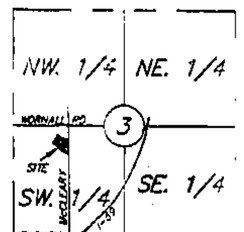
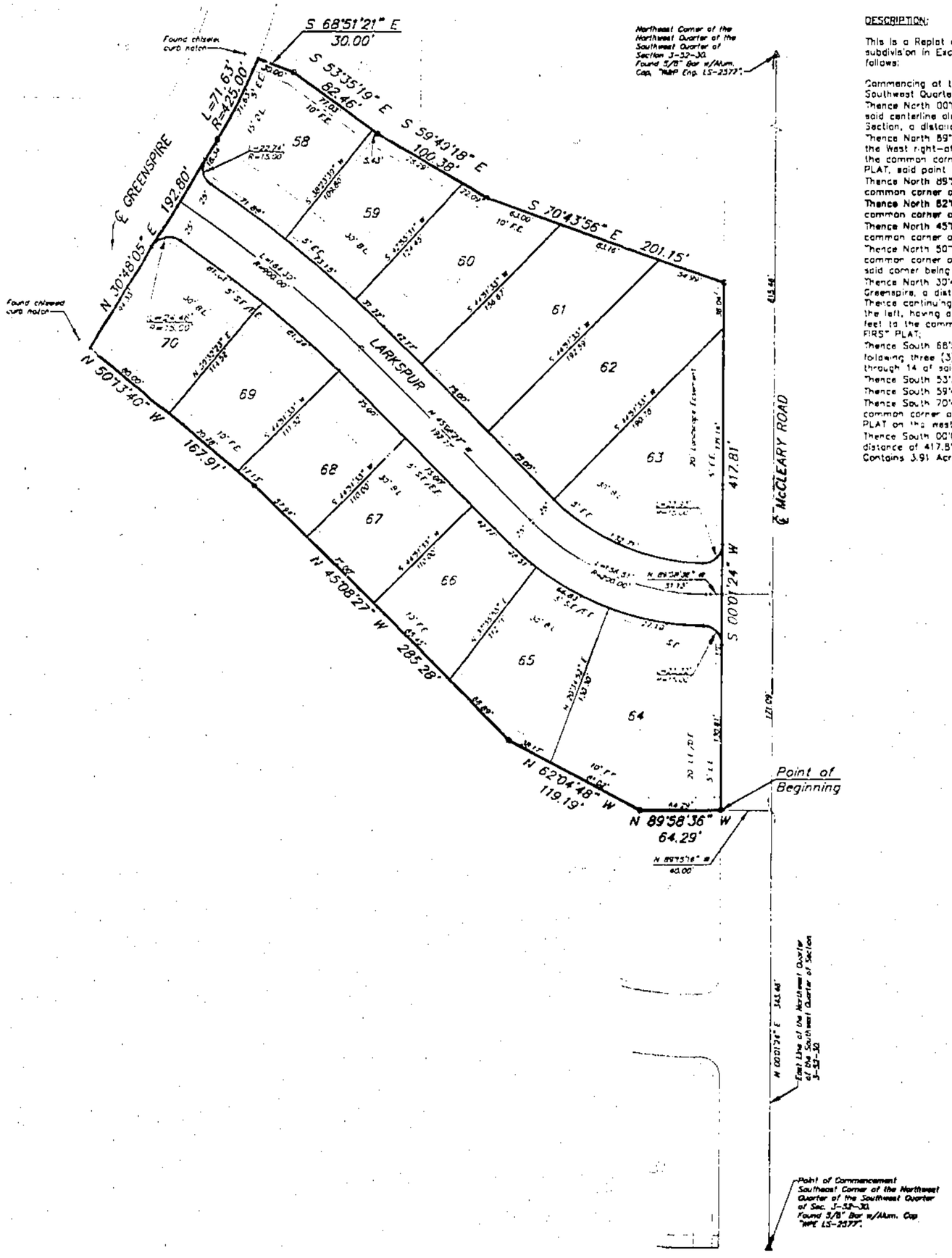
Clay County, Missouri
Land Survey Document

FINAL PLAT
REPLAT OF LOTS 11–21, MADISON PARK FIRST PLAT

In the SW 1/4 of Sec. 3, Twp. 52, Rng. 30
Excelsior Springs, Clay County, Missouri



SECTION LOCATION
Sec. 3, Twp. 52, Rng. 30
(Not to Scale)



DESCRIPTION:

This is a Replat of Lots 11 through 21, MADISON PARK FIRST PLAT, a subdivision in Excelsior Springs, Clay County, Missouri, described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of Section 3, Township 52, Range 30;
Thence North 00°01'24" East, along the centerline of McCleary Road, said centerline also being the East line of said Quarter Quarter Section, a distance of 345.46 feet;
Thence North 89°15'18" West, a distance of 40.00 feet to a point on the West right-of-way line of McCleary Road, said point also being the common corner of Lots 18 and 30, of said MADISON PARK FIRST PLAT, said point also being the Point of Beginning;
Thence North 89°58'36" West, a distance of 64.29 feet to the common corner of Lots 29 and 30;
Thence North 62°04'48" West, a distance of 119.19 feet to the common corner of Lots 27 and 28;
Thence North 45°08'27" West, a distance of 285.28 feet to the common corner of Lots 23 and 24;
Thence North 50°13'40" West, a distance of 167.91 feet to the common corner of Lots 21 and 22, of said MADISON PARK FIRST PLAT, said corner being on the East right-of-way line of Greenspire;
Thence North 30°48'05" East, along said East right-of-way line of Greenspire, a distance of 192.80 feet to a point of curve;
Thence continuing along said East right-of-way line along a curve to the left, having a radius of 425.00 feet, an arc distance of 71.63 feet to the common corner of Lots 10 and 11 of said MADISON PARK FIRST PLAT;
Thence South 68°51'21" East, a distance of 30.00 feet, this and the following three (3) courses being along the northerly lines of Lots 11 through 14 of said MADISON PARK FIRST PLAT;
Thence South 53°35'19" East, a distance of 82.46 feet;
Thence South 59°49'18" East, a distance of 100.38 feet;
Thence South 70°43'56" East, a distance of 201.15 feet to the common corner of Lots 8, 14, and 15 of said MADISON PARK FIRST PLAT on the west right-of-way line of McCleary Road;
Thence South 00°01'24" West, along said West right-of-way line, a distance of 417.81 feet to the Point of Beginning.
Contains 3.91 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 REPLAT OF LOTS 11–21, MADISON PARK FIRST 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., E.E. or D.S.W. are limited to the specific purpose of installing, repairing and maintaining storm sewers, sanitary sewers, water mains and electrical lines only.
Easements marked F.E. or Forest Easement may only be used for forestry purposes. No structure, fence or utility may be located on any Forest Easement, except a utility may be in a forest easement if specifically granted and grantee restores the forestry easement to its condition prior to damage created by or on behalf of the grantee.

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: WORNALL ESTATES DEVELOPMENT, INC. has by the authority of its Board of Directors caused this instrument to be executed by its President, this _____ day of _____

WORNALL ESTATES DEVELOPMENT, INC.

_____
Paul M. McElwee, President

State of Missouri)
County of Clay) SS

On this 21st day of January 2004 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 President of WORNALL ESTATES DEVELOPMENT, INC. and that said instrument was signed in behalf of said Company by the authority of its Board of Directors 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: May 24, 2004

Notary Public: Shannon L. Stroud

SHANNON L. STROUD
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: May 22, 2006

Reviewed by:

Darren Hanken, City Manager

Reviewed and approved by the Excelsior Springs City Council this _____ day of _____

Jim Nelson, Mayor

Frances Smith, City Clerk

Reviewed and approved by the Excelsior Springs Planning and Zoning Commission this 5th day of January, 2004

Bruce Collins, Chairman

Shannon Stroud, Secretary

Entered on transfer record this _____ day of _____

SURVEYOR'S CERTIFICATION:

I hereby certify that the Plat of REPLAT OF LOTS 11–21, MADISON PARK FIRST 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
ERICH A. RAMER
REGISTERED LAND SURVEYOR

12-19-03

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
- D.E. = Drainage Easement
- E.E. = Electrical Easement
- F.E. = Forest Easement
- L.E. = Landscape Easement
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- W.E. = Water Main Easement
- N.R. = Not Radial
- △ Denotes Existing Permanent Monument
- ▲ Denotes Permanent Monument to be Set after Street Construction
- ○ Denotes Found Existing Bar
- ● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2377

N

SCALE: 1"=50'
0' 25' 50' 100'

Cab F
9/16/04 EAR

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5020 FAX:(816)252-9712
WPE1@SWBELL.NET

FINAL PLAT
REPLAT OF LOTS 11-21, MADISON PARK FIRST PLAT
IN THE SW 1/4 OF SECTION 3, TWP. 52, RNG. 30
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

REV	REVISIONS DESCRIPTION	DATE

JOB NO.	3217
SCALE:	NOTED
DATE:	11/21/03
DRAFTER:	J.A.N.
CHKD:	E.A.R.
SHEET NO.	1 of 1

http://www.ClayCoGov.com