Clay County, Missouri
Land Survey Document

0 18919

OCT 11 2000

CLAY COUNTY
I CERTIFY INSTR. REC'D
00 OCT 11 A 11:49
Book E Slide 158
ROBERT H. SPAIN
RECORDER OF DEEDS
By Virginia Chuckry
Deputy

CERTIFICATE OF SURVEY

LOTS 1 & 1A – REPLAT OF LOT 1 – REPLAT OF VINTAGE ESTATES

A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

Lot 1 – Replat of Vintage Estates

All of Lot 1 – 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, except the following described tract: All that part of Lot 1 – REPLAT OF VINTAGE ESTATES, 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 Northeast corner of said Lot 1; thence South 68°32'15" West, along the North line of said Lot 1, 20.26 feet; thence South 27°37'14" East, 15.81 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 27°37'14" East, 109.74 feet to a point on the Northwesterly right-of-way line of Merlot Place, as now established; thence Westerly, along said North right-of-way line, on a curve to the right, having an initial tangent bearing of South 60°22'34" West, and a radius of 15.00 feet, an arc distance of 4.46 feet; thence South 77°25'47" West, along said right-of-way line, 48.96 feet; thence North 27°37'14" West, 96.52 feet; thence North 62°22'46" East, 51.70 feet to the True Point of Beginning. Containing 10,365 square feet (0.24 acres), more or less.

Lot 1A – Replat of Vintage Estates

All that part of Lot 1 – REPLAT OF VINTAGE ESTATES, 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 Northeast corner of said Lot 1; thence South 68°32'15" West, along the North line of said Lot 1, 20.26 feet; thence South 27°37'14" East, 15.81 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 27°37'14" East, 109.74 feet to a point on the Northwesterly right-of-way line of Merlot Place, as now established; thence Westerly, along said North right-of-way line, on a curve to the right, having an initial tangent bearing of South 60°22'34" West, and a radius of 15.00 feet, an arc distance of 4.46 feet; thence South 77°25'47" West, along said right-of-way line, 48.96 feet; thence North 27°37'14" West, 96.52 feet; thence North 62°22'46" East, 51.70 feet to the True Point of Beginning." Containing 5,349 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 10th 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 }
COUNTY OF Clay } SS:

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.

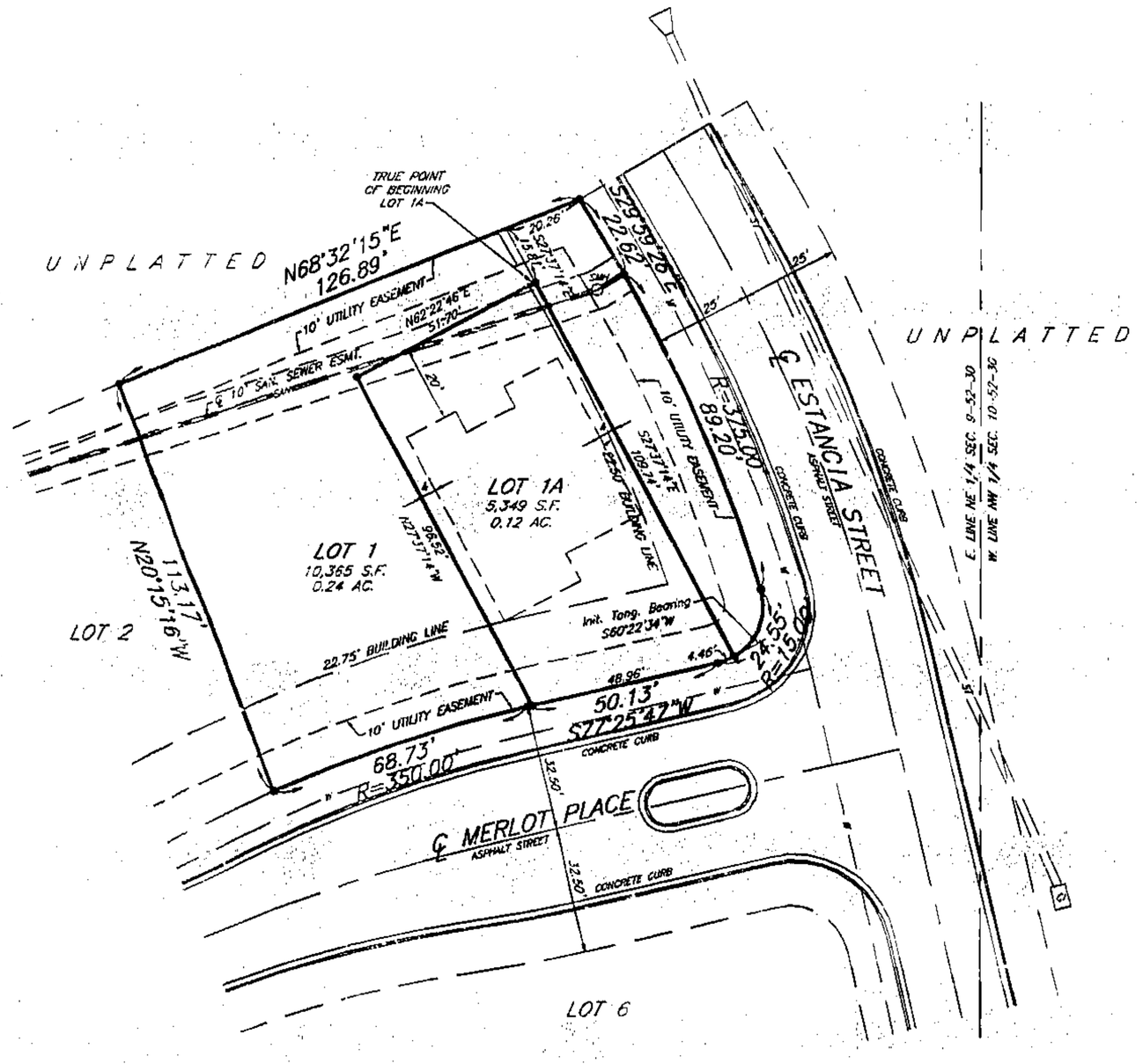
Shirley A. Shelton
Notary Public

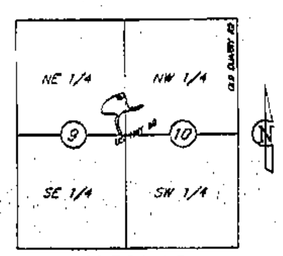
My Commission Expires: 06/23/2002

SHIRLEY A. SHELTON
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Expires 06/23/2002

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

Dave A. Hemme
City Manager





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

LEGEND
CI – CURB INLET
SMH – SANITARY MANHOLE
● – SET 1/2" IRP
SAN — SANITARY SEWER
ST — STORM SEWER
W — WATER LINE

SCALE
0' 20' 40'
SCALE: 1"=20'

I HEREBY CERTIFY: That the 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 the plotting to the best of my professional information, knowledge, and belief.

10-09-00
Date

W. Jackie Schoen — RLS 1969

John L. Lutjen & Associates, Inc.
Civil Engineers – Land Surveyors
Landscape Architects
8900 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-6250
Fax: 816-587-1396

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

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

PLE
10/23/00 ep