Clay County, Missouri
Land Survey Document

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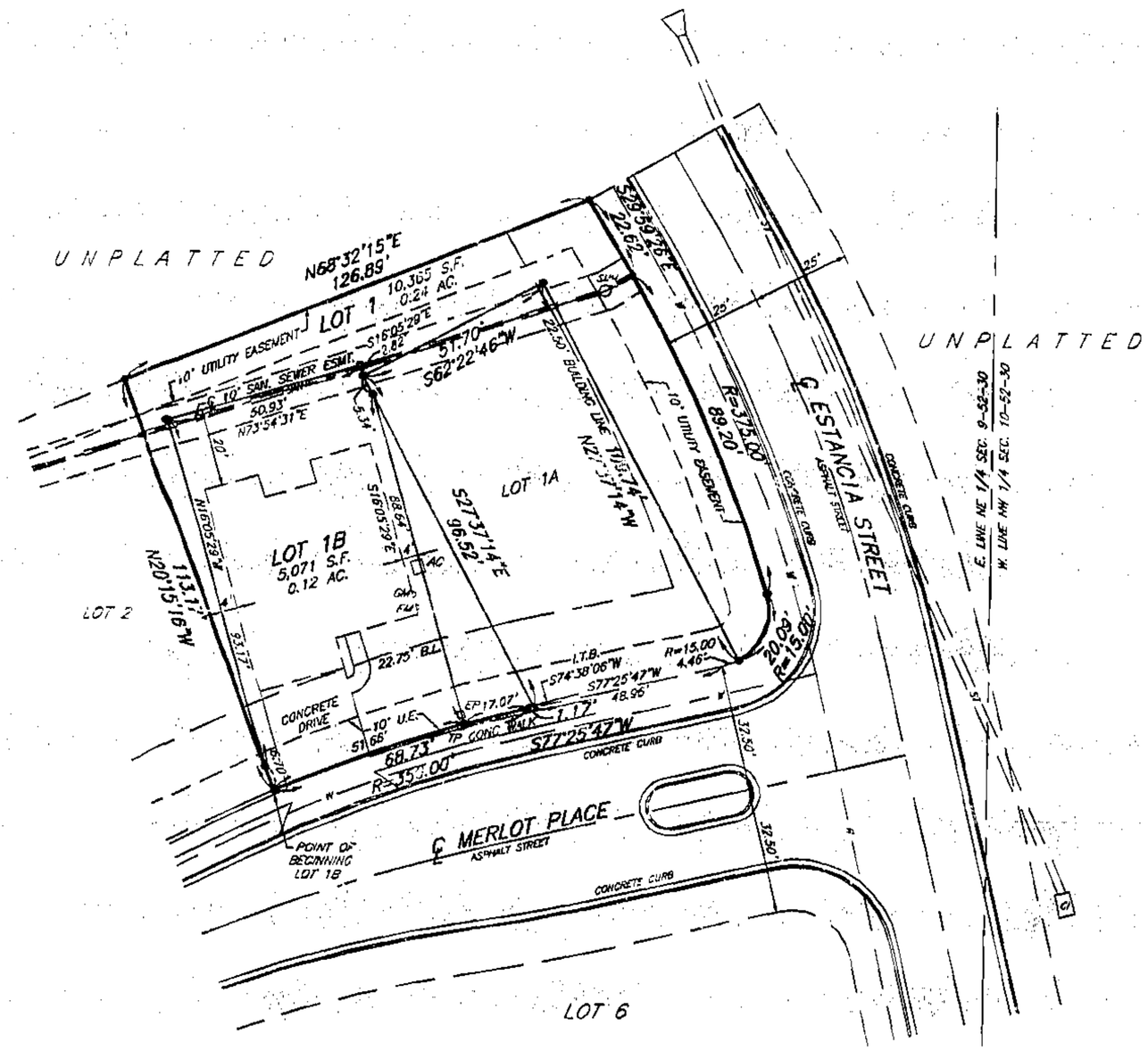
Filed for Record
Recorded
By Denise Vaughn
Deputy

Q63396
AUG 0 9 2001

CERTIFICATE OF SURVEY

LOTS 1 & 1B – REPLAT OF PART OF LOT 1 – REPLAT OF VINTAGE ESTATES
A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI



LEGAL DESCRIPTION:

Lot 1B – Replat of Vintage Estates

All that part 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, being bounded and described as follows: Beginning at the Southwest corner of said Lot 1, thence North 20°15'16" West, along the West line of said Lot 1, 4.70 feet; thence North 16°03'29" West, 63.17 feet; thence North 73°54'31" East, 50.93 feet; thence South 16°03'29" East, 2.82 feet; thence South 27°37'14" East, 3.34 feet; thence south 16°03'29" East, 88.64 feet to a point on the Northerly right-of-way line of Merlot Place, an east subdivision; thence Westerly, along said right-of-way line, on a curve to the right, having an initial tangent bearing of South 74°38'06" West, and a radius of 355.00 feet, an arc distance of 51.65 feet to the Point of Beginning. Containing 5,071 square feet (0.12 acres), more or less.

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 tracts of land: All that part 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, 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, 33.26 feet; thence South 27°37'14" East, 13.61 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 27°37'14" East, 109.24 feet to a point on the Northwesterly right-of-way line of Merlot Place, an east subdivision; thence Westerly, along said North right-of-way line, on a curve to the right, having an initial tangent bearing of South 80°27'34" West, and a radius of 15.00 feet, an arc distance of 4.46 feet; thence South 77°25'42" West, along said right-of-way line, 48.96 feet; thence North 27°37'14" West, 96.92 feet; thence North 62°22'46" East, 51.70 feet to the True Point of Beginning. All that part 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, being bounded and described as follows: Beginning at the Southwest corner of said Lot 1; thence North 20°15'16" West, along the West line of said Lot 1, 6.70 feet; thence North 16° 03'29" West, 63.17 feet; thence north 73°54'31" East, 50.93 feet; thence South 16°03'29" East, 2.82 feet; thence South 27° 37'14" East, 3.34 feet; thence South 16°03'29" East, 88.64 feet to a point on the Northerly right-of-way line of Merlot Place, an east subdivision; thence Westerly, along said right-of-way line, along a curve to the left, having an initial tangent bearing of South 74°38'06" West, and a radius of 355.00 feet, an arc distance of 51.65 feet to the Point of Beginning. Containing 5,364 square feet (0.12 acres), more or less.

IN WITNESS WHEREOF: C.H.A.R. 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 _____ day of AUGUST, 2001.

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

LOT 1B

Robert T. Craven Manager

STATE OF MISSOURI
COUNTY OF CLAY } ss

Be it remembered that on this 8 day of AUGUST, 2001, 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.R. 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.

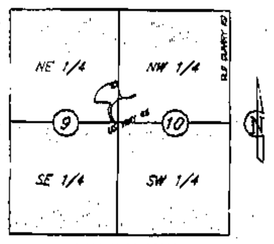
SHIRLEY A. SHELTON
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Expires 06/22/2002

Shirley A. Shelton
Notary Public

My Commission Expires: 6/22/2002

Approved by the City Manager of Excelsior Springs, Missouri, this 8 day of AUGUST, 2001. 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

AC – AIR CONDITIONER
EM – ELECTRIC METER
TP – TELEPHONE PEDESTAL
GM – GAS METER
EP – ELECTRIC PEDESTAL
● – SET 1/2" BAR
SAN — SANITARY SEWER
STORM — STORM SEWER
W — WATER LINE

Calc. E
9/5/01 LM

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 Missouri 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 publishing to the best of my professional information, knowledge and belief.

7-02-01
Date

W. Jon Schaaf PLS 1880

John L. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8200 N. NE Clear Ave.
Kansas City, Missouri 64151
Phone: 816-587-1550
Fax: 816-587-1551

DATE: 07-02-01 | Job No.– | File Name– VE-LS-M

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

http://www.ClayCoGov.com