Clay County, Missouri
Land Survey Document

ORDERED BY:
MATT HARTWIG
25216 NE 134TH STREET
EXCELSIOR SPRINGS, MO 64024

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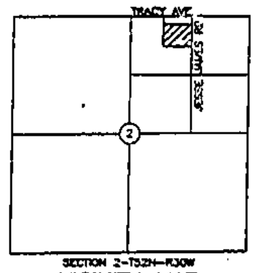
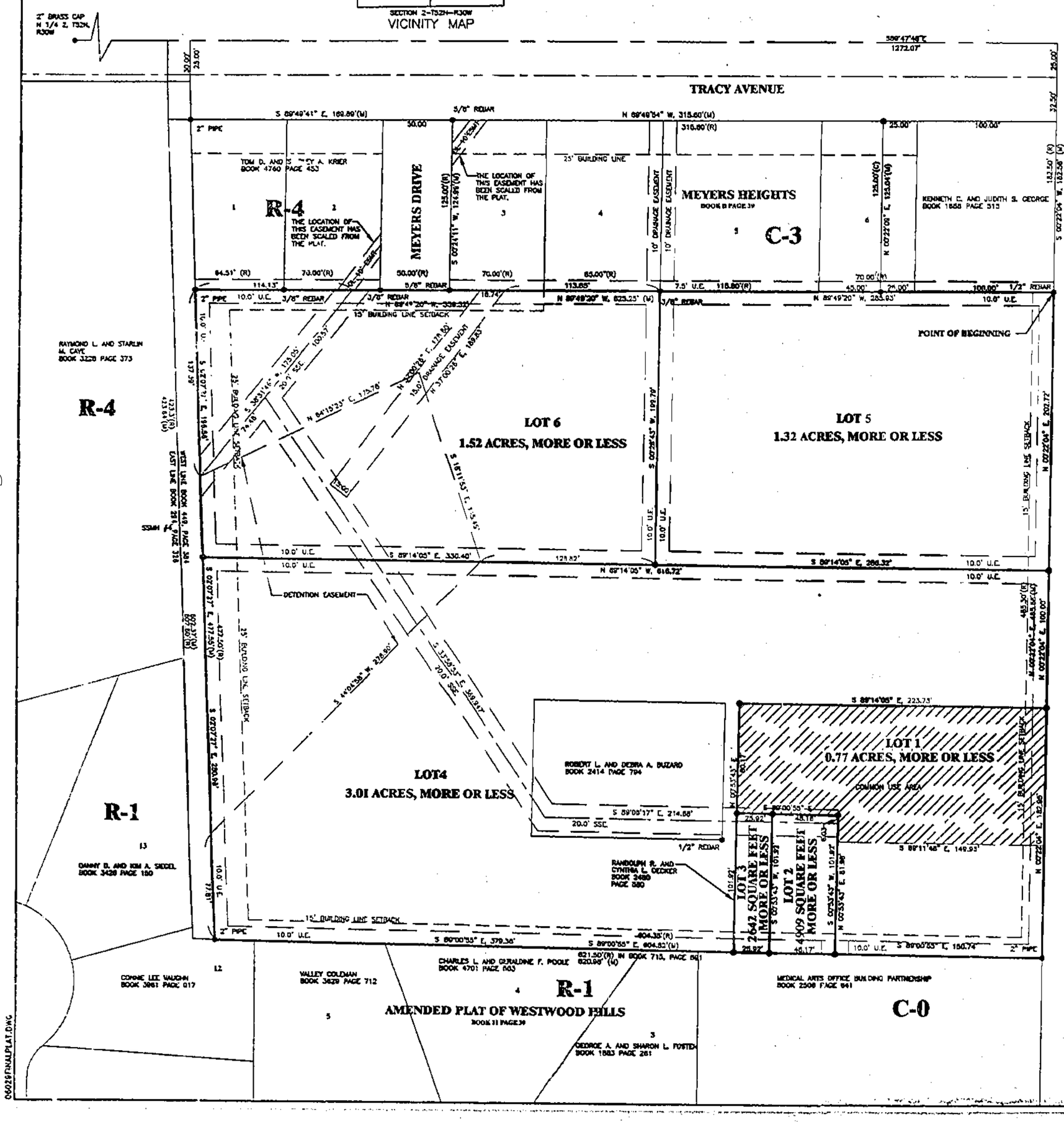
Grantor: TRIPLE H LEASING
Grantee: SPRINGS PLAZA FINAL PLAT
Robert T Sevier, Recorder

SPRINGS PLAZA FINAL PLAT

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



VICINITY MAP



DESCRIPTION:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 52 NORTH, RANGE 30 WEST, EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE S89°47'48"E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 1272.07 FEET; THENCE S00°22'04"W, A DISTANCE OF 182.58 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY 69; THENCE N89°49'20"W, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 6, MEYERS HEIGHTS, A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI; THENCE N89°49'20"W, ALONG THE SOUTH LINE OF SAID MEYERS HEIGHTS TO THE SOUTHWEST CORNER OF LOT 1 OF SAID MEYERS HEIGHTS, A DISTANCE OF 525.73 FEET; THENCE S00°07'37"E, TO THE NORTH LINE OF THE AMENDED PLAT OF WESTWOOD HILLS, A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, A DISTANCE OF 477.55 FEET; THENCE S89°00'55"E, ALONG THE NORTH LINE OF SAID AMENDED PLAT OF WESTWOOD HILLS, A DISTANCE OF 383.66; THENCE S89°00'55"E, A DISTANCE OF 250.83 FEET TO THE WEST LINE OF SAID OLD U.S. HIGHWAY 69; THENCE N00°22'04"E, ALONG SAID WEST LINE OF OLD U.S. HIGHWAY 69, A DISTANCE OF 465.66 FEET TO THE POINT OF BEGINNING. CONTAINING 6.76 ACRES MORE OR LESS.

THIS SURVEY WAS BASED ON COORPORATION WARRANTY DEED IN RECORDED ON JANUARY 14, 2004 IN BOOK 4472 AT PAGE 686.

BEARINGS SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE.

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. TYPE URBAN.

NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE.
2. THIS PLAT WAS BASED ON COORPORATION WARRANTY DEED, RECORDED ON JANUARY 13, 2004, IN BOOK 4472 AT PAGE 686.
3. THIS PARCEL IS DESIGNATED AS ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 2900200005 C, DATED APRIL 16, 2003.

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "SPRINGS PLAZA".

EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF EXCELSIOR SPRINGS, MISSOURI AND THE UTILITY COMPANIES FRANCHISED TO OPERATE IN THE CITY OF EXCELSIOR SPRINGS, MISSOURI FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TELEVISION AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER UNDER AND ALONG THE STRIPS OF LAND DESIGNATED ON THIS PLAT BY THE WORDS "UTILITY EASEMENT" OR THE ABBREVIATION "U.E." WHERE OTHER EASEMENTS ARE DESIGNED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENTS. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

DETENTION EASEMENT:
DETENTION EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. THE DETENTION EASEMENT IS TO BE USED FOR DETENTION PURPOSES ONLY AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT.

STREETS:
STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES, 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.

IN TESTIMONY WHEREOF: TRIPLE H LEASING LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL AFFIXED, THIS 27 DAY OF, September 2006.

TRIPLE H LEASING LLC

SCOTT HARTWIG, MANAGING MEMBER

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS DESCRIBED HEREON HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED, THIS 27 DAY OF, September 2006.

RANDOLPH H. DECKER — CYNTHIA L. DECKER

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS DESCRIBED HEREON HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED, THIS 27 DAY OF, September 2006.

ROBERT L. BUZARD — DEBRA A. BUZARD

STATE OF MISSOURI)
)SS
COUNTY OF CLAY)

BE IT REMEMBERED THAT ON THIS 28th DAY OF December 2006 BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY AND STATE, CAME TO ME PERSONALLY KNOWN TO BE THE SAME WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: 9/27/2010 — Shannon L. Stroud

NOTARY SEAL - NOTARY PUBLIC
Shannon L. Stroud, Notary Public
Clay County, State of Missouri
My Commission Expires 09/27/2010
Commission Number 06586043

REVIEWED AND APPROVED BY THE EXCELSIOR SPRINGS CITY COUNCIL THIS _____ DAY OF _____ 2008.

MAYOR — CITY CLERK

PLANNING COMMISSION CHAIRMAN — PLANNING COMMISSION SECRETARY

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____ 2008.

LEGEND
- O = FOUND MONUMENT AS NOTED
- ⊕ = SET 3/8" REBAR WITH PLASTIC CAP STAMPED LS 1992141099
- (P) = PLATTED DIMENSION
- U.E. = UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- OHP = OVERHEAD POWER
- OHT = OVERHEAD TELEPHONE
- FH = FIRE HYDRANT
- PP = POWER POLE
- DG = DOWN GUY
- TP = TELEPHONE POLE

I HEREBY CERTIFY THAT THE PLAT OF SPRINGS 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.

MARTIN A. MUELLER — 12-28-2006

STATE OF MISSOURI — MARTIN A. MUELLER — NUMBER LS-2487 — REGISTERED LAND SURVEYOR

No.	Revision	By	Date

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

Designed By: MAM
Drawn By: MTW
Checked By: MAM
Approved By: MAM
Date: JULY 6, 2006

SPRINGS PLAZA FINAL PLAT, PART OF 2-52N-30W
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

Sht. No. 1

Project No. 06029

06029FINALPLAT.DWG

http://www.ClayCoGov.com