Clay County, Missouri
Land Survey Document

CHRISTENSEN ACRES

A SUBDIVSION IN THE CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

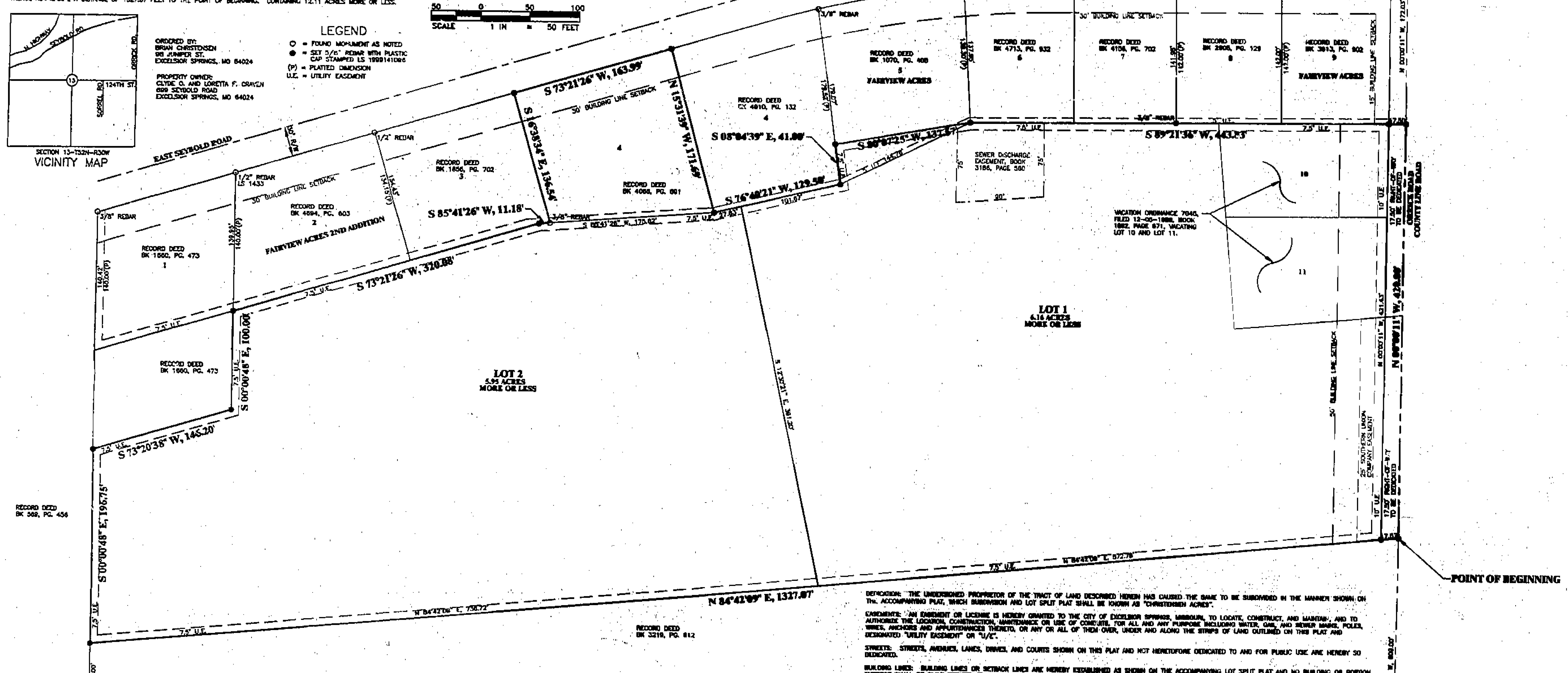
DESCRIPTION:
A TRACT OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP52 NORTH, RANGE 30 WEST, IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 52 NORTH, RANGE 30 WEST; THENCE N00°00'11"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13 A DISTANCE OF 809.00 FEET TO THE POINT OF BEGINNING; THENCE N00°00'11"W CONTINUING ALONG THAT LINE A DISTANCE OF 430.00 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 9, FAIRVIEW ACRES A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI; THENCE S89°21'36"W ALONG THE SOUTH LINES OF LOT 6 THROUGH LOT 9 OF SAID FAIRVIEW ACRES A DISTANCE OF 443.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE S80°07'25"W A DISTANCE OF 137.57 FEET TO THE EAST LINE OF LOT 4 OF SAID FAIRVIEW ACRES; THENCE S08°04'39"E ALONG THAT EAST LINE A DISTANCE OF 41.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE S76°40'21"W ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 129.50 FEET TO THE SOUTHWEST CORNER OF LOT 4, FAIRVIEW ACRES 2ND ADDITION A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI; THENCE N15°31'39"W ALONG THE EAST LINE OF SAID LOT 4, FAIRVIEW ACRES 2ND ADDITION, A DISTANCE OF 171.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE S73°21'26"W ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 163.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE S16°38'34"E ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 136.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S85°41'26"W ALONG THE SOUTH LINE OF LOT 3 OF SAID FAIRVIEW ACRES 2ND ADDITION A DISTANCE OF 11.18 FEET; THENCE S73°21'26"W ALONG THE SOUTH LINES OF LOT 2 AND LOT 3 OF SAID FAIRVIEW ACRES 2ND ADDITION A DISTANCE OF 320.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED IN WARRANTY DEED RECORDED IN BOOK 1680 AT PAGE 473; THENCE S00°00'48"E ALONG THE EAST LINE OF THAT PARCEL OF LAND A DISTANCE OF 100.00 FEET; THENCE S73°20'38"W ALONG THE SOUTH LINE OF THAT PARCEL OF LAND A DISTANCE OF 146.20 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE S00°00'48"E ALONG THAT WEST LINE A DISTANCE OF 196.75 FEET TO A POINT 467.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE N84°42'09"E A DISTANCE OF 1327.07 FEET TO THE POINT OF BEGINNING. CONTAINING 12.11 ACRES MORE OR LESS.

ORDERED BY:
BRIAN CHRISTENSEN
910 JUNIPER ST.
EXCELSIOR SPRINGS, MO 64024

PROPERTY OWNER:
CLYDE O. AND LORETTA F. CRAVEN
699 SEYBOLD ROAD
EXCELSIOR SPRINGS, MO 64024

LEGEND
○ = FOUND MONUMENT AS NOTED
● = SET 5/8" REBAR WITH PLASTIC CAP STAMPED LS 1999141086
(P) = PLATTED DIMENSION
U.E. = UTILITY EASEMENT

Recorded in Clay County, Missouri
Date and Time: 12/20/2006 at 02:53:10 PM
Instrument Number: 2006001472
Book: G Page: 19
Instrument Type: PL
Page Count: 1
Recording Fee:
Grantor CRAVEN, CLYDE O
Grantee CHRISTENSEN ACRES
Robert T Sevier, Recorder



SCHEDULE B EASEMENTS FROM COMMITMENT NO. 200520108.
14.) EASEMENT GRANTED TO GEORGE C. WOOD AND GERTRUDE WOOD, HIS WIFE, RECORDED JULY 24, 1972, AS DOC. NO. C-71300, IN BOOK 1096 AT PAGE 827 OVER A PORTION OF THE SUBJECT PROPERTY FOR THE BENEFIT OF LOT 1, FAIRVIEW ACRES, 2ND ADDITION. BLANKET EASEMENT.
15.) EASEMENT GRANTED TO GEORGE C. WOOD AND GERTRUDE WOOD, HIS WIFE, RECORDED MARCH 13, 1974, AS DOC. NO. C-94477, IN BOOK 1140 AT PAGE 131 OVER A PORTION OF THE SUBJECT PROPERTY FOR THE BENEFIT OF LOT 2, FAIRVIEW ACRES, 2ND ADDITION. BLANKET EASEMENT.
16.) EASEMENT FOR THE DRAINAGE OF A FILTER BED AS ESTABLISHED BY INSTRUMENT RECORDED OCTOBER 20, 1975, AS DOC. NO. D-183301, IN BOOK 1196 AT PAGE 308. BLANKET EASEMENT FOR THE BENEFIT OF LOT 7, FAIRVIEW ACRES.
17.) EASEMENT FOR THE DRAINAGE OF A FILTER BED AS ESTABLISHED BY INSTRUMENT RECORDED APRIL 4, 1977, AS DOC. NO. D-43462, IN BOOK 1251 AT PAGE 44. BLANKET EASEMENT FOR THE BENEFIT OF LOT 5, FAIRVIEW ACRES.
18.) EASEMENT FOR THE DRAINAGE OF A FILTER BED AS ESTABLISHED BY INSTRUMENT RECORDED APRIL 18, 1978, AS DOC. NO. D-58754, IN BOOK 1350 AT PAGE 84. BLANKET EASEMENT FOR THE BENEFIT OF LOT 4, FAIRVIEW ACRES.
19.) EASEMENT GRANTED TO GEORGE C. WOOD AND GERTRUDE WOOD, HUSBAND AND WIFE, RECORDED JANUARY 28, 1966, AS DOC. NO. F-22611, IN BOOK 1650 AT PAGE 703 OVER A PORTION OF THE SUBJECT PROPERTY FOR THE BENEFIT OF LOT 3, FAIRVIEW ACRES, 2ND ADDITION. 10 FEET WIDE LYING SOUTH OF LOT 2 AND LOT 3.
20.) GRANT OF RIGHT-OF-WAY GRANTED TO THE KANSAS CITY POWER AND LIGHT COMPANY BY THE INSTRUMENT RECORDED DECEMBER 10, 1980, AS DOC. NO. G-53418, IN BOOK 2000 AT PAGE 116, ASSIGNED TO SOUTHERN UNION COMPANY, A DELAWARE CORPORATION BY THE INSTRUMENT RECORDED FEBRUARY 4, 1994, AS DOC. NO. M-6530, IN BOOK 2320 AT PAGE 120. PLOTTED ON DRAWING.
21.) ORDINANCE NO. 94-4-3 ACCEPTED BY THE CITY OF EXCELSIOR SPRINGS, MISSOURI ACCEPTING EASEMENTS FROM VARIOUS OWNERS FOR THE PURPOSE OF INSTALLING A NON-POTABLE WATER LINE FROM THE WASTEWATER TREATMENT PLANT TO THE GOLF COURSE. RECORDED APRIL 15, 1994, AS DOC. NO. M-10807, IN BOOK 2343 AT PAGE 923. 15 FEET WIDE BLANKET EASEMENT.
22.) SEWER DISCHARGE EASEMENT GRANTED TO JOHN E. SAVILLE AND MARJORIE L. SAVILLE, HUSBAND AND WIFE, RECORDED AUGUST 9, 2000, AS DOC. NO. O-10867, IN BOOK 3186 AT PAGE 580 OVER A PORTION OF THE SUBJECT PROPERTY FOR THE BENEFIT OF LOT 6, FAIRVIEW ACRES. PLOTTED ON DRAWING.
23.) SEWER DISCHARGE EASEMENT GRANTED TO RAYMOND G. WOOD AND SUSAN WOOD, HUSBAND AND WIFE, RECORDED JULY 29, 2004, AS DOC. NO. S-65510, IN BOOK 4704 AT PAGE 968 OVER A PORTION OF THE SUBJECT PROPERTY FOR THE BENEFIT OF LOT 1, FAIRVIEW ACRES, 2ND ADDITION. 10 FEET WIDE LYING SOUTH OF LOT 1, LOT 2 AND LOT 3.
24.) SEWER DISCHARGE EASEMENT GRANTED TO GEORGE C. WOOD AND GERTRUDE WOOD, HUSBAND AND WIFE, RECORDED JULY 29, 2004, AS DOC. NO. S-65511, IN BOOK 4704 AT PAGE 971 OVER A PORTION OF THE SUBJECT PROPERTY FOR THE BENEFIT OF LOT 3, FAIRVIEW ACRES, 2ND ADDITION. 10 FEET WIDE LYING SOUTH OF LOT 1, LOT 2 AND LOT 3.

NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13-T52N-R30W AS N00°00'11"W (ASSUMED).
2. RECORD INFORMATION SHOWN HEREON WAS SUPPLIED BY CHICAGO TITLE INSURANCE COMPANY IN COMMITMENT NO. 200520108, DATED 8/03/2005.
3. RECORD DESCRIPTION IN BOOK 4086 AT PAGE 881.
4. THIS PARCEL IS DESIGNATED AS ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 2900800005 C, DATED APRIL 15, 2003.

I HEREBY CERTIFY THAT THE PLAT OF CHRISTENSEN ACRES A SUBDIVISION IS BASED ON A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN PROPERTY AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY: MCLAUGHLIN MUELLER, INC.

[signature] 9/29/2005
MARTIN A. MUELLER, LS-2007

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND LOT SPLIT PLAT SHALL BE KNOWN AS "CHRISTENSEN ACRES".

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF EXCELSIOR SPRINGS, MISSOURI, TO LOCATE, CONSTRUCT, AND MAINTAIN, AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE OR USE OF CONDUITS, FOR ALL AND ANY PURPOSE INCLUDING WATER, GAS, AND SEWER MAINS, POLES, WIRES, ANCHORS AND APPURTENANCES THERETO, OR ANY OR ALL OF THEM OVER, UNDER AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED "UTILITY EASEMENT" OR "U/E".

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 LOT SPLIT PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS DESCRIBED HEREON HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 13 DAY OF Dec 2005.

[signature] CLYDE O. CRAVEN *[signature]* LORETTA F. CRAVEN

STATE OF MISSOURI) SS
COUNTY OF CLAY)

ON THIS 13 DAY OF Dec., 2005, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CLYDE O. AND LORETTA F. CRAVEN, HUSBAND AND WIFE, WHO BEFORE ME AFFIRMED DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AS A FREE ACT AND DEED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN Clay COUNTY, MISSOURI THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES June 25 2006 *[signature]* NOTARY PUBLIC

REVIEWED AND APPROVED BY THE EXCELSIOR SPRINGS CITY COUNCIL, THIS 16th DAY OF December, 2005.

[signature] MAYOR *[signature]* CITY CLERK (Deputy)

[signature] PLANNING COMMISSION CHAIRMAN *[signature]* PLANNING COMMISSION SECRETARY

ENTERED ON TRANSFER RECORD THIS ______ DAY OF ______ 2005.

Cab. G 1/16/06

CHRISTENSEN ACRES EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI	Sht. No. 1
Designed By: MAM Drawn By: MAM Checked By: MAM Approved By: MAM Date: SEPT. 30, 2005	Project No. 05027

McLaughlin Mueller, Inc.
PROFESSIONAL LAND SURVEYORS
218 WEST MILL STREET
LIBERTY, MO 64068
PHONE 816-407-0002 FAX 816-407-0003

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No.	Revision	By	Date

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