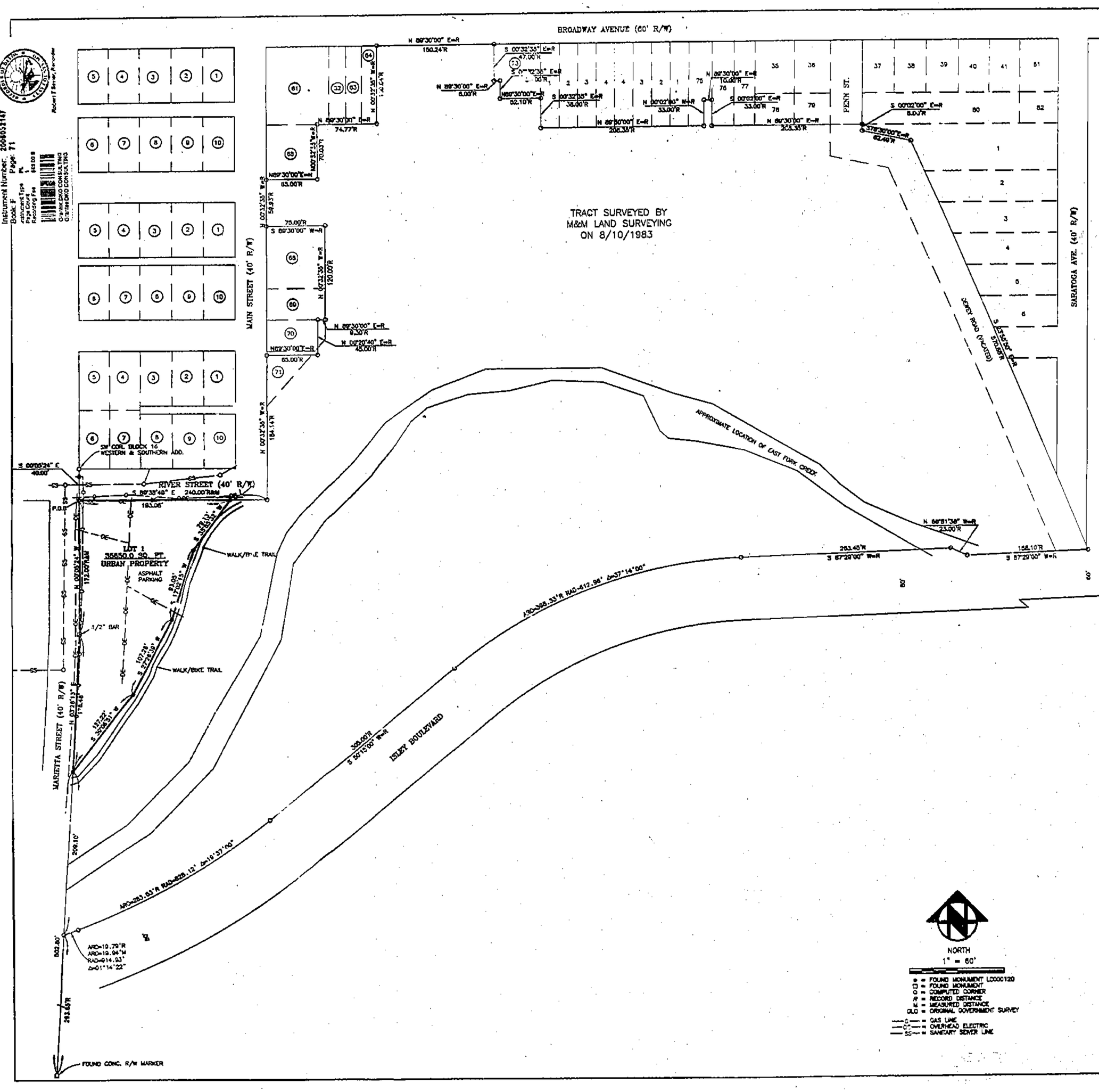
Clay County, Missouri
Land Survey Document



LOT SPLIT PLAT

LOT 1 LEGAL DESCRIPTION:

All that part of the Southeast Quarter of the Southwest Quarter of Section 1, Township 53, Range 30, described as follows:

Commencing at the southwest corner of Block 16 of Western and Southern Addition; thence south 00 degrees 05 minutes 24 seconds east, 40.00 feet to the Point of Beginning, said point being the intersection of the south right-of-way line of River Street and the east right-of-way line of Marietta Street; thence along the south right-of-way line of River Street south 89 degrees 38 minutes 49 seconds east, 193.08 feet; thence departing from said right-of-way line south 35 degrees 55 minutes 32 seconds west, 72.13 feet; thence south 17 degrees 02 minutes 15 seconds west, 93.05 feet; thence south 27 degrees 26 minutes 39 seconds west, 107.26 feet; thence south 39 degrees 06 minutes 51 seconds west, 127.22 feet to the east right-of-way line of Marietta Street as established by M & M Land Surveying, August 10, 1983; thence along the east right-of-way line of Marietta Street the following courses and distances: North 03 degrees 26 minutes 13 seconds east, 176.46 feet; thence north 00 degrees 05 minutes 24 seconds west, 172.00 feet to the Point of Beginning.

The above-described tract of land contains 35,650 square feet, more or less, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as jointly adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

WITNESS hand and seal this Twenty-ninth (29th) day of May, 2006.

Richard L. Mattson, P.L.S.
Missouri P.L.S. 2679

STATE OF MISSOURI
LS-2679
RICHARD LEE MATTSON
5/29/06
REGISTERED LAND SURVEYOR

SURVEYOR'S NOTES:

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possibly easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
2. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
3. Survey is valid only if print has original seal and signature of surveyor.
4. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
6. The word "certify" or "certificate" as shown and used here is means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
7. The south right-of-way line of River Street was assumed to bear south 89 degrees 38 minutes 49 seconds east for the attached survey.
8. This property does fall within Flood Zone AE according to FEMA Flood Insurance Rate Map Community Panel No. 2900900005 C. Map revised April 16, 2003.
9. Position of utility lines shown hereon are approximate location.

APPROVALS:

This Lot Split Plat has been approved by City Manager for the City of Excelsior Springs, Missouri this 30th day of June, 2006.

City Manager

PREPARED FOR:
DKO CONSULTING, LLC
DEVELOPMENT & PROJECT MANAGEMENT
SECTION 1 T-52N R-30W
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

MIDLAND SURVEYING
LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-4633 fax (660) 582-7173
4708 Frederick, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

FILE:	DATE:	SCALE:	REVISED:	SHEET NO.
DAKS-LOTSPLIT	4/28/06	1"=60'		OF

http://www.ClayCoGov.com