Clay County, Missouri
Land Survey Document

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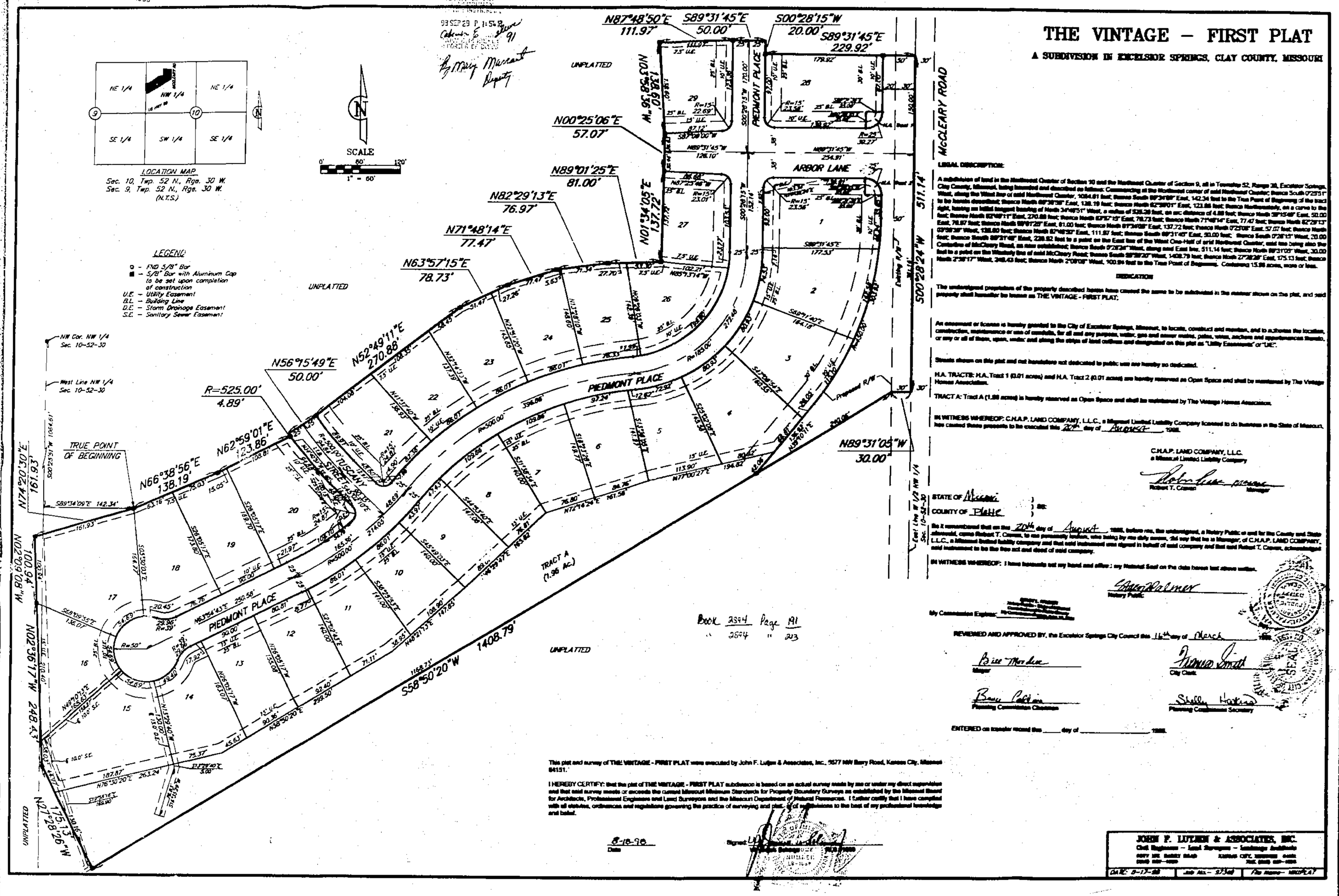
P 13165 SEP 23 1998

98 SEP 23 P 1:54
Calendar 6 Above 91
By Mary Maxwell Deputy

THE VINTAGE – FIRST 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

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, 1064.61 feet; thence South 89°34'09" East, 142.34 feet to the True Point of Beginning of the tract to be herein described; thence North 89°30'30" East, 138.19 feet; thence North 62°59'01" East, 123.86 feet; thence Northeastwardly, on a curve to the right, having an initial tangent bearing of North 34°48'51" West, a radius of 525.00 feet, an arc distance of 4.89 feet; thence North 56°15'49" East, 50.00 feet; thence North 52°49'11" East, 270.86 feet; thence North 63°57'15" East, 78.73 feet; thence North 71°48'14" East, 77.47 feet; thence North 82°29'13" East, 76.97 feet; thence North 89°01'25" East, 81.00 feet; thence North 87°48'50" East, 137.72 feet; thence North 0°25'06" East, 57.07 feet; thence North 03°08'38" West, 138.00 feet; thence North 87°48'50" East, 111.97 feet; thence South 89°31'45" East, 50.00 feet; thence South 0°28'15" West, 20.00 feet; thence North 89°31'45" East, 229.92 feet to a point on the East line of the West One-Half of said Northwest Quarter, said line being also the Centerline of McCleary Road, as now established; thence South 0°28'24" West, along said East line, 511.14 feet; thence North 89°31'05" West, 30.00 feet to a point on the Westerly line of said McCleary Road; thence South 58°50'20" West, 1408.79 feet; thence North 27°28'26" East, 175.13 feet; thence North 2°36'17" West, 248.43 feet; thence North 2°09'08" West, 100.94 feet to the True Point of Beginning. Contained 13.96 acres, more or less.

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 THE VINTAGE - FIRST 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 purposes, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, on any or all of those, 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.

H.A. TRACTS: H.A. Tract 1 (0.01 acres) and H.A. Tract 2 (0.01 acres) are hereby reserved as Open Space and shall be maintained by The Vintage Homes Association.

TRACT A: Tract A (1.96 acres) is hereby reserved as Open Space and shall be maintained by The Vintage Homes Association.

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. Craven
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. Craven, 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. Craven, 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

My Commission Expires:

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

Mayor — City Clerk

Planning Commission Chairman — Planning Commission Secretary

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

This plat and survey of THE VINTAGE - FIRST PLAT were executed by John F. Lutjen & Associates, Inc., 5677 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of THE VINTAGE - FIRST PLAT 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 plat, to the best of my professional knowledge and belief.

8-18-98
Date

Signed:

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers – Land Surveyors – Landscape Architects
5677 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 436-5200 Fax: (816) 436-5206

Date: 8-17-98 | Job No.: 97348 | File Name: VINTAGE1