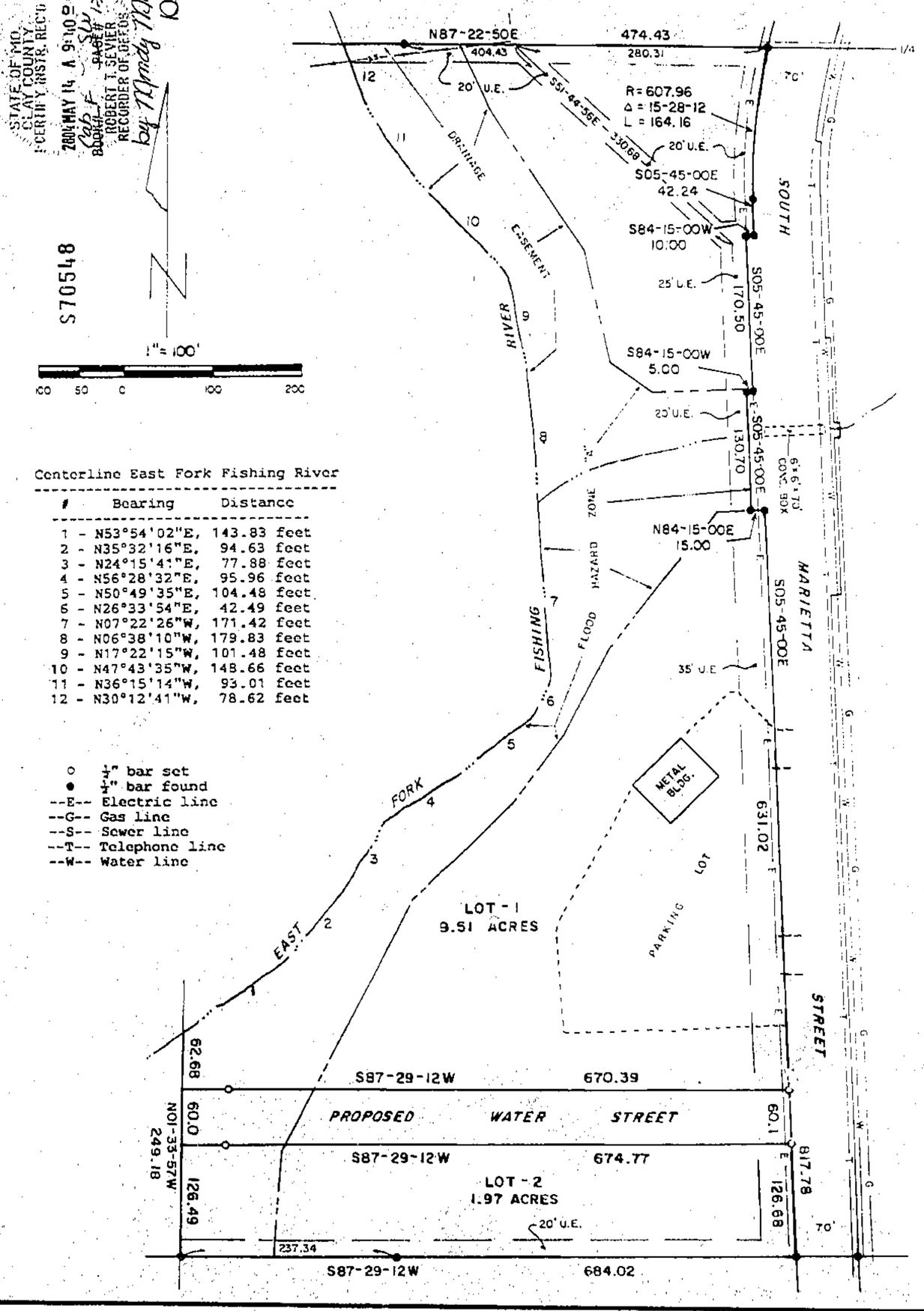
Clay County, Missouri
Land Survey Document

WATER STREET SERVICE AREA EXTENSION

FINAL PLAT

STATE OF MO.
CLAY COUNTY
CERTIFY INSTR. REC'D
2004 MAY 14 A 9:40
BOOK 1 PAGE # 120
ROBERT T. SEVIER
RECORDER OF DEFDS.
by Mindy McCarty
Dep'd

S70548



Centerline East Fork Fishing River

#	Bearing	Distance
1	N53°54'02"E,	143.83 feet
2	N35°32'16"E,	94.63 feet
3	N24°15'41"E,	77.88 feet
4	N56°28'32"E,	95.96 feet
5	N50°49'35"E,	104.48 feet
6	N26°33'54"E,	42.49 feet
7	N07°22'26"W,	171.42 feet
8	N06°38'10"W,	179.83 feet
9	N17°22'15"W,	101.48 feet
10	N47°43'35"W,	148.66 feet
11	N36°15'14"W,	93.01 feet
12	N30°12'41"W,	78.62 feet

○ ½" bar set
● ½" bar found
--E-- Electric line
--G-- Gas line
--S-- Sewer line
--T-- Telephone line
--W-- Water line

DESCRIPTION

All of Lot 1 in C & H Bus Addition to the City of Excelsior Springs, Clay County, Missouri, according to the plat recorded at Cabinet "C" Sleeve 364. Containing 12.40 acres and subject to all easements, restrictions, reservations and right of ways of record.

DEDICATION

The undersigned proprietors of the described tract have caused the same, and consenting to the preparation and recording of this plat, to be subdivided as shown on this plat, which subdivision shall be known as WATER STREET SERVICE AREA EXTENSION and shall consist of a total of two (2) lots.

The streets shown on this plat not heretofore dedicated to public use are hereby so dedicated. The easements shown on this plat are hereby dedicated for their designated use. Building Lines are hereby established as shown.

In testimony whereof: The Mayor and Clerk of the City of Excelsior Springs, Missouri, have subscribed their names this 12th day of May, 2004.

Mayor of the City of Excelsior Springs — Clerk of the City of Excelsior Springs

STATE OF MISSOURI)
COUNTY OF CLAY)

Be it remembered that on this 12 day of May, 2004, before me, a notary public, in said County and State, personally appeared the above person, known to be the same who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have set my seal the day and year above written.

My commission expires: 5/22/2006 — Notary Public

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

APPROVALS AND ACCEPTANCES

This plat of WATER STREET SERVICE AREA EXTENSION has been reviewed and approved by the Excelsior Springs Planning & Zoning Commission this 20 day of April, 2004.

Chairman — Secretary

This plat of WATER STREET SERVICE AREA EXTENSION has been reviewed and approved by the Excelsior Springs City Council on this 3rd day of May, 2004.

Mayor — City Clerk — City Manager

Filed for record this ____ day of _____, 2004, at Cabinet ____ Sleeve _____.

Clay County Recorder

NOTES

1. Accuracy standard is type urban.
2. Bearing System is based on the record plat of C & H Bus Addition, Cabinet "C" Sleeve 364.
3. Subdivision is in Flood Zones "AE" and "X" per FIRM for the City of Excelsior Springs, Missouri, Community-Panel # 2900900005 C, Map Revised: April 16, 2003, Base Flood Elevation + 765-767 feet.

Cab. F
6/29/04 DM

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 current Missouri minimum standards for property boundary surveys.

Date: 2-19-04 Signed: Terry M. McCanless — Terry M. McCanless PLS # 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.

M & M LAND SURVEYING SERVICE, INC.
806 EAST MAIN STREET
PO BOX 83
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

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

SURVEY FOR: CITY OF EXCELSIOR SPRINGS

Date 2-17-2004 Field Book 04-274 Project # 04-8637

FEB 20 04

http://www.ClayCoGov.com