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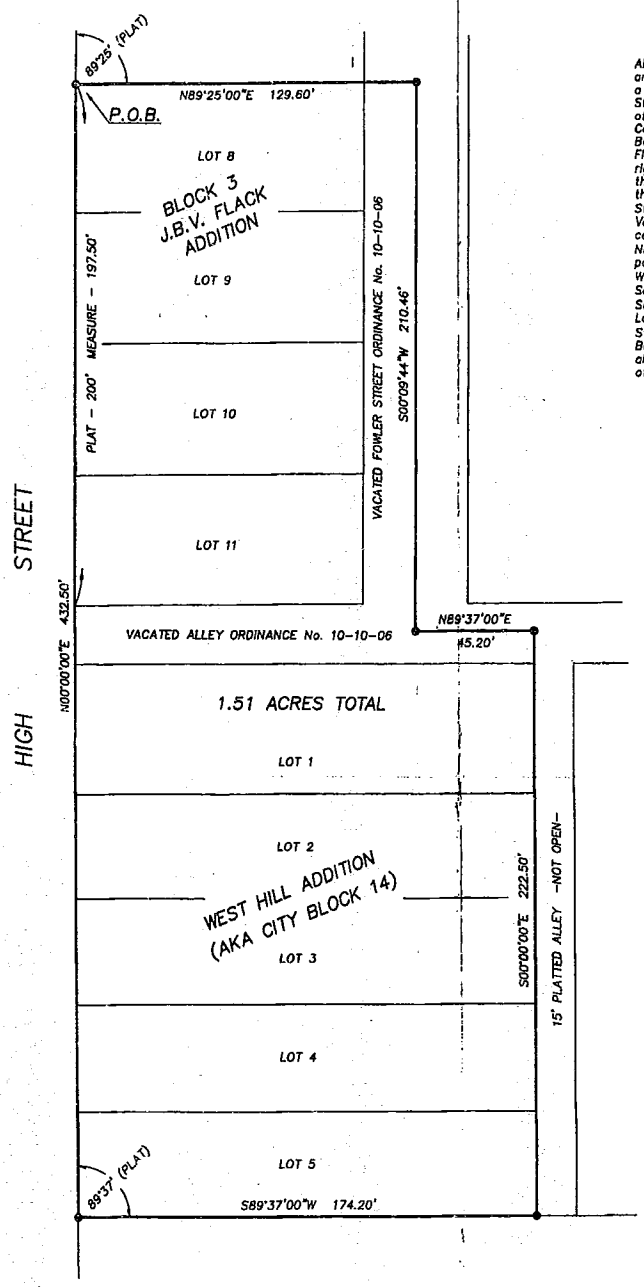
Recording Fee: $44.00 S
Grantor: STEVE WHITACRE
Grantee: FLACK JBV ADDN
Jay Lawson, Recorder

LOT SPLIT

All of Lots 8, 9, 10 and 11, Block 3, J.B.V. Flack Addition, and all of Lots 1, 2, 3, 4 and 5, West Hill Addition, being a part of City Block 14, and a portion of Vacated Fowler Street, and a portion of a certain vacated alley lying south of J.B.V. Flack Addition, City of Excelsior Springs, Clay County, Missouri, all being described as a whole as follows: Beginning at the Northwest Corner of said Lot 8 in J.B.V. Flack Addition, said point being on the easterly right-of-way line of High Street, thence N89°25'00"E along the north line of said Lot 8, and the easterly extension thereof, 129.60 feet to the center of Vacated Fowler Street; thence S00°09'44"W along the center of said Vacated Fowler Street, 210.46 feet to a point in the center of the alley lying south of said Block 3; thence N89°37'00"E along the center of said alley, 45.20 feet to a point 12.50 feet north of the Northeast Corner of Lot 1, West Hill Addition; thence S00°00'00"E, 222.50 feet to the Southeast Corner of Lot 5, West Hill Addition; thence S89°37'00"W, 174.20 feet to the Southwest Corner of said Lot 5, and to the easterly right-of-way line of High Street; thence N00°00'00"E, 432.50 feet to the Point of Beginning. This tract contains 1.51 acres and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.



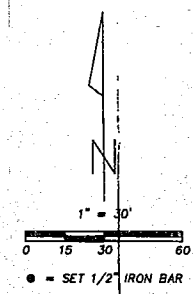
NOTES:

1. Bearing system is based on the east right-of-way line of High Street having a bearing of N00°00'00"E.
2. Survey accuracy standard is type urban.
3. Reference the ordinance number 10-10-06, vacating Fowler Street and the alley.
4. Reference the recorded plat of J.B.V. Flack Addition dated 1905, and the recorded plat of West Hill Addition dated 1909.

This LOT SPLIT is here by approved by the City Manager for the City of Excelsior Springs, Missouri, this 19 day of April, 2011,

NO PLAT IS REQUIRED.

CITY MANAGER



SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision, and that I am a duly registered Professional Land Surveyor under the laws of the State of Missouri, and that this survey was performed in accordance with the requirements of the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, effective September 30, 2003. If this document does not have an embossed seal and a stamp in red ink, it should be assumed to contain unauthorized alterations.

M & M Land Surveying Service, Inc.
806 East Main Street, PO Box 83
Richmond, MO 64085
Phone (816) 776-6343
Fax (816) 470-6343

Thomas G. Sisco
MO P.L.S. 2003013180

Survey For: Steve Whitacre

Date:	Field Book:	Project #:
January 7, 2011	10-303	10-157

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