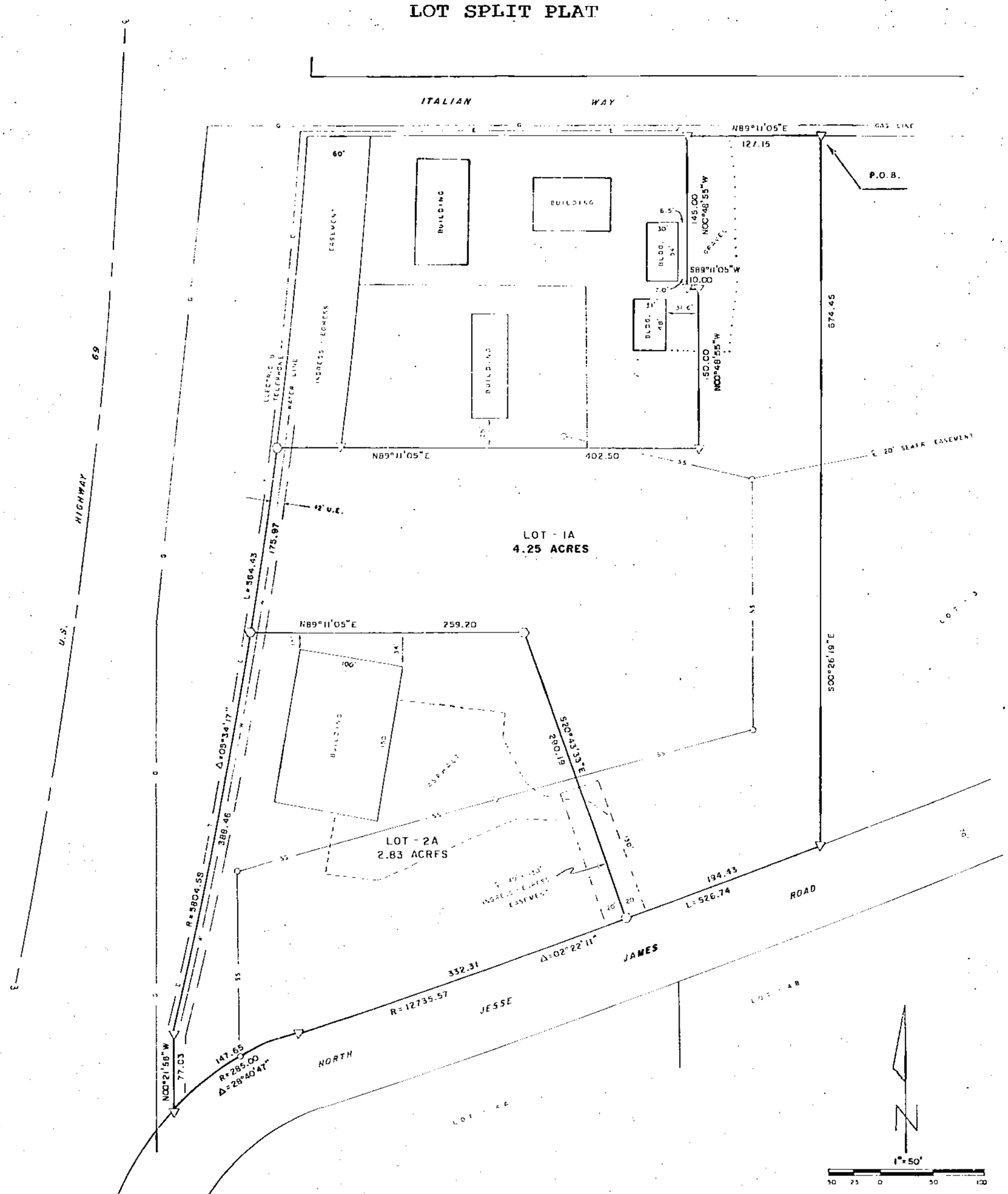
Clay County, Missouri
Land Survey Document

S42759

REPLAT OF LOTS 1 & 2
McCULLOUGH INDUSTRIAL PARK

LOT SPLIT PLAT



DESCRIPTION

All of Lot 2 and part of Lot 1 in McCullough Industrial Park, a subdivision in the City of Excelsior Springs, Clay County, Missouri, described as a whole as follows: Beginning at the NE corner of said Lot 1; thence S00°26'19"E, 674.45 feet to the SE corner of said Lot 2; thence Southwesterly along a curve to the right, having a radius of 12735.57 feet, through a central angle of 02°22'11", an arc length of 526.74 feet along the South line of said Lot 2; thence Southwesterly along a curve to the left, having a radius of 285.00 feet, through a central angle of 28°40'47", an arc length of 147.65 feet along said South line to the SW corner of said Lot 2; thence N00°21'58"W, 77.03 feet to the NW corner of said Lot 2 and to the SW corner of said Lot 1; thence Northerly along a curve to the left, having a radius of 5804.58 feet, through a central angle of 05°34'17", an arc length of 564.43 feet along the West line of said Lot 1; thence N89°11'05"E, 402.50 feet parallel with the North line of said Lot 1; thence N00°48'55"W, 150.00 feet; thence S89°11'05"W, 10.00 feet; thence N00°48'55"W, 145.00 feet to the North line of said Lot 1; thence N89°11'05"E, 127.15 feet along said North line to the point of beginning. Containing 7.08 acres and subject to all easements, restrictions, reservations and right of ways of record.

V - 1/2" BAR FOUND

O - 1/2" BAR SET

O - EXISTING MANHOLE

NOTES

1. Owner: Richard Cox, 2303 Lynn Road, Excelsior Springs, MO 64024.
2. Bearing System is based on McCullough Industrial Park, Plat Book 24 Page 11.
3. Record Deed Reference for ownership is Book 3172 Page 898 and Book 3314 Page 782.
4. Record Deed Reference for ingress egress easement is Book 2083 Page 701.
5. Subdivision is in Flood Zone "C" (NOT in a flood plain) per Flood Map for the City of Excelsior Springs, MO, FIRM Community # 290090B, Panel 0&I-02, Dated: March 15, 1977.
6. Location of shown utility lines is approximate.

APPROVALS

This Lot Split Plat of the REPLAT OF LOTS 1 & 2, McCULLOUGH INDUSTRIAL PARK has been approved by the City Manager for the City of Excelsior Springs, Clay County, Missouri, on this 12th day of Dec, 2003. No plat is required.

City Manager

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: 12-03-03 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.

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STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER 2143
PROFESSIONAL LAND SURVEYOR

SURVEY FOR: RICHARD COX
EXCELSIOR SPRINGS, MO.

Date: 12-3-2003 | Field Book: 03-271 | Project #: 03-8574

http://www.ClayCoGov.com