Clay County, Missouri
Land Survey Document
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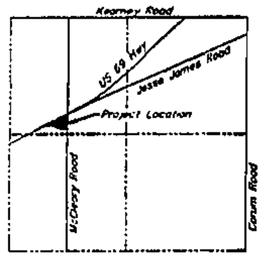
Recorded in Clay County, Missouri
Date and Time: 12/14/2006 at 03:37:27 PM
Instrument Number: 2006054734
Book: G Page: 32
Instrument Type PL
Page Count 1
Recording Fee $68.00 B
Grantor NORTHLANDER PROPERTIES
Grantee MCCLEARY CORNERS
Robert T Sevier, Recorder

Final Plat of
McCleary Corners
Being a Replat of Lot 1, Nicholas Ryan Subdivision
Section 10, Township 52 North, Range 30 West
Excelsior Springs, Clay County, Missouri

Project Vicinity Map



Section 10-52-30
City of Excelsior Springs
Clay County, Missouri

30 0 30
scale feet
1" = 30'

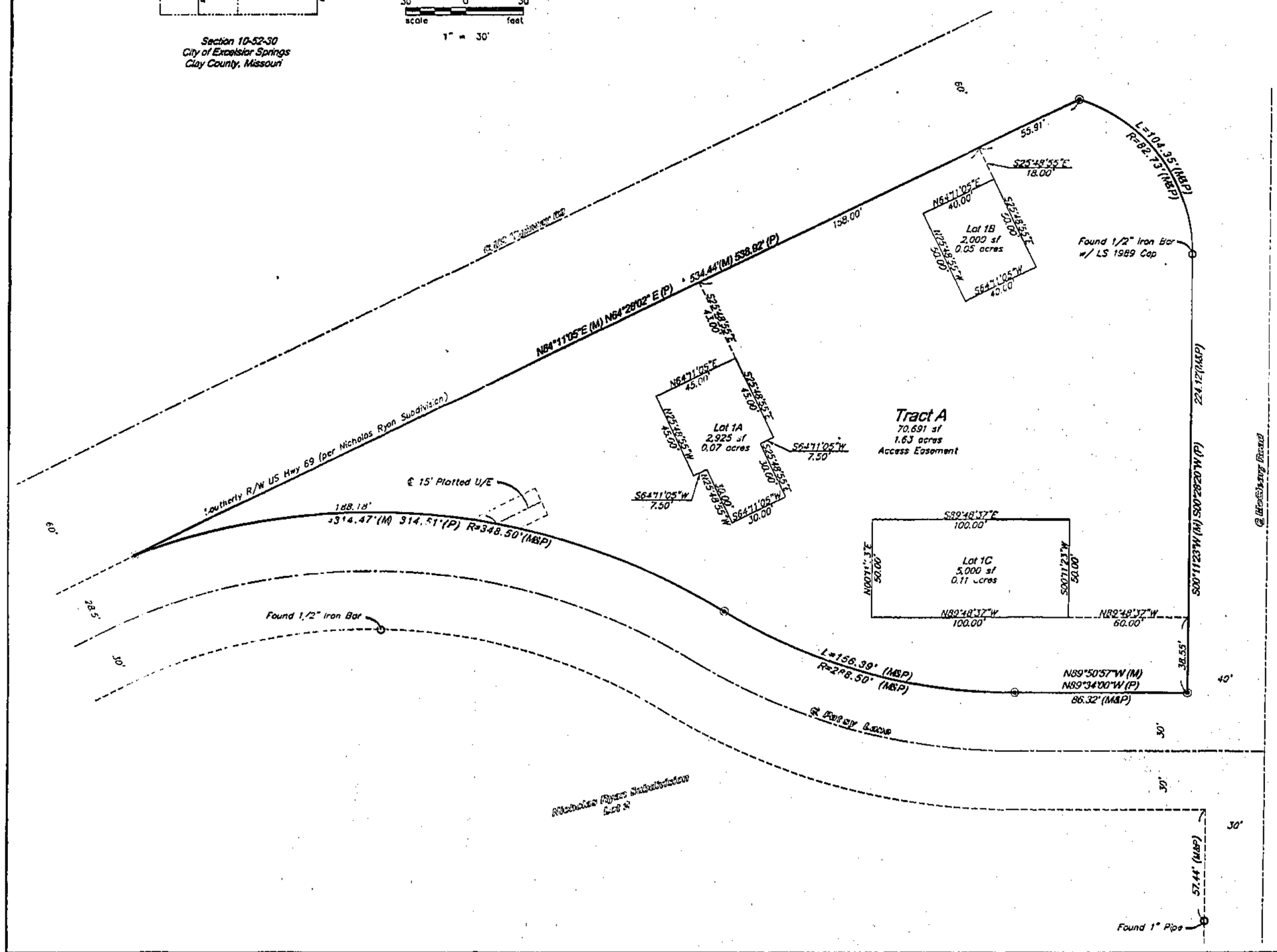
Basis of Bearings:
Based upon Geodetic of "GPS" North

Project Benchmark:
"+" cut on North rim of sanitary manhole on North side of US 69 Hwy, 800'± Southwest of intersection of McCleary Rd. & US 69 Hwy
Elevation: 863.60'

Note: Origin of found monuments is unknown unless otherwise stated.

Symbol Legend:

- (●) Set 1/2" x 24" Iron Bar w/KSLS 1373 Cap in Irregular Concrete Base
- (○) Found 1/2" Iron Bar, Noted
- U/E Utility Easement
- B/S Building Setback Line
- (P) Platted Dimension
- (M) Measured Dimension



Description:
All of Lot 1, Nicholas Ryan Subdivision, a subdivision in Excelsior Springs, Clay County, Missouri.

Surveyor's Notes:

1) Title information contained herein is limited to that information contained in a Commitment for Title Insurance, issued by MOKAN Title Services, L.L.C., Commitment Number 2006020233, and dated April 25, 2006 at 8:00 A.M.
2) The herein described tract does not fall within the 100 Year Flood Plain as shown by FIRM Community Panel 2900900005 F, revised April 16, 2003.
3) The herein described tract is CP3, Planned Service Business District. All development within this tract shall comply with City of Excelsior Springs CP3 land use criteria.
   a) Front Yard Req: Not less than 15 feet
   b) Side Yard Req: None, unless adjacent to R-1 or C-0, then 15 feet
   c) Rear Yard Req: None, unless adjacent to R-1 or C-0, then 25 feet
4) Capped 1/2" X 24" iron bars will be placed at all lot corners after completion of the proposed improvements.
5) Nicholas Ryan Subdivision as recorded in Cabinet D at Sleeve 81.

Dedication:
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision hereafter shall be known as "McCleary Corners".

All Streets, Drives, Terraces and other ways shown hereon and not heretofore dedicated to the public are hereby so dedicated.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Excelsior Springs, Missouri, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

An easement is hereby granted to the public over those areas outlined and designated on this plat as "Access Easement" or "A/E", and shall heretofore be utilized for the strict purpose of ingress and egress over and upon those designated areas.

Tract A shall be owned and maintained by the McCleary Corners business association. Tract A shall be utilized as an access easement only and no habitable structures shall be constructed on said tract.

Execution:
IN TESTIMONY WHEREOF: Northlander Properties, L.L.C. having caused these presents to be executed this 22nd day of SEPTEMBER, 2006.

Northlander Properties, L.L.C.

Bonnie Wheeler

Notary Certificate:
STATE OF MISSOURI)
COUNTY OF Clay) ss.
Be it remembered that on this 9 day of September, 2006, before me, a notary public in and for said County and State, on the behalf of said company, came Bonnie Wheeler, to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Judy Hicks
Notary Public - Notary Seal
State of Missouri
Clay County
My Commission Expires March 20, 2007

(SEAL) Judy Hicks
Notary Public
My Commission Expires: March 20, 2007

City Council Certificate:
Reviewed and approved by the Excelsior Springs City Council this 5 day of Sept, 2006.

Jim Nixon, Mayor

Francis Smith
City Clerk

City Planning Commission Approval:
This plat of McCleary Corners has been submitted to and approved by the Excelsior Springs, Missouri Planning Commission this 15 day of August, 2006.

Chairman

Secretary

Recorder of Deeds:
This Plat of McCleary Corners was filed for record this _____ day of _____, 2006 A.D., ____:____.M., and duty recorded in volume _____ of plats, at page _____.

Robert T. Sevier, Register of Deeds, Clay Co. Missouri

Surveyor's Certificate:
I, Joseph B. Strick, a Registered Land Surveyor in the state of Missouri, do hereby certify that this plat of McCleary Corners and the survey it is based upon were conducted on the ground under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architect, Professional Engineers and Land Surveyors and 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 Land Surveying and the platting of subdivisions to the best of my professional knowledge and belief.

NUMBER LS-2001015274 STATE OF MISSOURI JOSEPH B. STRICK

Joseph B. Strick, Missouri LS-2001015274

Rob M.
11/9/07 DPK

Owner/Developer:
Bonnie Wheeler
Northlander Properties, LLC
11201 NE Reinking
Kansas City, MO 64156

mhs
McAFEE, HENDERSON & STRICK, INC.
Civil Engineering ✦ Land Surveying
1200 W. 181st St. Suite 200 Olathe, KS 66061
Ph: (913) 782-7744 Fax: (913) 390-6865
Proj. No. 2006.046 Date 8/31/2006

Drawing Path: U:\Land Projects\Plats\2006\2006.046\dwg\plats-06-046_final plat.dwg
Plotted at: Aug 31, 2006 - 9:38am