Clay County, Missouri
Land Survey Document

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Q64572

AUG 17 2001

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CHR E Stone 185
by Rebecca Gles
Deputy

CERTIFICATE OF SURVEY

LOTS 6 AND 5A – REPLAT OF LOT 5 – REPLAT OF VINTAGE ESTATES
A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

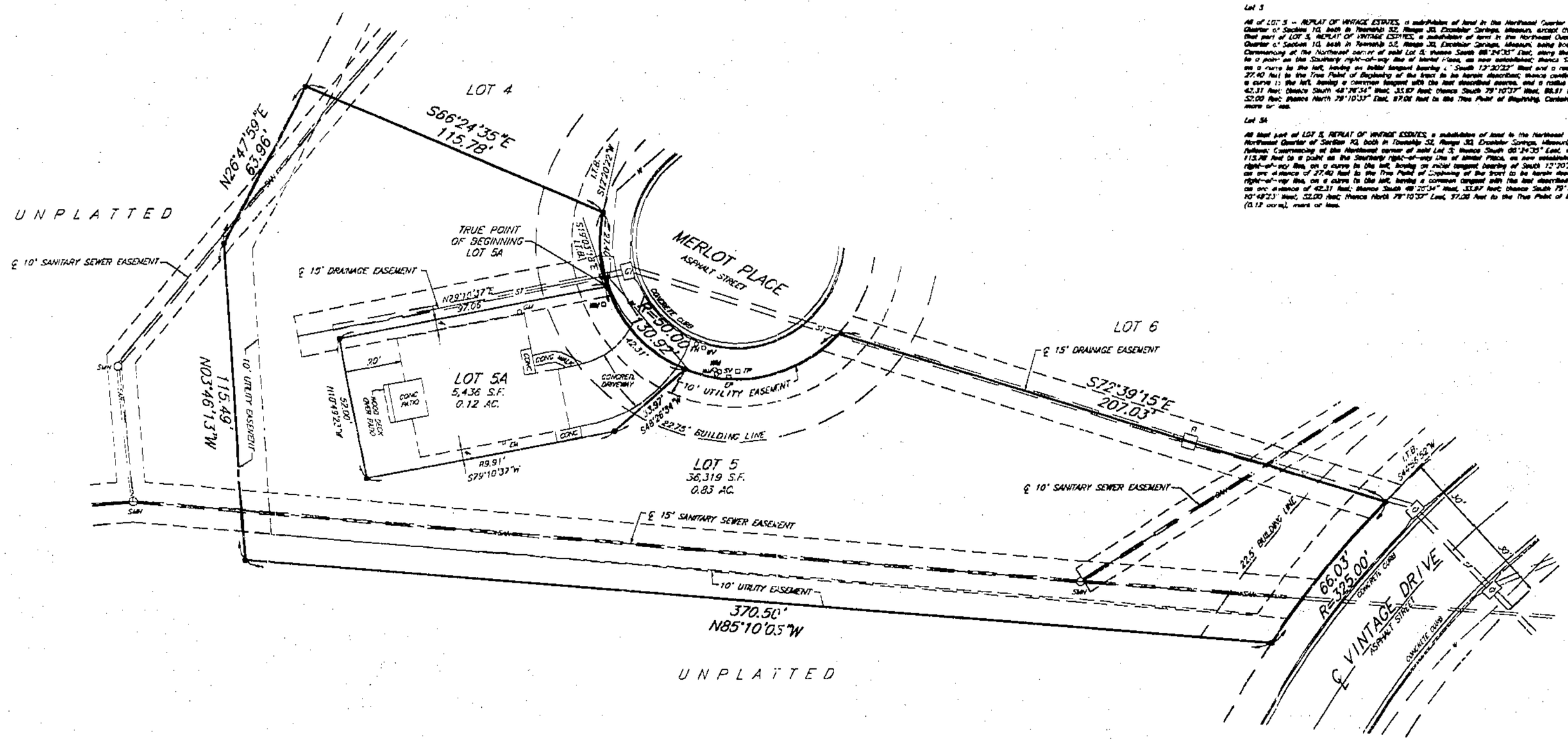
Legal Description:

Lot 5

All of LOT 5 – REPLAT OF VINTAGE ESTATES, a subdivision of land in the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, both in Township 52, Range 30, Excelsior Springs, Missouri, except the following described tract of land: All that part of LOT 5, REPLAT OF VINTAGE ESTATES, a subdivision of land in the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, both in Township 52, Range 30, Excelsior Springs, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Lot 5; thence South 88°24'35" East, along the North line of said Lot 5, 115.78 feet to a point on the Southerly right-of-way line of Merlot Place, as now established; thence Southerly, along said right-of-way line, on a curve to the left, bearing on initial tangent bearing of South 13°20'22" West and a radius of 50.00 feet, an arc distance of 27.40 feet to the True Point of Beginning of the tract to be herein described; thence continuing along said right-of-way line, on a curve to the left, bearing a common tangent with the last described course, and a radius of 50.00 feet, an arc distance of 42.31 feet; thence South 48°28'34" West, 33.97 feet; thence South 79°10'37" West, 88.91 feet; thence North 10°49'23" West, 52.00 feet; thence North 79°10'37" East, 97.08 feet to the True Point of Beginning. Containing 36,319 square feet (0.83 acres), more or less.

Lot 5A

All that part of LOT 5, REPLAT OF VINTAGE ESTATES, a subdivision of land in the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, both in Township 52, Range 30, Excelsior Springs, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Lot 5; thence South 88°24'35" East, along the North line of said Lot 5, 115.78 feet to a point on the Southerly right-of-way line of Merlot Place, as now established; thence Southerly, along said right-of-way line, on a curve to the left, bearing on initial tangent bearing of South 13°20'22" West and a radius of 50.00 feet, an arc distance of 27.40 feet to the True Point of Beginning of the tract to be herein described; thence continuing along said right-of-way line, on a curve to the left, bearing a common tangent with the last described course, and a radius of 50.00 feet, an arc distance of 42.31 feet; thence South 48°28'34" West, 33.97 feet; thence South 79°10'37" West, 88.91 feet; thence North 10°49'23" West, 52.00 feet; thence North 79°10'37" East, 97.08 feet to the True Point of Beginning. Containing 5,436 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 13 day of AUGUST, 2001.

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

Robert T. Crews a Member

STATE OF MISSOURI
COUNTY OF CLAY } SS

Be it remembered that on this 13 day of AUGUST, 2001, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert T. Crews, to me personally known, who being by me duly sworn, did say that he is Member 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. Crews, 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 last above written.

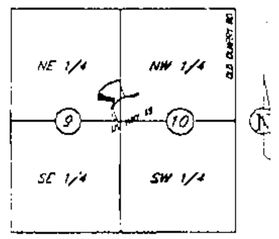
SHIRLEY A. SHELTON
Notary Public, Notary Seal
State of Missouri
Clay County
My Commission Expires 06/25/2002

Shirley A. Shelton
Notary Public

My Commission Expires: 6/25/2002

Approved by the City Manager of Excelsior Springs, Missouri
This 22 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

FH – FIRE HYDRANT	EP – ELECTRIC PEDESTAL
WV – WATER VALVE	TP – TELEPHONE PEDESTAL
WM – WATER METER	CI – CURB INLET
SV – SPRINKLER VALVE	FI – FIELD INLET
GM – GAS METER	SMH – SANITARY MANHOLE
EM – ELECTRIC METER	● – SET 1/2" BAR

SMH – SANITARY MANHOLE
—W— WATER LINE
—SAN— SANITARY SEWER
—ST— STORM SEWER

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

8-15-01
Date

W. James Schoene RLS 1980

Ord. 5
5/5/01 Dim

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

John E. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
9350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-6150
Fax: 816-587-1329

DATE: 08-15-01 | JOB NO.: – | File Name: VE-LS-M

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