Clay County, Missouri
Land Survey Document

P 13167 SEP 29 1999

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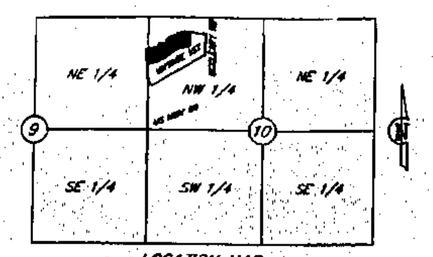
Colleen E. Dean 91
By Mary Meisenat
Deputy

THE VINTAGE – SECOND PLAT

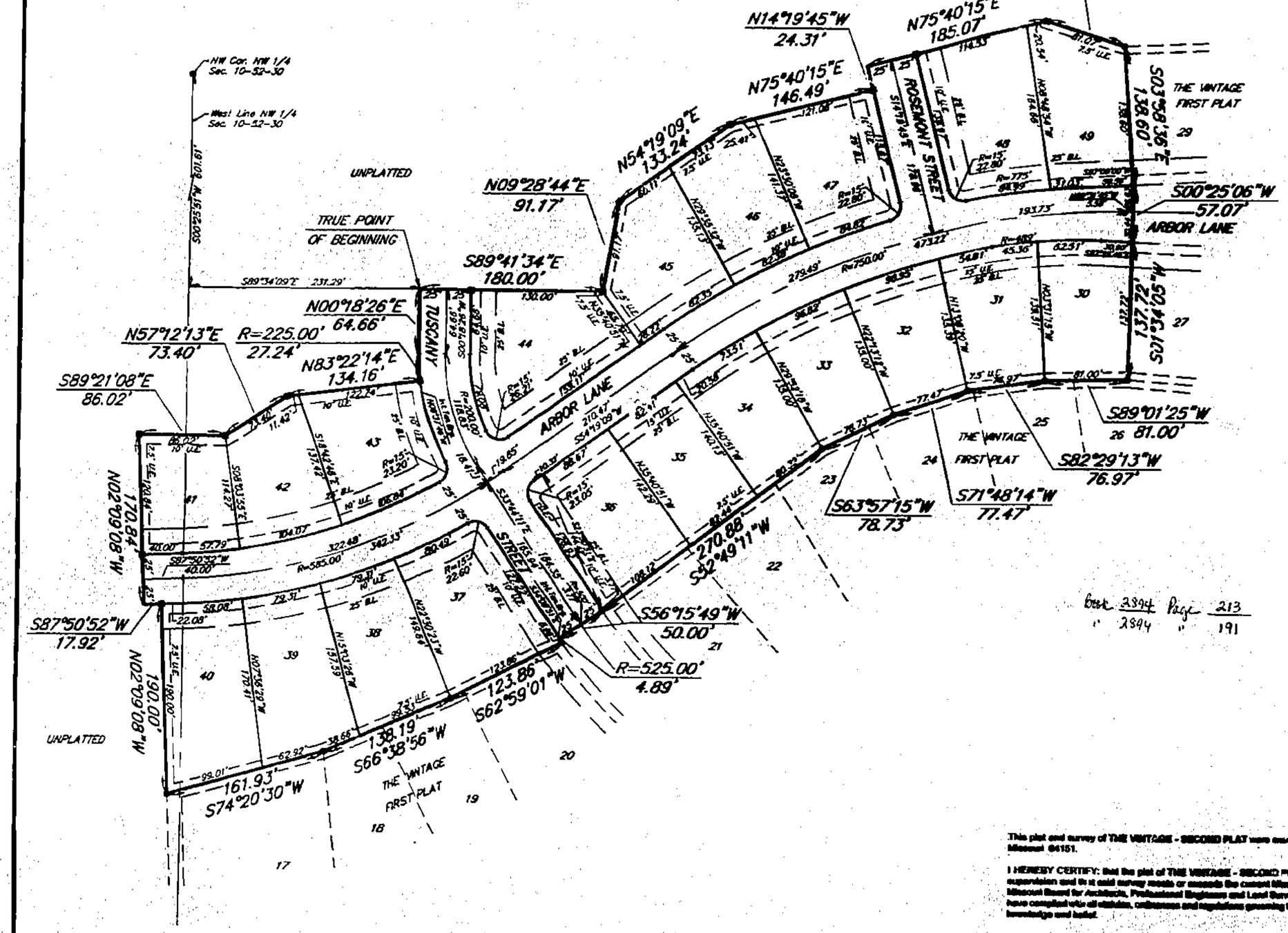
A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI



LOCATION MAP
Sec. 10, Twp. 52 N., Rge. 30 W.
Sec. 9, Twp. 52 N., Rge. 30 W.
(N.T.S.)

LEGEND
● – FND 5/8" Bar
■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
U.E. – Utility Easement
B.L. – Building Line
D.E. – Storm Drainage Easement
S.E. – Sanitary Sewer Easement

N
SCALE
0' 60' 120'
1" = 60'



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" 2394 " 191

This plat and survey of THE VINTAGE – SECOND PLAT were executed by John F. Lutjen & Associates, Inc., 6577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of THE VINTAGE – SECOND PLAT subdivision is based on an actual survey made by me or under my direct supervision and is a true and correct survey made 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 platting of subdivisions to the best of my professional knowledge and belief.

8-12-98
Date

Signed: [illegible] L.S. 1608

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers – Land Surveyors – Landscape Architects
[illegible]

DATE: 8-17-98 | Job No. – 97348 | File name – 98CPLAT

LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter of Section 10 and the Northeast Quarter of Section 9, all in Township 52, Range 30, Excelsior Springs, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 0°25'51" West, along the West line of said Northwest Quarter, 694.74 feet; thence South 89°34'09" East, 231.29 feet to the True Point of the planing of the tract to be hereto described; thence South 89°41'34" East, 180.00 feet; thence North 00°18'26" East, 64.66 feet; thence North 57°12'13" East, 73.40 feet; thence North 83°22'14" East, 134.16 feet; thence North 89°21'08" East, 86.02 feet; thence North 00°09'08" West, 170.84 feet; thence North 87°50'52" West, 17.92 feet; thence North 00°06'08" West, 190.00 feet; thence North 74°20'30" West, 161.93 feet; thence North 66°38'56" West, 138.19 feet; thence North 62°59'01" West, 123.86 feet; thence South 56°15'49" West, 50.00 feet; thence South 52°49'11" West, 210.88 feet; thence South 63°57'15" West, 78.73 feet; thence South 71°48'14" West, 77.47 feet; thence South 82°29'13" West, 76.97 feet; thence South 89°01'25" West, 81.00 feet; thence South 17°34'05" West, 137.72 feet; thence South 00°25'06" West, 57.07 feet; thence South 03°58'36" East, 138.60 feet; thence South 72°08'50" East, 81.07 feet; thence North 75°40'15" East, 185.07 feet; thence North 14°19'45" West, 24.31 feet; thence North 75°40'15" East, 146.49 feet; thence North 54°19'09" East, 133.24 feet; thence South 09°28'44" East, 91.17 feet to a point on the Westerly line of THE VINTAGE – FIRST PLAT, a subdivision of land in Excelsior Springs, Clay County, Missouri; thence South 89°41'34" East, along said Westerly line, 130.00 feet; thence South 0°25'51" West, along said Westerly line, 57.87 feet; thence South 0°34'09" West, along said Westerly line, 231.72 feet to a point on the Northerly line of said THE VINTAGE – FIRST PLAT; thence South 89°01'25" West, along said Northerly line, 64.02 feet; thence South 82°29'13" West, along said Northerly line, 76.97 feet; thence South 71°48'14" West, along said Northerly line, 77.47 feet; thence South 63°57'15" West, along said Northerly line, 78.73 feet; thence South 52°49'11" West, along said Northerly line, 210.88 feet; thence South 56°15'49" West, along said Northerly line, 50.00 feet; thence Southwesterly along said Northerly line, on a curve to the left, having an initial tangent bearing of South 24°59'51" East, a radius of 525.00 feet, an arc distance of 4.89 feet; thence South 62°59'01" West, along said Northerly line, 123.86 feet; thence South 66°38'56" West, along said Northerly line, 138.19 feet; thence South 74°20'30" West, along said Northerly line, 161.93 feet; thence North 2°09'08" West, 190.00 feet; thence South 87°50'52" West, 17.92 feet; thence North 2°09'08" West, 170.84 feet; thence North 89°21'08" East, 86.02 feet; thence North 57°12'13" East, 73.40 feet; thence North 83°22'14" East, 134.16 feet; thence Northerly on a curve to the right, having an initial tangent bearing of North 10°37'46" West, a radius of 225.00 feet, an arc distance of 27.24 feet; thence North 0°18'26" East, 64.66 feet to the True Point of Beginning. Containing 8.08 acres, more or less.

DEDICATION

The undersigned proprietors of the property described hereon have caused the same to be subdivided in the manner shown on the plat, and said property shall hereafter be known as THE VINTAGE – SECOND PLAT.

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 purpose, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, on any or all of them, upon, under and along the strips of land outlined and designated on this plat as "Utility Easements" or "UE".

Streets shown on this plat and not heretofore not dedicated to public use are hereby so dedicated.

IN WITNESS WHEREOF: C.H.A.P. LAND COMPANY, L.L.C., a Missouri Limited Liability Company licensed to do business in the State of Missouri, has caused these presents to be executed this 20th day of August, 1998.

C.H.A.P. LAND COMPANY, L.L.C.
a Missouri Limited Liability Company

Robert T. Cowan, Manager

STATE OF Missouri
COUNTY OF Platte } SS:

Be it remembered that on this 20th day of August, 1998, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert T. Cowan, to me personally known, who being by me duly sworn, did say that he is Manager, of C.H.A.P. LAND COMPANY, L.L.C., a Missouri limited liability company and that said instrument was signed in behalf of said company and that said Robert T. Cowan, 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.

Stacy R. Palmer
Notary Public

My Commission Expires: [illegible]

REVIEWED AND APPROVED BY, the Excelsior Springs City Council this 16th day of March, 1998.

Ron Markus, Mayor
Frances Smith, City Clerk
Rose Collins, Planning Commission Chairman
Sandy Howard, Planning Commission Secretary

ENTERED on transfer record this ____ day of _____, 1998.