Clay County, Missouri
Land Survey Document

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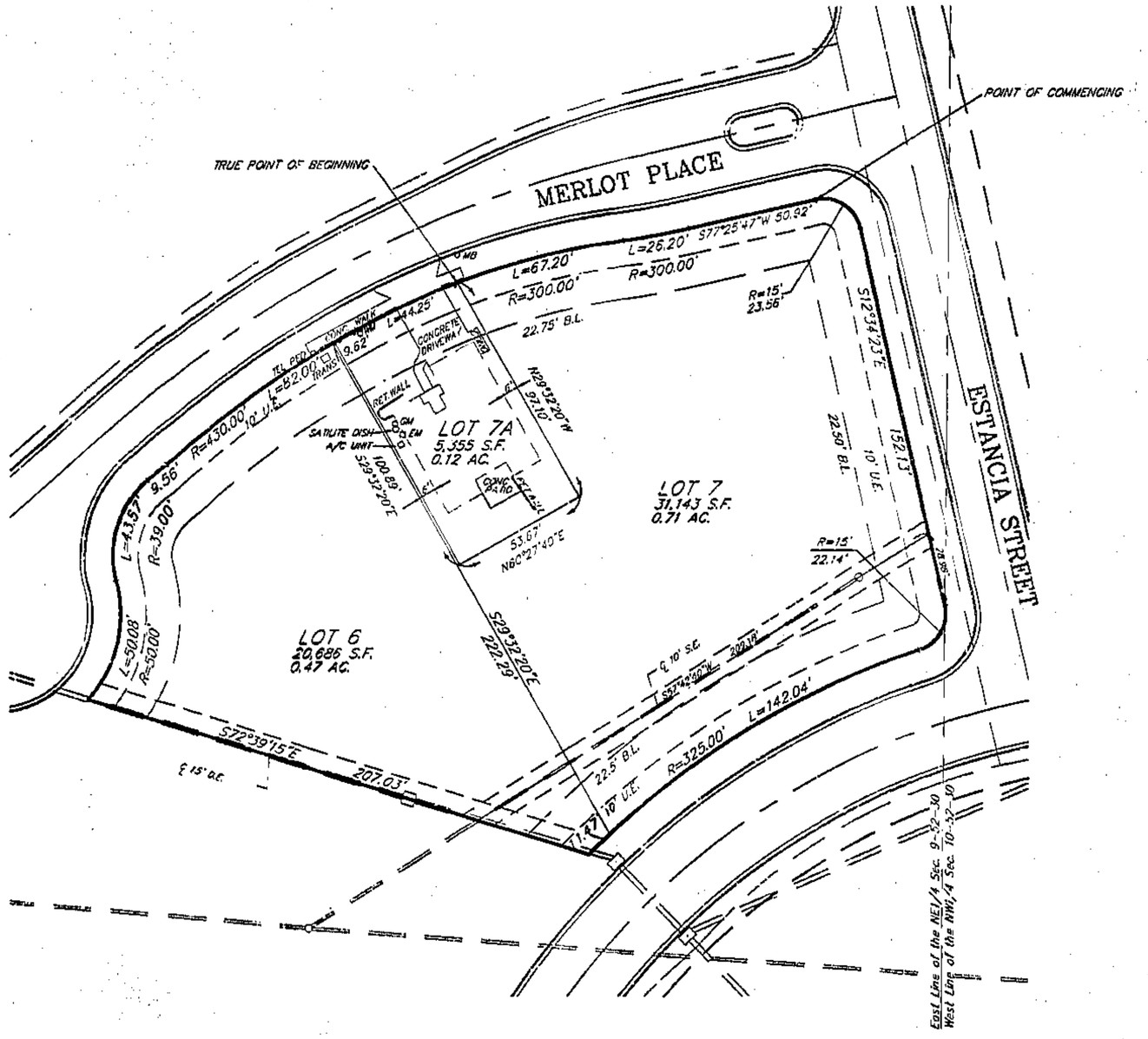
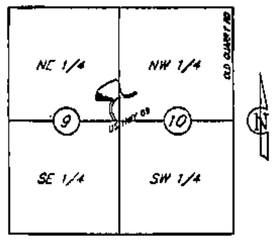
STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
2002 DEC -4 P 3:06
Book F Page 47
RECORDER OF DEEDS
DEC 04 2002
R53181
By Wendy Melvey
Deputy

CERTIFICATE OF SURVEY

LOTS 7 AND 7A – REPLAT OF LOT 6 OF THE 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.)

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

SCALE
0' 30 60

LEGAL DESCRIPTION:

Lot 7

All of Lot 7 – REPLAT OF LOT 6 OF THE 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 7 – REPLAT OF LOT 6 OF THE 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 7, said point being on the Southerly right-of-way line of Merlot Place and in the Northeast corner of said Lot 7, as now established; thence South 77°25'47" West along said Southerly right-of-way line, a distance of 50.92 feet; thence along said right-of-way line, on a curve to the left, having a radius of 300.00 feet, an arc distance of 26.20 feet; thence along said right-of-way line, on a curve to the left, having a radius of 330.00 feet, an arc distance of 67.20 feet to the True Point of Beginning of the tract to be herein described; thence along said right-of-way line, on a curve to the left, having a radius of 300.00 feet, an arc distance of 44.23 feet; thence along said right-of-way line, on a curve to the left, having a radius of 430.00 feet, an arc distance of 9.62 feet; thence South 29°32'20" East, a distance of 100.08 feet; thence North 60°27'40" East, a distance of 53.67 feet; thence North 29°32'20" West, a distance of 97.10 feet to the True Point of Beginning. Containing 31,143 square feet or 0.71 acres, more or less.

Lot 7A

All that part of Lot 7, REPLAT OF LOT 6 OF THE 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 most Northerly corner of said Lot 7, said point being on the Southerly right-of-way line of Merlot Place and in the Northeast corner of said Lot 7, as now established; thence South 77°25'47" West along said Southerly right-of-way line, a distance of 50.92 feet; thence along said right-of-way line, on a curve to the right, having a radius of 300.00 feet, an arc distance of 26.20 feet; thence along said right-of-way line, on a curve to the left, having a radius of 330.00 feet, an arc distance of 67.20 feet to the True Point of Beginning of the tract to be herein described; thence along said right-of-way line, on a curve to the left, having a radius of 300.00 feet, an arc distance of 44.23 feet; thence along said right-of-way line, on a curve to the left, having a radius of 430.00 feet, an arc distance of 9.62 feet; thence along said right-of-way line, on a curve to the left, having a radius of 430.00 feet, an arc distance of 52.00 feet; thence North 60°27'40" East, a distance of 53.67 feet; thence North 29°32'20" West, a distance of 97.10 feet to the True Point of Beginning. Containing 5,355 square feet or 0.12 acres, more or less.

IN WITNESS WHEREOF: G.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 _____ day of _____, 20__.

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

Robert F. Craven Manager

STATE OF Missouri }
COUNTY OF Clay } SS

Be it remembered that on this 21 day of November 2002; before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert F. Craven, to me personally known, who being by me duly sworn, did say that he is Manager, of G.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 F. 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 Shelton
Notary Public

SHIRLEY SHELTON
Notary Public
My Commission Expires
Jackson County
My Commission Expires Jan. 25, 2006

My Commission Expires: Jan. 25, 2006

Approved by the City Manager of Excelsior Springs, Missouri
This 4th day of Dec., 2002. No Plat is required.

City Manager

Date F
11/16/03 EM

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

11-20-02
Date

Robert W. Brown II
Robert W. Brown II PLS 2426

John I. Hutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1325

DATE: 11/20/02 | Job No. – 09014 | File Name – L6012XT.DWG

\SURVEY\VINTAGE