Clay County, Missouri
Land Survey Document

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Q 18916

CLAY COUNTY
CERTIFIED INSTRUMENT
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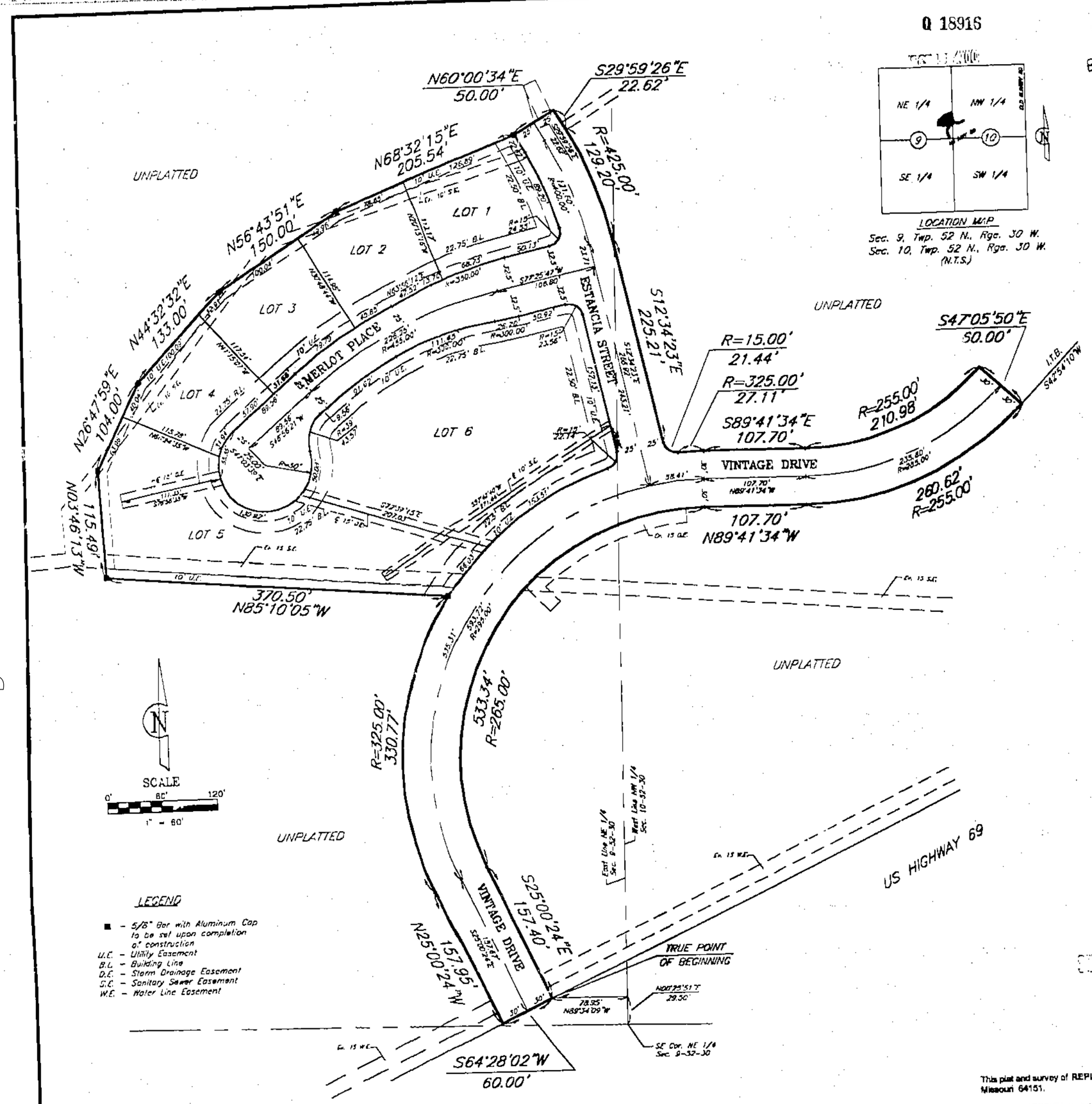
RECORDER OF DEEDS
By Veronica Chuckry
Deputy

REPLAT OF VINTAGE ESTATES

A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI



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

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 **REPLAT OF VINTAGE ESTATES**.

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 cc. tuits, for all and any purpose, 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".

Streets shown on this plat and not hereto/ore not dedicated to public use are hereby so dedicated.

LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, all in Township 52, Range 30, Excelsior Springs, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence North 0°23'51" East along the East line of said Northeast Quarter, 29.50 feet; thence North 89°34'09" West, 78.95 feet to a point on the Northerly right-of-way line of US Highway 69, as now established, said point also being the True Point of Beginning of the tract to be herein described; thence South 64°28'02" West along said Northerly line, 60.00 feet; thence North 25°00'24" West, 157.95 feet; thence Northerly on a curve to the right, tangent to the last described course, having a radius of 325.00 feet, an arc distance of 330.77 feet; thence North 85°10'05" West, 370.50 feet; thence North 03°46'13" West, 115.49 feet; thence North 26°47'59" East, 104.00 feet; thence North 44°32'32" East, 133.00 feet; thence North 56°43'51" East, 150.00 feet; thence North 68°32'15" East, 205.54 feet; thence North 60°00'34" East, 50.00 feet; thence South 29°59'26" East, 22.62 feet; thence Southerly on a curve to the right, tangent to the last described course, having a radius of 425.00 feet, an arc distance of 129.20 feet; thence South 12°34'23" East, 225.21 feet; thence Easterly on a curve to the left, tangent to the last described course, having a radius of 15.00 feet, an arc distance of 21.44 feet; thence Easterly on a curve to the right, having a common tangent with the last described course, a radius of 325.00 feet, an arc distance of 27.11 feet; thence South 89°41'34" East, 107.70 feet; thence Northeasterly on a curve to the left, tangent to the last described course, having a radius of 255.00 feet, an arc distance of 210.98 feet; thence South 47°05'50" East, 50.00 feet; thence Southeasterly on a curve to the right, having an initial tangent bearing of South 42°54'10" West, a radius of 255.00 feet, an arc distance of 260.62 feet; thence North 89°41'34" West, 107.70 feet; thence Southerly on a curve to the left, tangent to the last described course, having a radius of 265.00 feet, an arc distance of 533.34 feet; thence South 25°00'24" East, 157.40 feet to the True Point of Beginning. Containing 5.18 acres, more or less.

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 11th day of October, 2000.

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

Robert T. Craven, Manager

STATE OF Missouri)
) SS:
COUNTY OF Clay)

Be it remembered that on this 11 day of October, 2000, 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.

Shirley A. Shelton
Notary Public

SHIRLEY A. SHELTON
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Expires 06/25/2002

My Commission Expires: 06/25/02

REVIEWED AND APPROVED BY, the Excelsior Springs City Council this 5 day of September, 2000.

Larry Ward
Mayor

Frances Smith
City Clerk

R. Ben Collins
Planning Commission Chairman

Shelley Hoskins
Planning Commission Secretary

ENTERED on transfer record this 11th day of October, 2000.

This plat and survey of **REPLAT OF VINTAGE ESTATES** were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **REPLAT OF VINTAGE ESTATES** 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 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.

10-09-00
Date

Signed: W. James Schowe
W. James Schowe R.L.S. #1989

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1360

DATE: 10-09-00 | Job No.- 99014 | File Name- VE-RPLT

J:\SURVEY\VINTAGE\VE-RPLT

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