SANDRA R TEAGUE NOTARY PUBLIC STATE OF MISSOURI RAY COUNTY MY COMMISSION EXP JAN 6,1999

NOTARY PUBLIC: Sandra R. Teague

REVIEWED BY:

CRAIG H. HUBLER, CITY MANAGER

REVIEWED AND APPROVED BY THE EXCELSIOR SPRINGS CITY COUNCIL THIS 3rd DAY OF March, 1997

BILL MORDUE, MAYOR

FRANCES SMITH, CITY CLERK

REVIEWED AND APPROVED BY THE EXCELSIOR SPRINGS PLANNING AND ZONING COMMISSION THIS DAY OF _____

AMBROSE BUCKMAN, CHAIRMAN

SHELLEY HOSKINS, SECRETARY

ENTERED ON TRANSFER RECORD THIS 24th DAY OF February, 1997

CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR AN URBAN 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

JAMES M. FARROW, MO LS NO. 1658
3-7-97

Cab G 511-4197 2m

HANDS • FARROW • WEISKIRCH ENGINEERS
200 1/2 NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000 FAX (816) 252-9712

CHERRY HILL ESTATES THIRD PLAT
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

JOB NO.	2239
SCALE	NOTED
DATE	1-23-97
DRAWN	P.J.S.
CHKD	J.M.F.
APPROVED	3-7-97
REVISIONS	2-21-97
SHEET NO.	1 of 1

http://www.ClayCoGov.com
Clay County, Missouri
Land Survey Document