R17687
JUN 1 2 2002

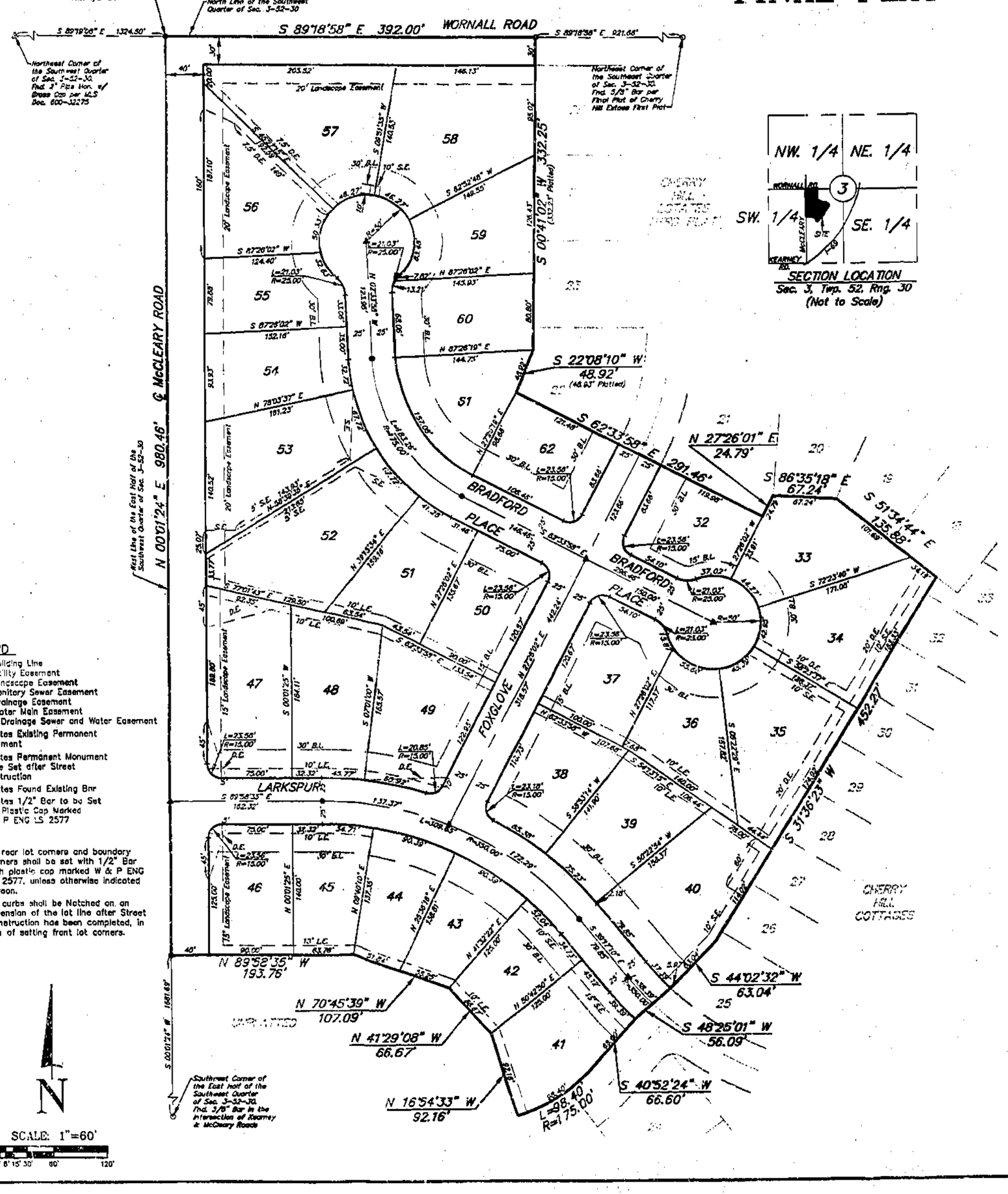
CHERRY HILL ESTATES FOURTH PLAT

SW 1/4 of Sec. 3, Twp. 52, Rng. 30

Excelsior Springs, Clay County, Missouri

FINAL PLAT

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
'02 JUN 12 4:10:57 P
ROBERT A. SEVIER
RECORDER OF DEEDS
By Wanda Watson
Deputy



DESCRIPTION:
ALL THAT PART OF 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 NORTHWEST CORNER OF SAID HALF QUARTER SECTION;
THENCE SOUTH 89°18'58" EAST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION, A DISTANCE OF 392.00 FEET TO THE NORTHWEST CORNER OF CHERRY HILL ESTATES THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE;
THENCE SOUTH 00°41'02" WEST, THIS AND THE FOLLOWING FIVE (5) COURSES BEING ALONG THE BOUNDARY OF SAID CHERRY HILL ESTATES THIRD PLAT, A DISTANCE OF 332.25 FEET (332.23 FEET PLATTED);
THENCE SOUTH 22°08'10" WEST, A DISTANCE OF 48.92 FEET (48.93 FEET PLATTED);
THENCE SOUTH 62°33'58" EAST, A DISTANCE OF 291.46 FEET;
THENCE NORTH 27°26'01" EAST, A DISTANCE OF 24.79 FEET;
THENCE SOUTH 86°35'18" EAST, A DISTANCE OF 67.24 FEET;
THENCE SOUTH 51°34'44" EAST, A DISTANCE OF 135.88 FEET TO A NORTHWESTERLY CORNER OF LOT 33, CHERRY HILL COTTAGES, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE;
THENCE SOUTH 31°36'23" WEST, THIS AND THE FOLLOWING (4) COURSES BEING ALONG THE WESTERLY BOUNDARY OF SAID CHERRY HILL COTTAGES AND ITS PROLONGATION, A DISTANCE OF 452.27 FEET;
THENCE SOUTH 44°02'32" WEST, A DISTANCE OF 63.04 FEET;
THENCE SOUTH 48°25'01" WEST, A DISTANCE OF 56.09 FEET;
THENCE SOUTH 40°52'24" WEST, A DISTANCE OF 66.60 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE RIGHT, TO WHICH THE PRECEDING COURSE IS TANGENT, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 98.40 FEET;
THENCE NORTH 16°54'33" WEST, ALONG A LINE RADIAL TO THE PRECEDING COURSE, A DISTANCE OF 92.16 FEET;
THENCE NORTH 41°29'08" WEST, A DISTANCE OF 66.67 FEET;
THENCE NORTH 70°45'39" WEST, A DISTANCE OF 107.09 FEET;
THENCE NORTH 89°52'35" WEST, A DISTANCE OF 193.76 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3;
THENCE NORTH 00°01'24" EAST ALONG SAID WEST LINE, A DISTANCE OF 980.46 FEET TO THE POINT OF BEGINNING.
CONTAINING 13.08 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 FOURTH 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 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 10th DAY OF June, 2002.

3 M PROPERTIES L.L.C.
PAUL M. MCELWEE, MANAGING MEMBER

STATE OF MISSOURI)
COUNTY OF Ray) SS

ON THIS 10th DAY OF June, 2002, 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 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: CAROLYN F. HOLTZ, Notary Public, Ray County, My Commission Expires March 16, 2005

NOTARY PUBLIC:

REVIEWED BY:

DARREN HENNEN, CITY MANAGER

REVIEWED AND APPROVED BY THE EXCELSIOR SPRINGS CITY COUNCIL THIS 3rd DAY OF March, 2002

JIM NELSON, MAYOR — FRANCES SMITH, CITY CLERK

REVIEWED AND APPROVED BY THE EXCELSIOR SPRINGS PLANNING AND ZONING COMMISSION THIS DAY OF 11th February, 2002

BRUCE COLLINS, CHAIRMAN — SHANNON STROUD, SECRETARY

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____

SURVEYOR'S CERTIFICATION:
I hereby certify that the Plat of CHERRY HILL ESTATES FOURTH PLAT 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 an Urban property boundary survey as adopted 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.

STATE OF MISSOURI — LS-2577 — ERIC A. RAMER — REGISTERED LAND SURVEYOR

6/7/02

Eric A. Ramer, MO LS No. 2577

Signature and stamp in purple ink indicates an original signed copy by this Surveyor; any other color is not an original copy.

LEGEND
B.L. = Building Line
U.E. = Utility Easement
L.E. = Landscape Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
D.S.W. = Drainage Sewer and Water Easement
Δ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
O Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2577

1. All rear lot corners and boundary corners shall be set with 1/2" Bar with plastic cap marked W & P ENG LS 2577, unless otherwise indicated hereon.
2. All curbs shall be Notched on an extension of the lot line after Street Construction has been completed, in lieu of setting front lot corners.

Cal. F 7/10/02 DRK

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX: (816)252-9712
WPE1@SBCGLOBAL.NET

FINAL PLAT OF
CHERRY HILL ESTATES FOURTH PLAT
IN THE SW 1/4 OF SEC. 3, TWP. 52, RNG. 30
IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

REVISIONS	DATE
KEY	

JOB NO.	2953
SCALE:	NOTED
DATE:	01/17/02
DRAFTER:	SR
CHKD:	E.A.R.
SHEET NO.	1 OF 1

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