Clay County, Missouri
Land Survey Document

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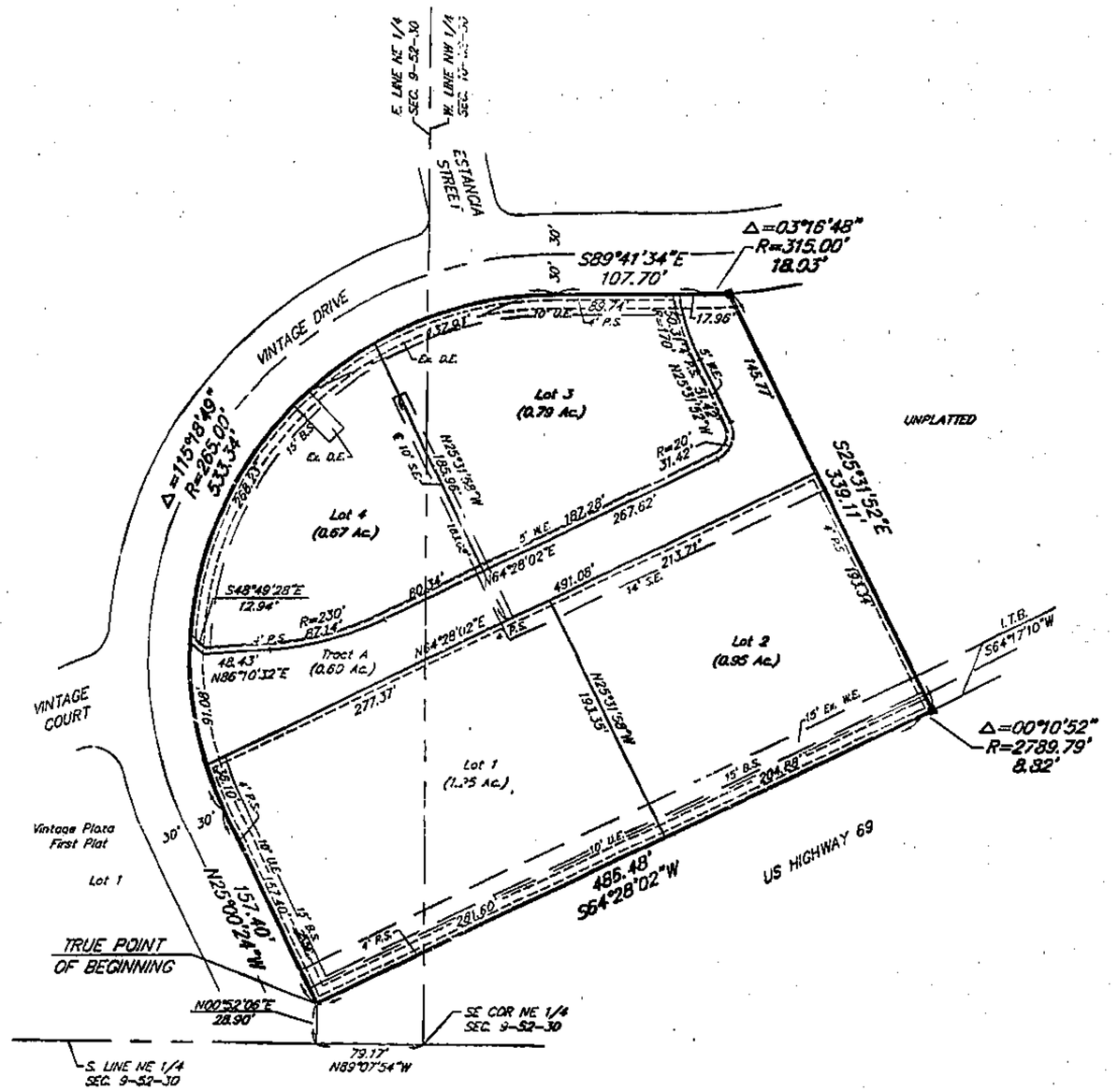
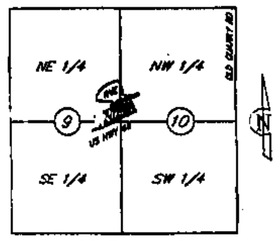
STATE MISSOURI
CLAY COUNTY
COUNTY RECORDER DEED
S93694
2004 SEP 10 P 2:23 B
Book 144
PORCIA J. SENTER
RECORDER OF DEEDS
by Mindy Rickrage
Deputy

VINTAGE PLAZA—THIRD PLAT

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

- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. – Utility Easement
- B.S. – Building Setback
- P.S. – Parking Setback
- W.E. – Water Line Easement
- S.E. – Sanitary Easement
- D.E. – Storm Drainage Easement

N

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

LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, all in 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, 79.17 feet; thence North 00°52'06" East, 28.90 feet to a point on the Easterly right-of-way line of Vintage Drive, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence North 25°00'24" West along said Easterly line, 157.40 feet; thence Northeasterly along said Easterly line, on a curve to the right, tangent to the last described course, having a radius of 265.00 feet, a central angle of 115°18'49", an arc distance of 533.34 feet; thence South 89°41'34" East along said Easterly line, 107.70 feet; thence Easterly along said Easterly line, on a curve to the left, tangent to the last described course, having a radius of 315.00 feet, a central angle of 03°16'48", an arc distance of 18.03 feet; thence South 25°31'52" East, 339.11 feet to a point on the Northerly right-of-way line of US Highway 69, as now established; thence Southwesterly along said Northerly line, on a curve to the right, having an initial tangent bearing of South 64°17'10" West, a radius of 2789.79 feet, a central angle of 00°10'52", an arc distance of 8.82 feet; thence South 64°28'02" West along said Northerly line, 486.48 feet to the True Point of Beginning. Containing 4.25 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—THIRD 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 all and any purpose, 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".

TRACT A: Tract A (0.60 Ac.) is hereby reserved by the Developer as an Access Tract for ingress/egress to all lots on this plat.

NOTE: Cross-access is hereby granted by the developer between all lots on this plat.

NOTE: There shall be no direct vehicular access from Lots 1 and 2 onto US Highway 69.
There shall be no direct vehicular access from Lots 3 and 4 onto Vintage Drive.

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 9th day of September, 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 9th day of September, 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 on 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, 2008

My Commission Expires: _____

IN WITNESS WHEREOF: Mike and Jean Reichert, husband and wife, has caused these presents to be executed this 9th day of September, 2004.

Mike Reichert

Jean Reichert

STATE OF Missouri } SS
COUNTY OF Clay }

Be it remembered that on this 9th day of September, 2004 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mike and Jean Reichert, husband and wife, to me personally known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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 – Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: May 22, 2008

Shannon L. Stroud
Notary Public

My Commission Expires: _____

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

Mayor

City Clerk

Planning Commission Chairman

Shannon L. Stroud
Planning Commission Secretary

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

This plat and survey of VINTAGE PLAZA—THIRD 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—THIRD 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.

9-10-04
Date

Signed: W. Jerald Schoen
W. Jerald Schoen — RLS #1989

Rev. 9-7-04

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1340

DATE: 7-27-04 | Job No.– 04209 | File Name– VPJ-PLAT