Clay County, Missouri
Land Survey Document

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067399
AUG 3 1 2001

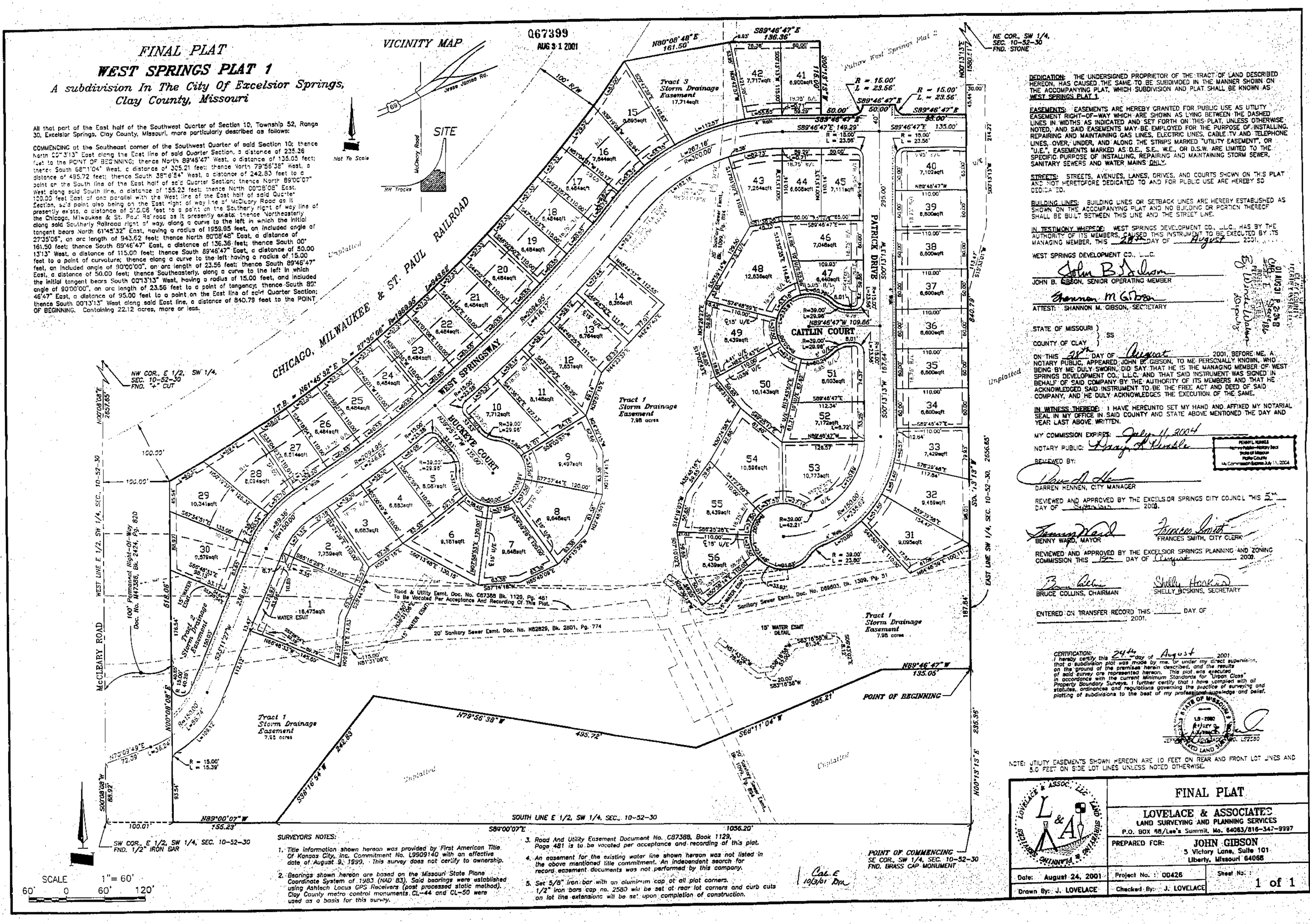
# FINAL PLAT

## WEST SPRINGS PLAT 1

*A subdivision In The City Of Excelsior Springs, Clay County, Missouri*

All that part of the East half of the Southwest Quarter of Section 10, Township 52, Range 30, Excelsior Springs, Clay County, Missouri, more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of said Section 10; thence North 00°13'13" East along the East line of said Quarter Section, a distance of 235.36 feet to the POINT OF BEGINNING; thence North 89°46'47" West, a distance of 135.05 feet; thence South 68°11'04" West, a distance of 305.21 feet; thence North 79°56'38" West, a distance of 495.72 feet; thence South 38°16'54" West, a distance of 242.83 feet to a point on the South line of the East half of said Quarter Section; thence North 89°00'07" West along said South line, a distance of 155.23 feet; thence North 00°08'08" East, 100.00 feet East of and parallel with the West line of the East half of said Quarter Section, said point also being on the East right of way line of McCleary Road as it presently exists, a distance of 618.05 feet to a point on the Southerly right of way line of the Chicago, Milwaukee & St. Paul Railroad as it presently exists; thence Northeasterly along said Southerly Railroad right of way, along a curve to the left in which the initial tangent bears North 61°45'32" East, having a radius of 1859.85 feet, an included angle of 27°35'06", an arc length of 943.62 feet; thence North 80°08'48" East, a distance of 161.50 feet; thence South 89°46'47" East, a distance of 136.36 feet; thence South 00° 13'13" West, a distance of 115.00 feet; thence South 89°46'47" East, a distance of 50.00 feet to a point of curvature; thence along a curve to the left having a radius of 15.00 feet, an included angle of 90°00'00", an arc length of 23.56 feet; thence South 89°46'47" East, a distance of 50.00 feet; thence Southeasterly, along a curve to the left in which the initial tangent bears South 00°13'13" West, having a radius of 15.00 feet, and included angle of 90°00'00", an arc length of 23.56 feet to a point of tangency; thence South 89° 46'47" East, a distance of 95.00 feet to a point on the East line of said Quarter Section; thence South 00°13'13" West along said East line, a distance of 840.79 feet to the POINT OF BEGINNING. Containing 22.12 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: WEST SPRINGS PLAT 1.

**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 ARE 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:** WEST SPRINGS DEVELOPMENT CO., L.L.C., HAS BY THE AUTHORITY OF ITS MEMBERS, CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS MANAGING MEMBER, THIS 24th DAY OF August 2001.

WEST SPRINGS DEVELOPMENT CO., L.L.C.

John B. Gibson
JOHN B. GIBSON, SENIOR OPERATING MEMBER

Shannon M. Gibson
ATTEST: SHANNON M. GIBSON, SECRETARY

STATE OF MISSOURI }
} SS
COUNTY OF CLAY }

ON THIS 28th DAY OF August, 2001, BEFORE ME, A NOTARY PUBLIC, APPEARED JOHN B. GIBSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF WEST SPRINGS DEVELOPMENT CO., 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 AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE IN SAID COUNTY AND STATE ABOVE MENTIONED THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: July 11, 2004

NOTARY PUBLIC: Penny L. Hunsle

PENNY L. HUNSLE
Notary Public - Notary Seal
State of Missouri
Ralls County
My Commission Expires July 11, 2004

REVIEWED BY:

DARREN HENNEN, CITY MANAGER

REVIEWED AND APPROVED BY THE EXCELSIOR SPRINGS CITY COUNCIL THIS 5th DAY OF September, 2000.

Benny Ward
BENNY WARD, MAYOR

Frances Smith
FRANCES SMITH, CITY CLERK

REVIEWED AND APPROVED BY THE EXCELSIOR SPRINGS PLANNING AND ZONING COMMISSION THIS 15th DAY OF August 2000.

Bruce Collins
BRUCE COLLINS, CHAIRMAN

Shelly Hoskins
SHELLY HOSKINS, SECRETARY

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____ 2001.

CERTIFICATION: I hereby certify, this 24th day of August 2001, that a subdivision plat was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat was executed in accordance with the current Minimum Standards for "Urban Class" Property Boundary Surveys. 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.

STATE OF MISSOURI
LS-2580
JERRY L. LOVELACE, MO. LS2580
LICENSED LAND SURVEYOR

NOTE: UTILITY EASEMENTS SHOWN HEREON ARE 10 FEET ON REAR AND FRONT LOT LINES AND 5.0 FEET ON SIDE LOT LINES UNLESS NOTED OTHERWISE.

SURVEYORS NOTES:

1. Title Information shown hereon was provided by First American Title Of Kansas City, Inc. Commitment No. L99091140 with an effective date of August 9, 1999. This survey does not certify to ownership.
2. Bearings shown hereon are based on the Missouri State Plane Coordinate System of 1983 (NAD 83). Said bearings were established using Ashtech Locus GPS Receivers (post processed static method). Clay County metro control monuments CL-44 and CL-50 were used as a basis for this survey.
3. Road And Utility Easement Document No. C67388, Book 1129, Page 481 is to be vacated per acceptance and recording of this plat.
4. An easement for the existing water line shown hereon was not listed in the above mentioned title commitment. An independent search for record easement documents was not performed by this company.
5. Set 5/8" iron bar with an aluminum cap at all plat corners. 1/2" iron bars cap no. 2580 will be set at rear lot corners and curb cuts on lot line extensions will be set upon completion of construction.

Cal. E
10/3/01 DM

LOVELACE & ASSOC., LLC. LAND SURVEYING & PLANNING

**FINAL PLAT**

**LOVELACE & ASSOCIATES**
LAND SURVEYING AND PLANNING SERVICES
P.O. BOX 56/Lee's Summit, Mo. 64063/816-347-9997

PREPARED FOR: JOHN GIBSON
5 Victory Lane, Suite 101
Liberty, Missouri 64068

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|---|---|---|
| Date: August 24, 2001 | Project No.: 00426 | Sheet No.: 1 of 1 |
| Drawn By: J. LOVELACE | Checked By: J. LOVELACE | |