Clay County, Missouri
Land Survey Document

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Q 18918

STATE OF MO
RECORDER'S NOTE PENDING
00 OCT 11 A 11:41
Book E Page 158
ROGER B. WILSON
RECORDER OF DEEDS
By Laurie Clucks
Deputy

CERTIFICATE OF SURVEY

LOTS 4, 4A AND 4B – REPLAT OF LOT 4 – REPLAT OF VINTAGE ESTATES

A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

Lot 4 – Replat of Vintage Estates

All of Lot 4 – REPLAT OF VINTAGE ESTATES, a subdivision in the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, both in Township 52, Range 30, Excelsior Spring, Clay County, Missouri, except the following described tracts of land: All that part of Lot 4 – REPLAT OF VINTAGE ESTATES, a subdivision in the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, both in Township 52, Range 30, Excelsior Springs, Clay County, Missouri, being bounded and described as follows: Commencing at the most Northerly corner of said Lot 4; thence South 41°15'07" East, along the East line of said Lot 4, 11.74 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 41°15'07" East, along said East line, 105.80 feet to a point on the Northerly right-of-way line of Merlot Place, as now established; thence South 48°56'21" West, along said right-of-way line, 49.81 feet; thence North 41°03'39" West, 31.12 feet; thence North 41°15'07" West, 74.51 feet; thence North 48°44'53" East, 49.70 feet to the True Point of Beginning. All that part of Lot 4 – REPLAT OF VINTAGE ESTATES, a subdivision in the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, both in Township 52, Range 30, Excelsior Springs, Clay County, Missouri, being bounded and described as follows: Commencing at the most Westerly corner of said Lot 4; thence South 66°24'35" East, along the Southwesterly line of said Lot 4, 17.66 feet to the True Point of Beginning of the tract to be herein described; thence North 23°35'25" East, 51.00 feet; thence South 66°24'35" East, 77.30 feet; thence South 41°03'39" East, 31.12 feet to a point on the Northwesterly right-of-way line of Merlot place, as now established; thence South 48°56'21" West, along said right-of-way line, 8.09 feet; thence Southwesterly, along said right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 50.00 feet, an arc distance of 31.94 feet to the most Southerly corner of said Lot 4; thence North 66°24'35" West, along the Southwesterly line of said Lot 4, 98.12 feet to the True Point of Beginning. Containing 2,857 square feet (0.06 acres), more or less.

Lot 4A – Replat of Vintage Estates

All that part of Lot 4 – REPLAT OF VINTAGE ESTATES, a subdivision in the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, both in Township 52, Range 30, Excelsior Springs, Clay County, Missouri, being bounded and described as follows: Commencing at the most Northerly corner of said Lot 4; thence South 41°15'07" East, along the East line of said Lot 4, 11.74 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 41°15'07" East, along said East line, 105.80 feet to a point on the Northerly right-of-way line of Merlot Place, as now established; thence South 48°56'21" West, along said right-of-way line, 49.81 feet; thence North 41°03'39" West, 31.12 feet; thence North 41°15'07" West, 74.51 feet; thence North 48°44'53" East, 49.70 feet to the True Point of Beginning. Containing 5,256 square feet (0.12 acres), more or less.

Lot 4B – Replat of Vintage Estates

All that part of Lot 4 – REPLAT OF VINTAGE ESTATES, a subdivision in the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, both in Township 52, Range 30, Excelsior Springs, Clay County, Missouri, being bounded and described as follows: Commencing at the most Westerly corner of said Lot 4; thence South 66°24'35" East, along the Southwesterly line of said Lot 4, 17.66 feet to the True Point of Beginning of the tract to be herein described; thence North 23°35'25" East, 51.00 feet; thence South 66°24'35" East, 77.30 feet; thence South 41°03'39" East, 31.12 feet to a point on the Northwesterly right-of-way line of Merlot place, as now established; thence South 48°56'21" West, along said right-of-way line, 8.09 feet; thence Southwesterly, along said right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 50.00 feet, an arc distance of 31.94 feet to the most Southerly corner of said Lot 4; thence North 66°24'35" West, along the Southwesterly line of said Lot 4, 98.12 feet to the True Point of Beginning. Containing 5,040 square feet (0.12 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 10 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 10 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.

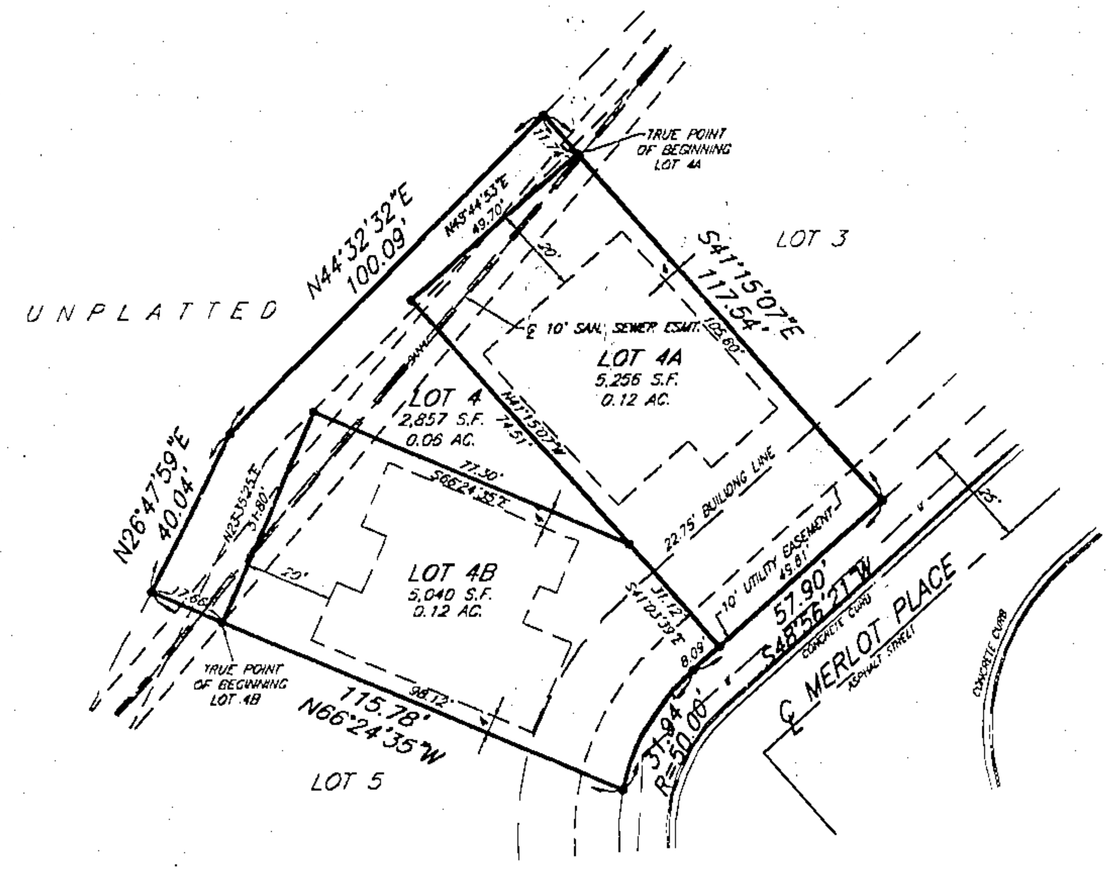
Shirley A. Shelton
Notary Public

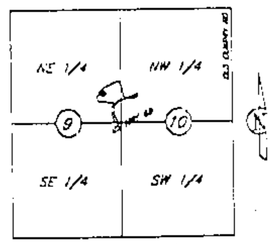
SHIRLEY A. SHELTON
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Expires 06/25/02

My Commission Expires: 06/25/02

Approved by the City Manager of Excelsior Springs, Missouri,
This 10 day of October 2000. No Plat is required.

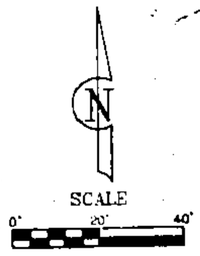
City Manager





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

LEGEND
● -- SET 1/2" BAR
SMH – SANITARY MANHOLE
—W— WATER LINE
—SAN— SANITARY SEWER



SCALE: 1"=20'

I HEREBY CERTIFY: That this Certificate of Survey is based on an actual Survey made by me or under my direct supervision and that said Survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and that plotting to the best of my professional information, knowledge, and belief.

10-09-00
Date

W. James Schowe — RLS 1969

John T. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8023 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4338
Fax: 816-587-1266

DATE 10-09-00 | JOB NO. – | File Name: VE-LS-M

J:\SURVEY\VINTAGE\VE-LS-M

PLE 10/13/00 CP