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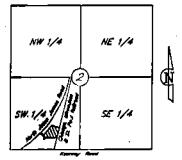
Grantor: B & B ENTERPRISES
Grantee: B & B ENTERPRISES
Robert T Baxter, Recorder

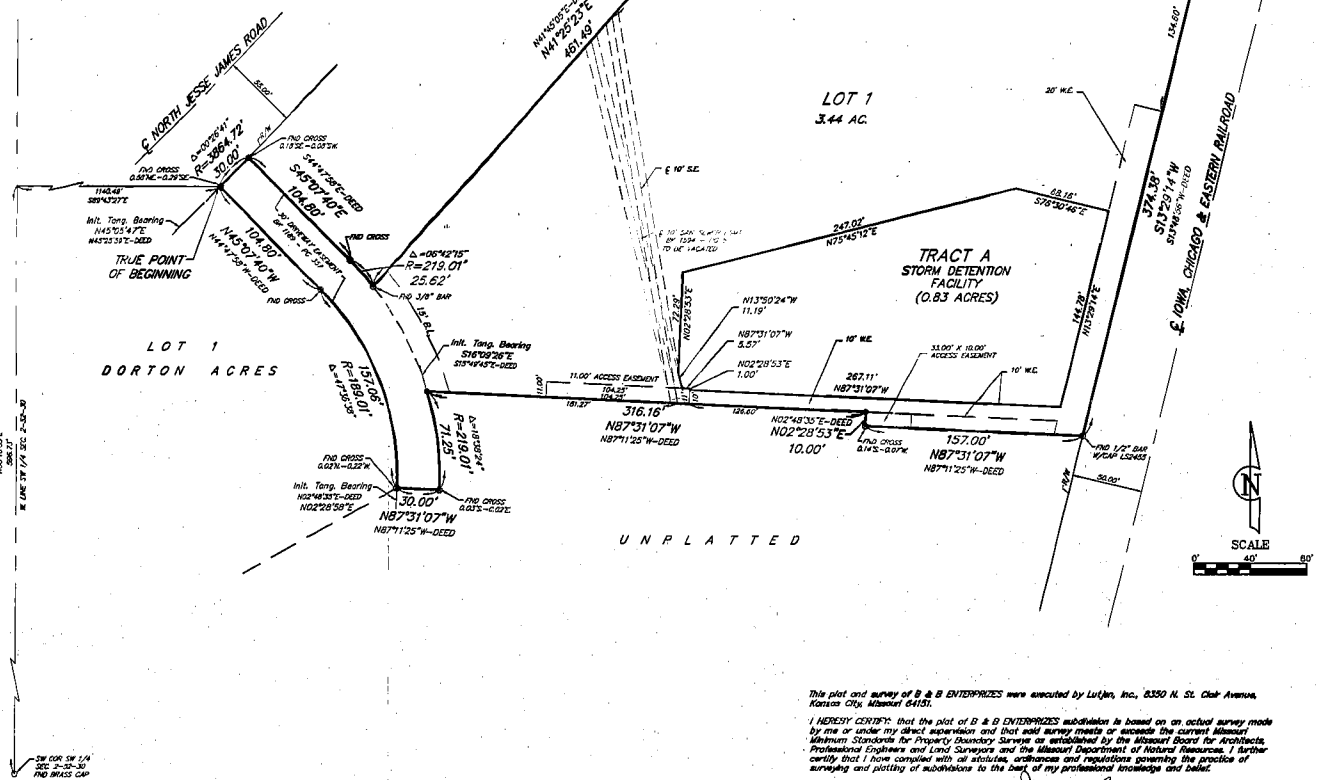
B & B ENTERPRIZES

A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI



LOCATION MAP
Sec. 2, Twp. 52 N., Rge. 30 W.
(N.T.S.)

LEGEND
● – SET 1/2" BAR
○ – FOUND BAR
● – FOUND CROSS



Description:

A tract of land in the Southwest Quarter of Section 2, Township 52 North, Range 30 West, in the City of Excelsior Springs, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 2; thence North 0°16'33" East, along the West line of said Southwest Quarter, 396.73 feet; thence South 89°41'22" East, 1140.49 feet to a point on the Southeasterly right-of-way line of North Jesse James Road, as now established; thence Northeasterly, along said Southeasterly right-of-way line, on a curve to the left, having an initial tangent bearing of North 45°05'47" East (Deed – N45°22'59"E), a radius of 3864.72 feet, a central angle of 0°26'41", an arc distance of 30.00 feet; thence South 45°07'40" East (Deed – S44°47'58"E), along the Southerly line of a tract of land described in Document No. 2365554 filed in Book 1594 at Page 3, 104.80 feet; thence continuing along Southerly line, along a curve to the right, tangent to the last described course, having a radius of 219.01 feet, a central angle of 6°42'15", an arc distance of 25.62 feet; thence North 41°25'53" East (Deed – N41°45'05"E), along the Southeasterly line of said tract, 461.49 feet to a point on the Southerly line of Lot 1, Gerdes Addition, a subdivision of land in said City of Excelsior Springs; thence South 73°21'05" East (Plat – S73°01'23"E), along said South line, 305.87 feet to a point on the Westerly right-of-way line of the Iowa, Chicago and Eastern Railroad; thence South 17°29'14" West (Deed – S13°48'56"W), along said Westerly right-of-way line, 374.38 feet; thence North 89°31'07" West (Deed – N87°11'25"W), 157.00 feet; thence North 02°28'53" East (Deed – N02°48'35"E), 10.00 feet; thence North 87°31'07" West (Deed – N87°11'25"W), 316.16 feet; thence Southerly, along a curve to the right, having an initial tangent bearing of South 16°09'26" East (Deed – S15°49'45"E), a radius of 219.01 feet, a central angle of 18°38'24", an arc distance of 71.25 feet; thence North 87°31'07" West (Deed – N87°11'25"W), 30.00 feet; thence Northerly, along a curve to the left, having an initial tangent bearing of North 02°28'58" East (Deed – N02°48'35"E), a radius of 189.01 feet, a central angle of 47°36'38", an arc distance of 189.01 feet; thence North 45°07'40" West (Deed – N44°47'58"W), 104.80 feet to the True Point of Beginning.

DEDICATION

The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner shown on this plat, and said property shall hereafter be known as:

B & B ENTERPRIZES

An easement or license is hereby granted to the City of Excelsior Springs, Missouri, to locate, construct and maintain, and to authorize the location, construction, maintenance or use of conduits, for all and any purposes, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, or any or all of them, upon, under and along the strips of land outlined and designated on this plat as "Utility Easements" or "U/E".

IN WITNESS WHEREOF: B & B ENTERPRIZES, LLC, a Missouri Limited Liability Company licensed to do business in the State of Missouri, has caused these present.. to be executed this 25th day of January, 2007.

B & B ENTERPRIZES, LLC.
a Missouri Limited Liability Company
Jerry Bishop Owner

STATE OF Missouri
COUNTY OF Clay SS

Be it remembered that on this 25th day of January, 2008 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jerry Bishop, to me personally known, who being by me duly sworn, did say that he is Owner of B & B ENTERPRIZES, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and said Jerry Bishop acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Notary Public Sabine Fettig
My Commission Expires April 4th 2010

SABINE FETTIG
Notary Public - Notary Seal
State of Missouri
Commissioned for Clay County
My Commission Expires: Apr. 06, 2010
#04-0-0-0

REVIEWED AND APPROVED BY, the Excelsior Springs City Council this 25th day of January, 2008.

Mayor
City Clerk
Planning Commission Chairman
Planning Commission Secretary

ENTERED on transfer record this _____ day of _____, 2007.

This plat and survey of B & B ENTERPRIZES were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of B & B ENTERPRIZES subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.

11/21/07
Date

W. James Schone RLS #1989
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LUTJEN
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surveying
planning
engineering
landscape architecture

DATE: 11-21-07 | Job No.– 07257 | File Name–Brinker F.

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