Clay County, Missouri
Land Survey Document

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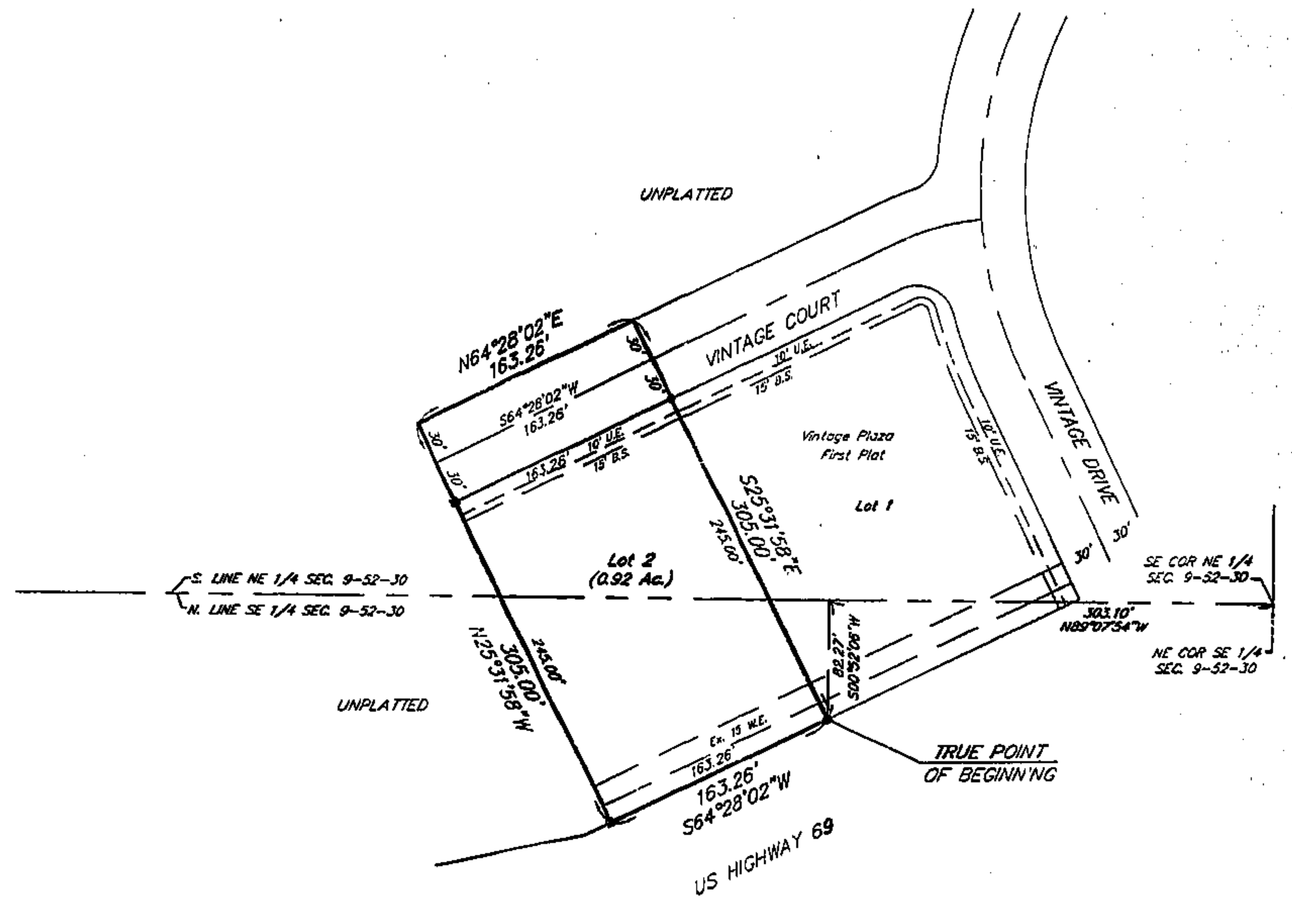
S93598

STATE OF MO
CLAY COUNTY
RECORD INSTRUMENT
2004 SEP 10 P 12:31 R
CAB F Slide 143
BRENDA SAYER
RECORDER OF DEEDS
By: Wanda Watson
Deputy

VINTAGE PLAZA–SECOND PLAT

A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI



Legal Description:

A subdivision of land in the Northeast Quarter and the Southeast Quarter of Section 9, Township 52, Range 30, Excelsior Springs, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence North 89°07'54" West, along the South line of said Northeast Quarter, 303.10 feet; thence South 00°52'06" West, 82.27 feet to a point on the Northerly right-of-way line of US Highway 69, as now established, said point being the True Point of Beginning of the tract to be herein described; thence South 64°28'02" West, along said Northerly right-of-way line, 163.26 feet; thence North 25°31'58" West, 305.00 feet; thence North 64°28'02" East, 163.26 feet; thence South 25°31'58" East, 305.00 feet to the True Point of Beginning. Containing 1.14 acres, more or less.

DEDICATION

The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner shown on this plat, and said property shall hereafter be known as:

VINTAGE PLAZA–SECOND PLAT

An easement or license is hereby granted to the City of Excelsior Springs, Missouri, to locate, construct and maintain, and to authorize the location, construction, maintenance or use of conduits, for oil and any purposes, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, or any or all of them, upon, under and along the strips of land outlined and designated on this plat as "Utility Easements" or "U.E."

Streets shown on this plat and not heretofore not dedicated to public use are hereby so dedicated.

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 31st day of August, 2004.

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 31 day of August, 2004 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.

Shannon L. Stroud
Notary Public

SHANNON L. STROUD
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: May 22, 2006

My Commission Expires: May 22, 2006

REVIEWED AND APPROVED BY, the Excelsior Springs City Council this 7th day of September, 2004

Mayor — *City Clerk*

Planning Commission Chairman — *Planning Commission Secretary*

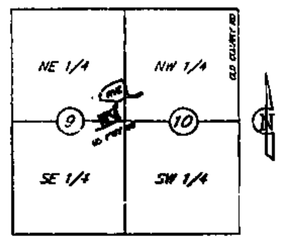
ENTERED on transfer record this _____ day of _____, 20__.

This plat and survey of VINTAGE PLAZA–SECOND PLAT were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of VINTAGE PLAZA–SECOND PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

8-04-04 — *Date*

Signed: W. James Schowe — *W. James Schowe* — *RLS #1989*



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

LEGEND

- ■ – *5/8" Bar with Aluminum Cap to be set upon completion of construction*
- ● – *FND 5/8" Bar*
- *U.E. – Utility Easement*
- *B.S. – Building Setback*
- *W.E. – Water Line Easement*

SCALE
0' 60' 120'
1" = 60'

Cab. F
9/21/04 DR

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4700
Fax: 816-587-1989

DATE: 7-27-04 | Job No.– 04023 | File Name– VP2-PLAT