Clay County, Missouri
Land Survey Document

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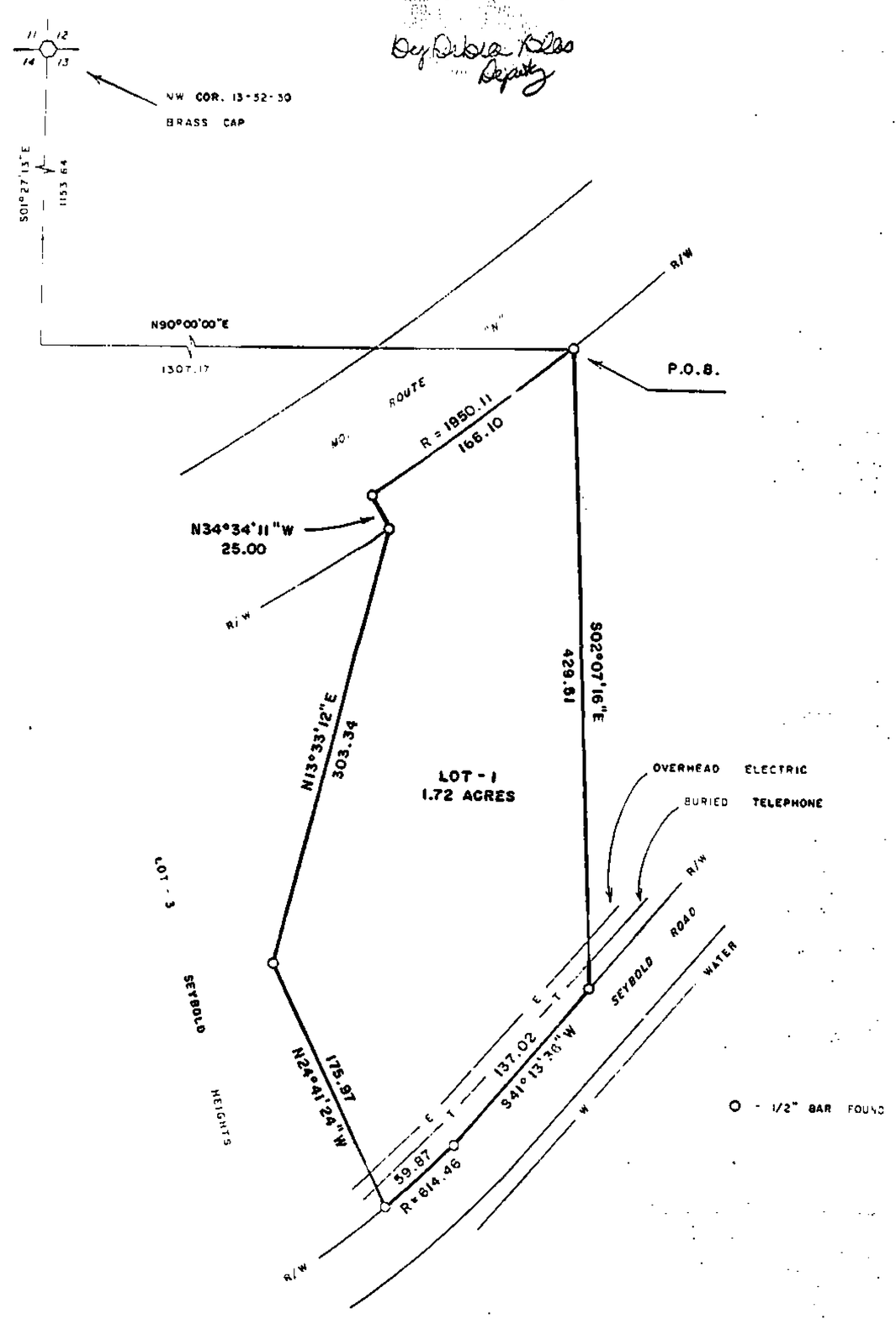
CAB D Slave 134
By Debra Blas
Deputy

WHITWORTH ADDITION

LOT SPLIT PLAT



DESCRIPTION

A tract of land in the Northwest Quarter of Section 13, Township 52 North of the base line, Range 30 West of the fifth principal meridian, Excelsior Springs, Clay County, Missouri, described as follows: Beginning at a point on the southerly right-of-way of Missouri State Highway Route N that is South 01°-27'-13" East, 1153.64 feet and North 90°-00'-00" East, 1307.17 feet from the Northwest Corner of said Section 13; thence from said point-of-beginning, South 02°-07'-16" East, 429.51 feet along the east occupation line of said tract to the northerly right-of-way of Seybold Road as hereby established; thence South 41°-13'-36" West, 137.02 feet along said right-of-way to the PC of a curve to the right with a radius of 614.46 feet; thence along said curve and right-of-way, through a central angle of 05°-34'-59", 59.87 feet to the Southeast Corner of Lot 3 of Seybold Heights; thence North 24°-41'-24" West, 175.97 feet along the east line of said Lot 3; thence North 13°-33'-12" East, 303.34 feet along said east line to the southerly right-of-way of said Missouri Route N; thence North 34°-34'-11" West, 25.00 feet along said southerly right-of-way to a point on a curve to the left (nontangent) with a radius of 1950.11 feet; thence along said curve and right-of-way through a central angle of 04°-52'-49", 166.10 feet to said point-of-beginning. Said tract contains 1.72 acres and is subject to all easements, restrictions and encumbrances of record.

APPROVALS

This Lot Split Plat of WHITWORTH ADDITION is hereby approved by the City of Manager of Excelsior Springs, Missouri, this 25 day of October, 2001.

No plat is required.

City Manager, City of Excelsior Springs

NOTES

1. Owner: Gerald D. Whitworth,
   & Mark Seneker @ Whitworth Construction,
   15422 Ray County Line Road,
   Excelsior Springs, MO 64024.
2. Description is based on a survey by LS 1334, dated September 12, 1985.
3. Bearings are based on the record plat of Seybold Heights, Plat Book 20 Page 56.
4. Record Deed Reference is Book 1086 Page 3.

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 & Land Surveyors, effective December 30, 1994. 4 CSR 30-8.020

Date: 10-4-01 Signed: Terry M. McCanless MO REG # 2143

If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

1" = 60'
0 30 60 120

M&M LAND SURVEYING SERVICE, INC.
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STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER 2143
REGISTERED LAND SURVEYOR

SURVEY FOR: MARK SENEKER
EXCELSIOR SPRINGS, MO.

Date: 10-2-2001 | Field Book: 01-245 | Project #: 01-7764A

Calc. D.
12/4/01 DM

http://www.ClayCoGov.com