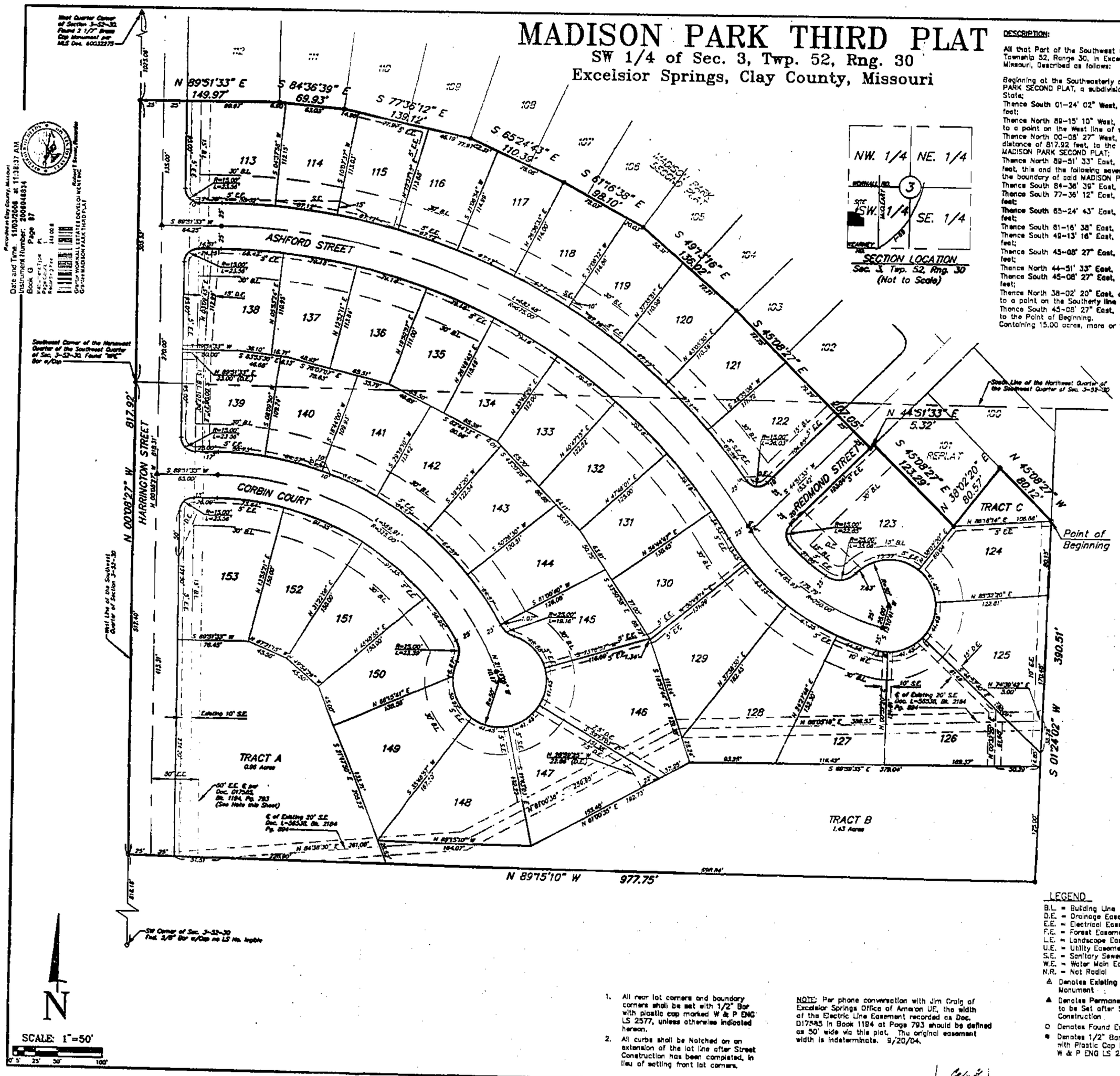
Clay County, Missouri
Land Survey Document

MADISON PARK THIRD PLAT

SW 1/4 of Sec. 3, Twp. 52, Rng. 30
Excelsior Springs, Clay County, Missouri



DESCRIPTION:

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

Beginning at the Southeasterly corner of Lot 100, MADISON PARK SECOND PLAT, a subdivision in said City, County and State;
Thence South 01-24' 02" West, a distance of 390.51 feet;
Thence North 89-15' 10" West, a distance of 977.75 feet to a point on the West line of said Quarter Section;
Thence North 00-08' 27" West, along said West line, a distance of 817.92 feet, to the Southwest corner of said MADISON PARK SECOND PLAT;
Thence North 89-51' 33" East, a distance of 149.97 feet, this and the following seven (7) courses being along the boundary of said MADISON PARK SECOND PLAT;
Thence South 84-36' 39" East, a distance of 69.93 feet;
Thence South 77-36' 12" East, a distance of 139.12 feet;
Thence South 65-24' 43" East, a distance of 110.39 feet;
Thence South 61-16' 38" East, a distance of 98.10 feet;
Thence South 49-13' 16" East, a distance of 138.02 feet;
Thence South 45-08' 27" East, a distance of 207.05 feet;
Thence North 44-51' 33" East, a distance of 5.32 feet;
Thence South 45-08' 27" East, a distance of 123.29 feet;
Thence North 38-02' 20" East, a distance of 80.57 feet to a point on the Southerly line of said Lot 100;
Thence South 45-08' 27" East, a distance of 80.12 feet to the Point of Beginning.
Containing 15.00 acres, more or less.

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 THIRD 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.

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.

TRACT C is restricted to accessory use buildings only. No primary residence buildings may be constructed thereon.

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 26th day of July, 2006.

WORNALL ESTATES DEVELOPMENT, INC.

Paul M. McElwee, President

State of Missouri) SS
County of Clay)

"NOTARY SEAL"
William E. Hudson Jr., Notary Public
Ray County, State of Missouri
My Commission Expires 2/2/2010
Commission Number 06431492

On this 26th day of July, 2006, before me, a Notary Public, appeared Paul M. McElwee, 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 acknowledges 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: 2-2-2010

Notary Public: William E. Hudson Jr.

Reviewed by:

Darren Hennen, City Manager

Reviewed and approved by the Excelsior Springs City Council, this 7th day of August, 2006

Jim Nelson, Mayor — Frances Smith, City Clerk

Reviewed and approved by the Excelsior Springs Planning and Zoning Commission this 13th day of July, 2006

Ambrose Buckman, Chairman — Shannon Stroud, Secretary

Entered on transfer record this _____ day of

SURVEYOR'S CERTIFICATION:

I hereby certify that the Plat of MADISON PARK THIRD 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. ROMER — REGISTERED LAND SURVEYOR

Eric A. Romer, 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.

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. D17885 in Book 1194 at Page 793 should be defined as 30' wide via this plat. The original easement width is indeterminate. 9/20/04.

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE@SWBELL.NET

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

REVISIONS		
REV	DESCRIPTION	DATE

JOB NO.	3456
SCALE:	NOTED
DATE:	06/02/06
DRAFTER:	C.N.S.
CHKD:	B.P.
SHEET NO.	1 OF 1

http://www.ClayCoGov.com