Clay County, Missouri
Land Survey Document

LOT SPLIT SURVEY

LOTS 1, 2, 3, 4, 5, 6 BLOCK 7 AND SOUTH ½ OF RICHARDSON STREET

RICHARDSON ADDITION, a subdivision in Excelsior Springs, Clay County, Missouri.

Recorded in Clay County, Missouri
Date and Time: 07/19/2006 at 12:07:51 PM
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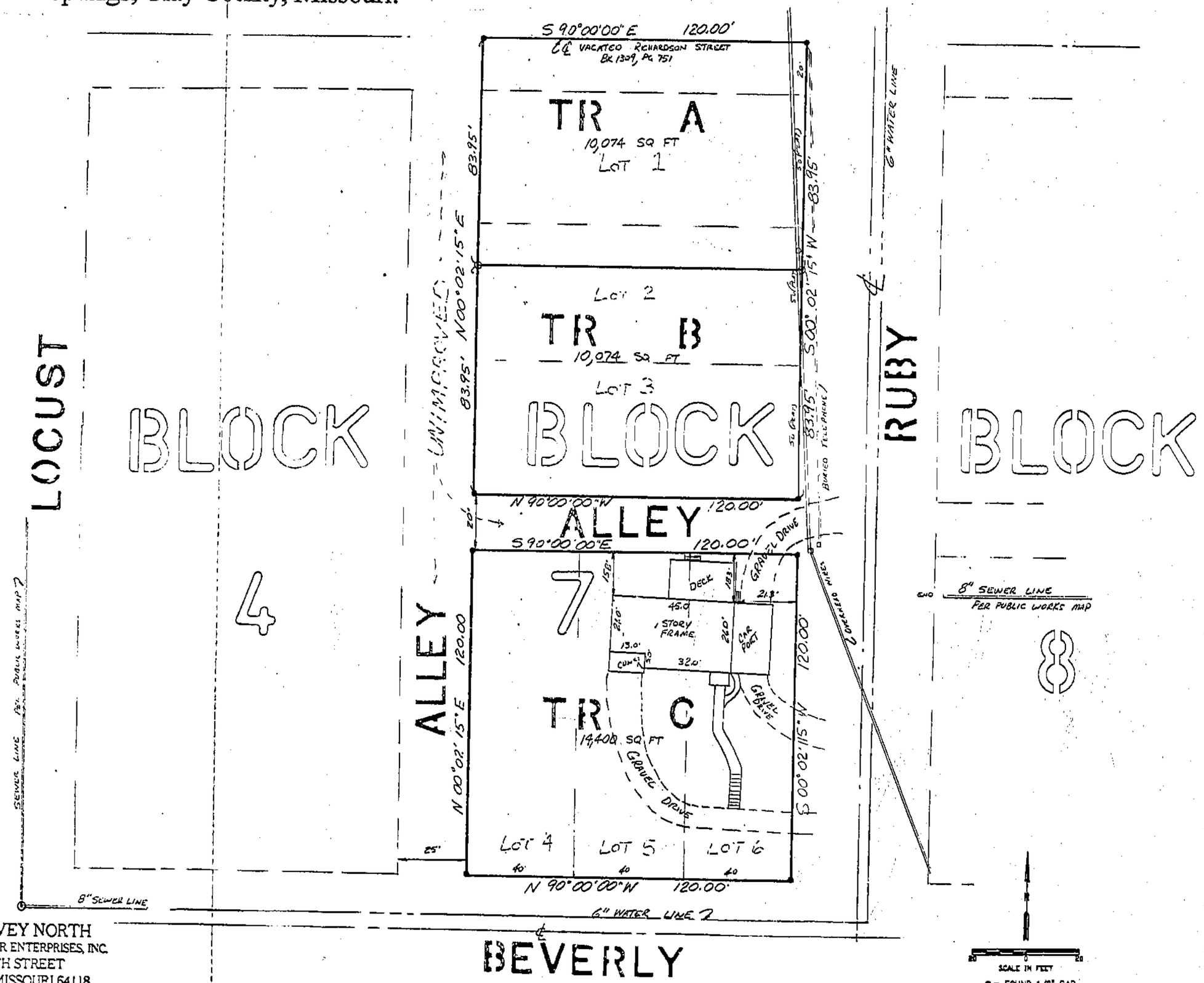
Instrument Type: SURV
Page Count: 1
Recording Fee: $68.00 B
Grantor COX, TIM
Grantee RICHARDSON ADDITION
Robert T Sarver, Recorder



ORDERED BY: TIM COX

DESCRIPTIONS:

TRACT A:

All of Lot 1 and part of Lot 2 and all that part of the South half of vacated Richardson Street lying North of and aljoining Lot 1, as vacated by Ordinance Number 6550, recorded June 13, 1978, in Book 1309 at Page 751, all in Block 7, RICHARDSON ADDITION, to the City of Excelsior Springs, Clay County, Missouri, more particularly described as follows: Commencing at the Southwest corner of Lot 3, Block 7 of said RICHARDSON ADDITION; thence North 00 degrees 02 minutes 15 seconds East, along the West line of said Lots 2 and 3, a distance of 83.95 feet, to the Point of Beginning of said Tract A; thence continuing North 00 degrees 02 minutes 15 seconds East, along the West line of said Lot 1 and 2, and its Northerly prolongation, a distance of 83.95 feet, to a point in the centerline of said vacated Richardson Street; thence South 90 degrees 00 minutes 00 seconds East, along said centerline, a distance of 120.00 feet, to a point on the West Right-of-Way line of Ruby Street as now platted; thence South 00 degrees 02 minutes 15 seconds West, along said Right-of-Way of Ruby Street and the East line of Lots 1 and 2, a distance of 83.95 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 120.00 feet to the Point of Beginning. Containing 10,074 square feet more or less.

TRACT B:

All that part of Lot 2 and all of Lot 3, Block 7, RICHARDS ADDITION, to the City of Excelsior Springs, Clay County, Missouri, described as follows: Beginning at the Southwest corner of said Lot 3; thence North 00 degrees 02 minutes 15 seconds East, along the West line of Lots 2 and 3, a distance of 83.95 feet; thence South 90 degrees 00 minutes 00 seconds East, and parallel with the South line of said Lot 3, a distance of 120.00 feet, to a point on the East line of said Lot 2; thence South 00 degrees 02 minutes 15 seconds West, along the East line of said lot 2 and 3, a distance of 83.95 feet, to the Southeast corner of said Lot 3; thence North 00 degrees 00 minutes 00 seconds West, along the South line of said Lot 3, a distance of 120.00 feet to the Point of Beginning. Containing 10,074 square feet more or less.

TRACT C:

All of Lots 4, 5 and 6, Block 7, RICHARDSON ADDITION, to the City of Excelsior Springs, Clay County, Missouri. Containing 14,400 square feet more or less.

NOTES:
1. Bearings are assumed that the Northerly line of Lot 1, Block 7, RICHARDSON ADDITION, as South 90 degrees 00 minutes 00 seconds East.
2. Survey Classification is "A".

IN TESTIMONY WHEREOF: The undersigned proprietors of the above described tract of land hereunto subscribed their names this _____ day of _____, 2005.

_____ Vincent Leeth

_____ Amy Leeth

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

BE IT REMEMBERED that on this _____ day of _____, 2005, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Vincent Leeth and Amy Leeth, husband and wife, owner(s) of the described tract of land, to me known to be the same person(s) described in and who executed the foregoing instrument, and acknowledge that they executed the same as his free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office in said County and State, that day and year listed above written.

_____
Notary Public in and for said County and State.

My Commission expires: _____

APPROVALS

Approved by the City Manager of Excelsior Springs, Missouri, this _____ day of _____, 2005

_____
City Manager

I HEREBY CERTIFY: That this Certificate of Survey 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 Property Boundary Surveys 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 statues, ordinances, and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional information, knowledge and belief.

MIGAR Enterprises, Inc.
David A. Wilborn-LS. 2587
Chief of Surveys

LAND SURVEY NORTH
A DIVISION OF MIGAR ENTERPRISES, INC.
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