Clay County, Missouri
Land Survey Document

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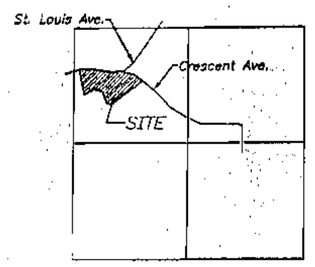
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
201 NW 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

01 SEP -7 A 10:43
Cert. E
Cert. Survey 164
RECORDED
RECORDER OF DEEDS
By

068452 SEP 07 2001

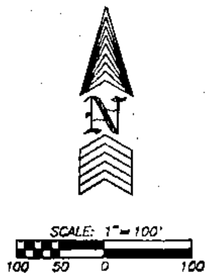
CRESCENT LAKE

LOT SPLIT PLAT
IN THE CITY OF EXCELSIOR SPRINGS
Clay County, Missouri



SEC. 14-52-30

Location Map



LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

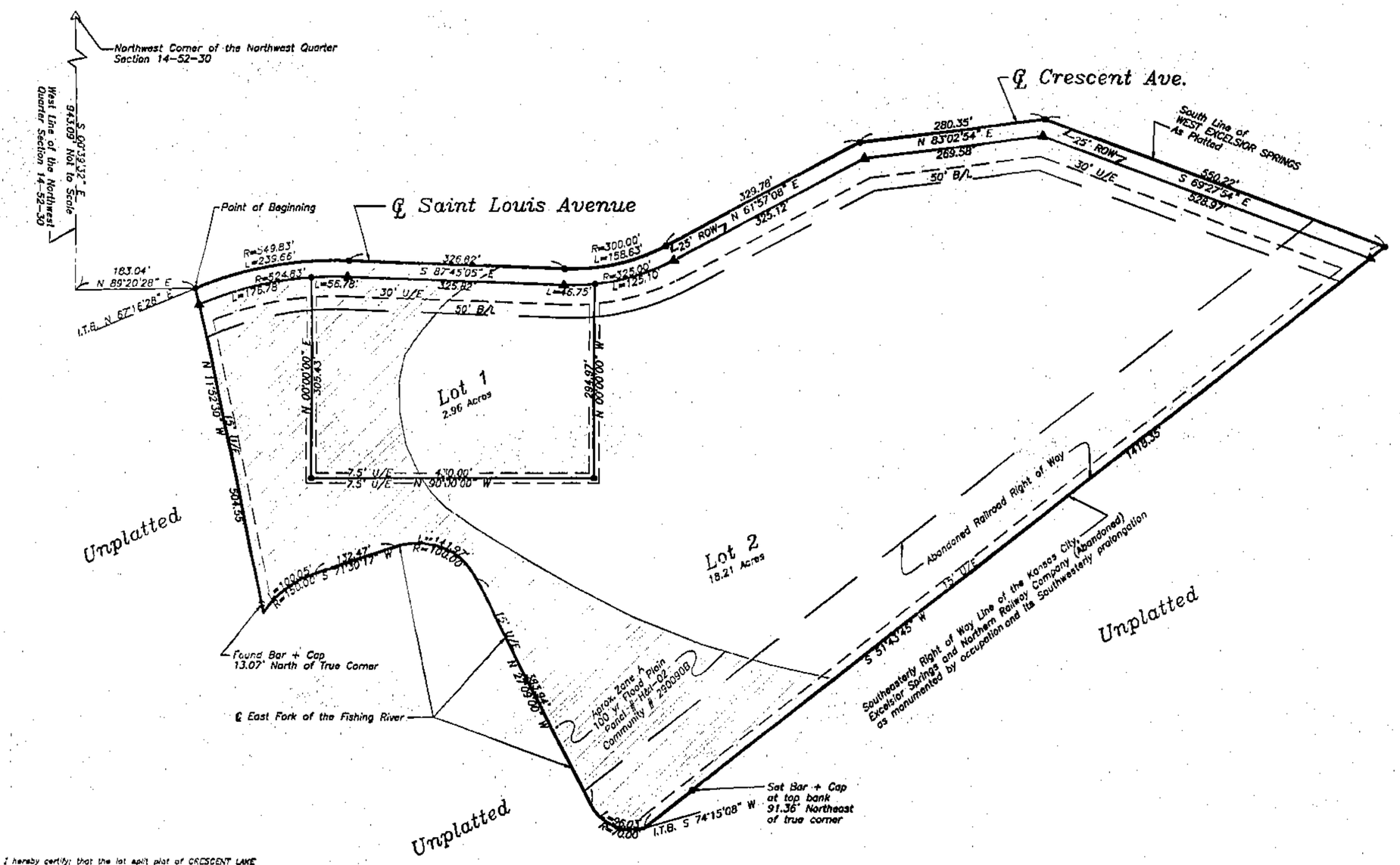
△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

○ Denotes Existing Bar

Note: Bearing System is based on the Missouri State Plane Coordinate System



I hereby certify that the lot split plat of CRESCENT LAKE subdivision 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 Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATED 8-15-01

STATE OF MISSOURI SAM A. AYLETT NUMBER LS-2074 PROFESSIONAL LAND SURVEYOR

SAM A. AYLETT, LS-2074

JOB NUMBER
38758

38758FPA.DWG(DCV)

LEGAL DESCRIPTION:

All that part of the Northwest Quarter of Section 14, Township 52,Range 30, in the City of Excelsior Springs, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 14; thence South 00 degree 39 minutes 32 seconds East, along the West line of the Northwest Quarter of said Section 14, a distance of 943.09 feet; thence North 89 degree 20 minutes 28 seconds East, a distance of 163.04 feet to the Point of Beginning of the tract of land herein to be described, said point also being in the center line of Saint Louis Ave.; thence Easterly, along said center line along a curve to the right having an initial tangent bearing of North 67 degree 16 minutes 28 seconds East and a radius of 549.83 feet, an arc distance of 239.66 feet; thence continuing along said center line South 87 degree 45 minutes 05 seconds East, a distance of 326.82 feet; thence continuing along said center line along a curve to the left being tangent to the last described course and having a radius of 300.00 feet, an arc distance of 158.63 feet; thence continuing along said center line North 61 degree 57 minutes 00 seconds East, a distance of 329.78 feet to the center line of Crescent Avenue as shown on the recorded plat of West Excelsior Springs, a subdivision of land in the City of Excelsior Springs, Clay County, Missouri, thence North 83 degree 02 minutes 54 seconds East, along said center line, a distance of 280.35 feet; thence continuing along said center line South 69 degree 27 minutes 54 seconds East, a distance of 650.22 feet to the Southeasterly right-of-way line of the Kansas City, Excelsior Springs, and Northern Railroad (now abandoned); thence South 51 degrees 43 minutes 45 seconds West, along said right-of-way line, a distance of 1418.35 feet to the center line of the East Fork of the Fishing River, thence Westerly and Northwesterly , along said center line along a curve to the right, having an initial tangent bearing of South 74 degree 15 minutes 08 seconds West, and a radius of 70.00 feet, an arc distance of 98.03 feet; thence continuing along said center line North 27 degree 09 minutes 00 seconds West, a distance of 303.94 feet; thence continuing along said center line along a curve to the left being tangent to the last described course and having a radius of 100.00 feet, an arc distance of 141.97 feet; thence continuing along said center line South 71 degrees 30 minutes 17 seconds West, a distance of 132.47 feet; thence continuing along said center line along a curve to the left being tangent to the last described course and having a radius of 150.00 feet, an arc distance of 105.65 feet; thence North 11 degree 32 minutes 30 seconds West, a distance of 504.55 feet to the Point of Beginning.

DEDICATION: The undersigned proprietor of the tract of land described herein has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and lot split plat shall be known as "CRESCENT LAKE".

EASEMENTS: An easement or license is hereby granted to the City of Excelsior Springs, Missouri, to locate, construct, and maintain, and to authorize the construction, maintenance, and use of surface drainage ways and inclosures of underground drainage conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "Drainage Easement" or "D/E".

EASEMENTS: 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 including water, gas, and sewer mains, poles, wires, anchors and appurtenances thereto, on any or all of them over, under and along the strips of land outlined on this plat and designated "Utility Easement" or "U/E".

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 lot split plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: The undersigned proprietors described hereon has caused this instrument to be executed this 23 day of August 2001.

Bruce Libowitz

Anne Libowitz

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 23 day August 2001, before me the undersigned Notary Public, personally appeared Bruce and Anne Libowitz, Husband and Wife, who before me appeared duly sworn, did say that they are the owners of the above described property and acknowledged to me that they executed the within and foregoing instrument as a free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri the day and year last above written.

MY COMMISSION EXPIRES 10-11-2004

CAROL LEA HUNTER
Clay County
My Commission Expires
October 11, 2004

Carol Lea Hunter
Notary Public

Approved by the City Manager of Excelsior Springs, Missouri, this 24th day of August, 2001. No plat is required.

Darren Hennes, City Manager

Cert. E
10/3/01 DM

Prepared For:
Bruce & Anne Libowitz
1261 St. Louis Ave
EXCELSIOR SPRINGS, MO. 64024