Clay County, Missouri
Land Survey Document

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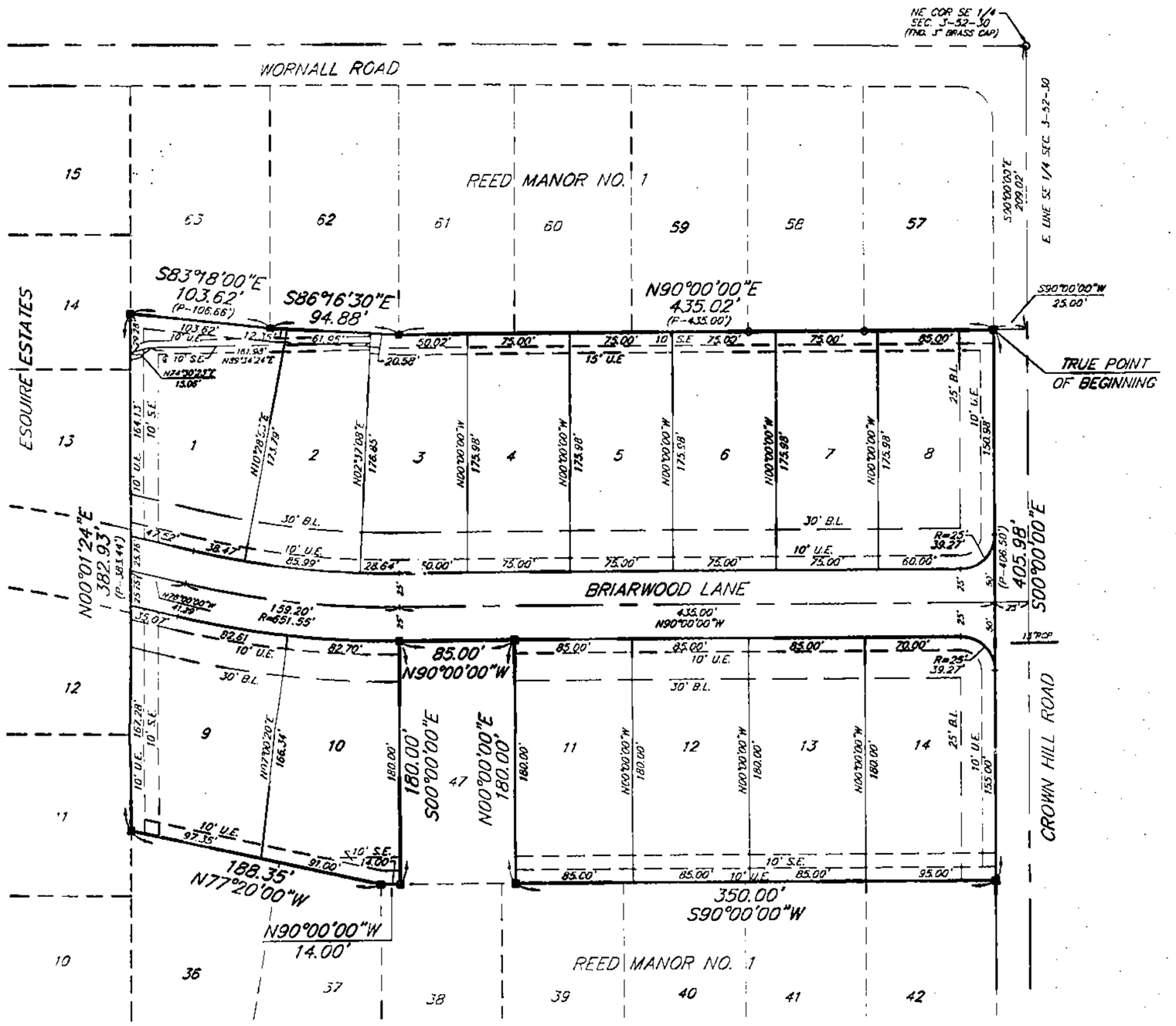
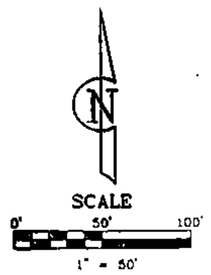
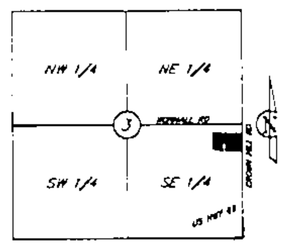
By Deanna Clutter
Deputy

REPLAT OF LOTS 43 THROUGH 46, INCLUSIVE, AND LOTS 48 THROUGH 56, INCLUSIVE, REED MANOR NO. 1

A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI







LOCATION MAP
Sec. 3, Twp. 52 N., Rge. 30 W.
(N.T.S.)

LEGEND

- ○ – FND Bar
- ● – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. – Utility Easement
- B.L. – Building Line
- S.E. – Sanitary Sewer Easement

LEGAL DESCRIPTION:

A replat and subdivision of Lots 43 through 46, inclusive, and Lots 48 through 56, inclusive, REED MANOR NO. 1, a subdivision in the Southeast Quarter of Section 3, Township 52, Range 30, in Excelsior Springs, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence South 00°00'00" East along the East line of said Southeast Quarter, 209.02 feet; thence South 90°00'00" West, 25.00 feet to a point on the Westerly right-of-way line of Crown Hill Road, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence South 00°00'00" East along said Westerly line, 405.98 feet (plat-406.50 feet); thence South 90°00'00" West, 350.00 feet to the Southeast corner of Lot 47, said REED MANOR NO. 1; thence North 00°00'00" East along the East line of said Lot 47, 180.00 feet to the Northeast corner of said Lot 47; thence North 90°00'00" West, along the North line of said Lot 47, 85.00 feet to the Northwest corner of said Lot 47; thence South 00°00'00" East, along the West line of said Lot 47, 180.00 feet to the Southwest corner of said Lot 47; thence North 90°00'00" West, 14.00 feet; thence North 77°20'00" West, 188.35 feet to a point on the Easterly line of ESQUIRE ESTATES, a subdivision in Excelsior Springs, Clay County, Missouri; thence North 00°01'24" East, along said Easterly line, 382.93 feet (plat-383.44 feet); thence South 83°18'00" East, 103.62 feet (plat-105.66 feet); thence South 86°16'30" East, 94.88 feet; thence North 90°00'00" East, 435.02 feet (plat-435.00 feet) to the True Point of Beginning. Containing 5.49 acres, more or less.

DEDICATION

The undersigned proprietors of the property described hereon have caused the same to be subdivided in the manner shown on this plat, and said property shall hereafter be known as REPLAT OF LOTS 43 THROUGH 46, INCLUSIVE, AND LOTS 48 THROUGH 56, INCLUSIVE, REED MANOR NO.1.

An easement or license is hereby granted to the City of Excelsior Springs, Missouri, to locate, construct and maintain, and to authorize the location, construction, maintenance or use of conduits, for all and any purpose, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, or any or all of them, upon, under and along the strips of land outlined and designated on this plat as "Utility Easements" or "U.E.".

Streets shown on this plat and not heretofore not dedicated to public use are hereby so dedicated.

IN WITNESS WHEREOF: EXCEL CUSTOM BUILDERS, L.L.C., a Missouri Limited Liability Company licensed to do business in the State of Missouri, has caused these presents to be executed this 21st day of September 2000.

EXCEL CUSTOM BUILDERS, L.L.C.
a Missouri Limited Liability Company

Steve K. Havens — Managing Member

STATE OF Missouri
COUNTY OF Platte } SS:

Be it remembered that on this 21st day of September, 2000, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Steve K. Havens, to me personally known, who being by me duly sworn, did say that he is Managing Member of EXCEL CUSTOM BUILDERS, L.L.C., a Missouri limited liability company and that said instrument was signed in behalf of said company and that said Steve K. Havens, acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Notary Public

STACY L. SCACN
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires June 18, 2001

My Commission Expires: _____

REVIEWED AND APPROVED BY, the Excelsior Springs City Council this _____ day of _____, 2000.

Mayor — City Clerk

Planning Commission Chairman — Planning Commission Secretary

ENTERED on transfer record this _____ day of _____, 2000.

This plat and survey of **REPLAT OF LOTS 43 THROUGH 46, INCLUSIVE, AND LOTS 48 THROUGH 56, INCLUSIVE, REED MANOR NO. 1** were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **REPLAT OF LOTS 43 THROUGH 46, INCLUSIVE, AND LOTS 48 THROUGH 56, INCLUSIVE, REED MANOR NO.1** subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

9-21-00
Date

Signed: W. James Schowe
W. James Schowe — RLS #1089

RCE
10/3/00

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1380

DATE: 9-20-00 | Job No.-00241 | File Name-Rld-repl