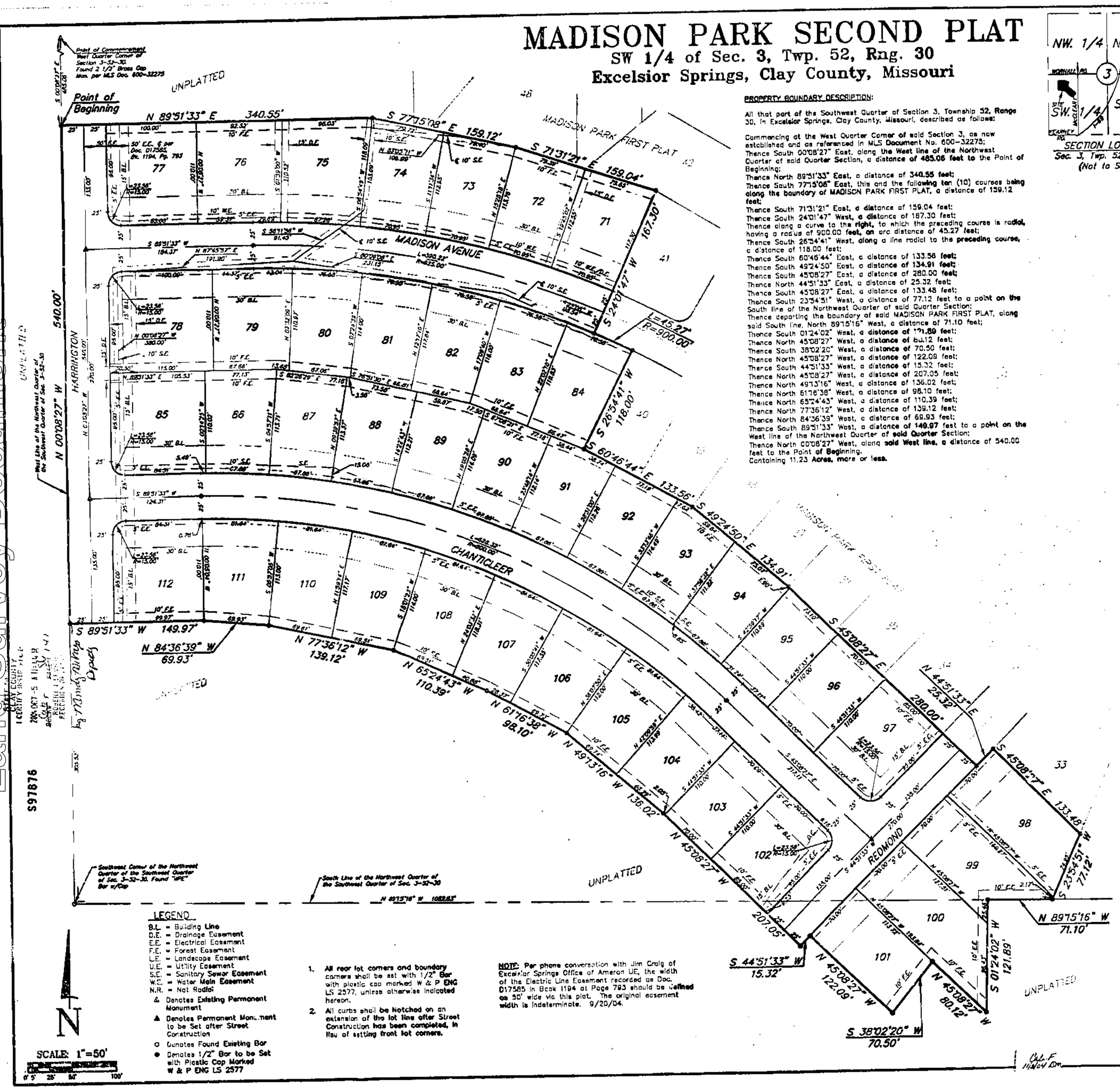
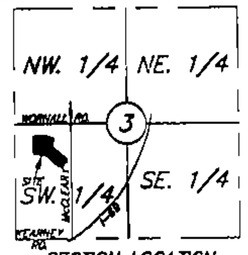
MADISON PARK SECOND PLAT

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)

PROPERTY BOUNDARY DESCRIPTION:

All that part of the Southwest Quarter of Section 3, Township 52, Range 30, in Excelsior Springs, Clay County, Missouri, described as follows:

Commencing at the West Quarter Corner of said Section 3, as now established and as referenced in MLS Document No. 600-32275;
Thence South 00°08'27" East, along the West line of the Northwest Quarter of said Quarter Section, a distance of **485.06 feet** to the Point of Beginning;
Thence North 89°51'33" East, a distance of **340.55 feet**;
Thence South 77°15'08" East, this and the following ten (10) courses being along the boundary of MADISON PARK FIRST PLAT, a distance of 159.12 feet;
Thence South 71°31'21" East, a distance of 159.04 feet;
Thence South 24°01'47" West, a distance of 167.30 feet;
Thence along a curve to the right, to which the preceding course is radial, having a radius of 900.00 feet, an arc distance of 45.27 feet;
Thence South 26°54'41" West, along a line radial to the preceding course, a distance of 118.00 feet;
Thence South 60°46'44" East, a distance of 133.56 feet;
Thence South 49°24'50" East, a distance of 134.91 feet;
Thence South 45°08'27" East, a distance of 280.00 feet;
Thence North 44°51'33" East, a distance of 25.32 feet;
Thence South 45°08'27" East, a distance of 133.48 feet;
Thence South 23°54'51" West, a distance of 77.12 feet to a point on the South line of the Northwest Quarter of said Quarter Section;
Thence departing the boundary of said MADISON PARK FIRST PLAT, along said South line, North 89°15'16" West, a distance of 71.10 feet;
Thence South 01°24'02" West, a distance of 121.89 feet;
Thence North 45°08'27" West, a distance of 80.12 feet;
Thence South 38°02'20" West, a distance of 70.50 feet;
Thence North 45°08'27" West, a distance of 122.09 feet;
Thence South 44°51'33" West, a distance of 15.32 feet;
Thence North 45°08'27" West, a distance of 207.05 feet;
Thence North 49°13'16" West, a distance of 136.02 feet;
Thence North 61°16'38" West, a distance of 98.10 feet;
Thence North 65°24'43" West, a distance of 110.39 feet;
Thence North 77°36'12" West, a distance of 139.12 feet;
Thence North 84°36'39" West, a distance of 69.93 feet;
Thence South 89°51'33" West, a distance of **149.97** feet to a point on the West line of the Northwest Quarter of **said Quarter Section**;
Thence North 00°08'27" West, along **said West line**, a distance of 540.00 feet to the Point of Beginning.
Containing 11.23 **Acres**, more or less.

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 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.

NOTE: Per phone conversation with Jim Craig of Excelsior Springs Office of Ameren UE, the width of the Electric Line Easement recorded as Doc. D17585 in Book 1194 at Page 793 should be defined as 50' wide via this plat. The original easement width is indeterminate. 9/20/04.

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 MADISON PARK SECOND 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 23 day of September, 2004

WORNALL ESTATES DEVELOPMENT, INC.
Paul M. McDowell, President

State of Missouri)
County of Clay) SS

On this 23 day of September, 2004 before me, a Notary Public, appeared Paul M. McDowell, 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: March 2006

Notary Public

Reviewed by:
Darren Hennen, City Manager

Reviewed and approved by the Excelsior Springs City Council this 7th day of October, 2004

Mayor — Frances Smith, City Clerk

Reviewed and approved by the Excelsior Springs Planning and Zoning Commission this 7th day of October, 2004

Bruce Collins, Chairman — Shannon Stroud, Secretary

Entered on transfer record this _____ day of _____

SURVEYOR'S CERTIFICATION:

I hereby certify that the Plat of MADISON PARK SECOND 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

9-22-04
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.

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5900 FAX:(816)252-9712
WPE@SKBELL.NET

FINAL PLAT
MADISON PARK SECOND PLAT
IN THE SW 1/4 OF SECTION 3, TWP. 52, RNG. 30
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

REV	REVISIONS DESCRIPTION	DATE

JOB NO.	3230
SCALE:	NOTED
DATE:	07/13/04
DRAFTER:	J.A.N.
CHKD:	E.A.R.
SHEET NO.	1 OF 1

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