Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
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Instrument Number: 2007007060
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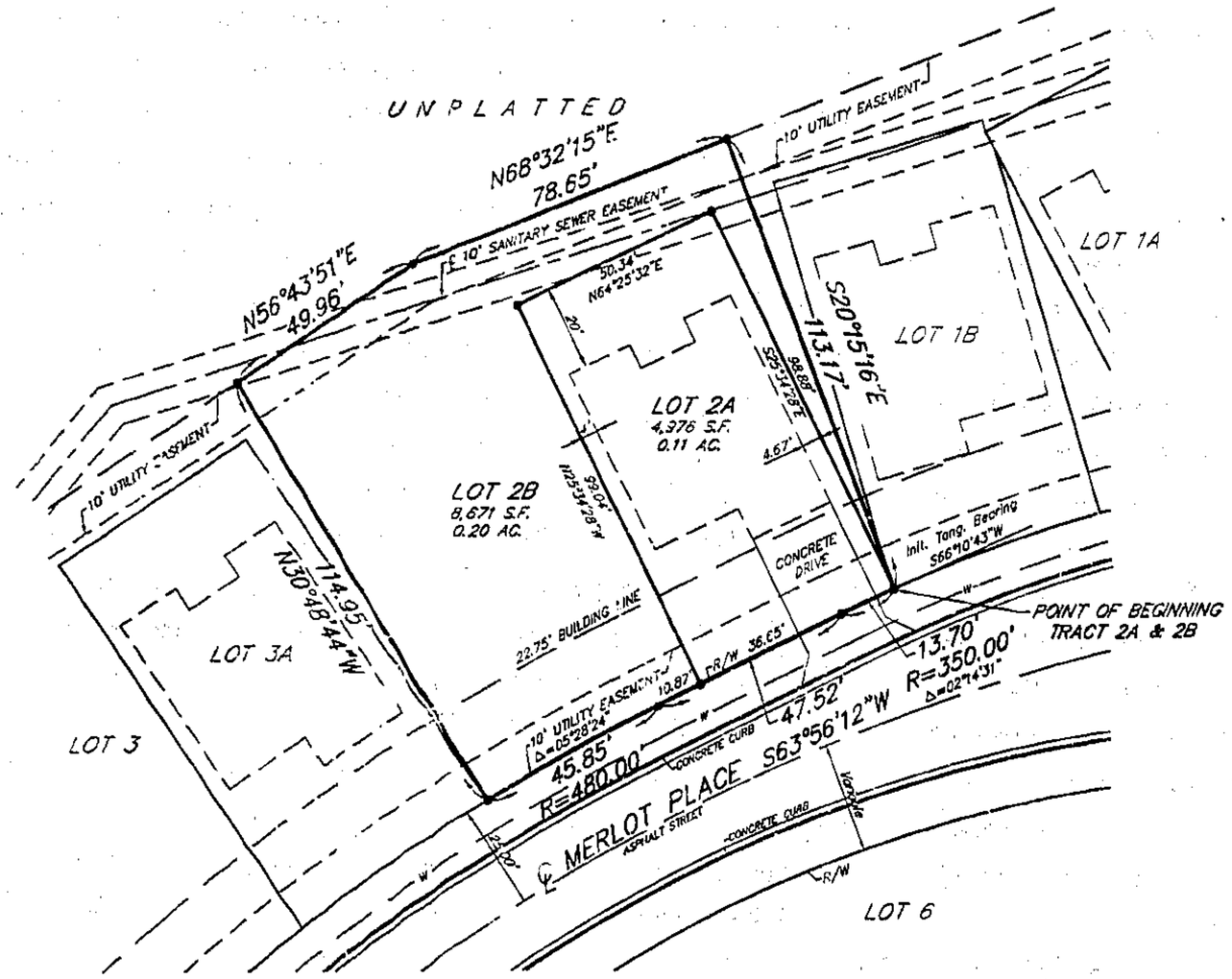
Instrument Type: SURV
Page Count:
Recording Fee: $66.00 S
Grantor CHAP LAND CO
Grantee VINTAGE ESTATES
Robert T Sevier, Recorder

CERTIFICATE OF SURVEY

LOTS 2A & 2B – REPLAT OF LOT 2 – REPLAT OF VINTAGE ESTATES

A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI



Lot 2A

All that part of Lot 2, Replat of Vintage Estates, 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 described as follows: Beginning at the Southeast corner of said Lot 2; thence Southwesterly along the South line of said Lot 2, on a curve to the left, having an initial tangent bearing of South 66°10'43" West, a radius of 350.00 feet, a central angle of 02°14'31", an arc distance of 13.70 feet; thence South 63°56'12" West, along said South line, 36.65 feet; thence North 23°34'28" West, 98.04 feet; thence North 64°25'32" East, 50.34 feet; thence South 23°34'28" East, 98.88 feet to the True Point of Beginning. Containing 4,976 square feet or 0.11 acres, more or less.

Lot 2B

All that part of Lot 2, Replat of Vintage Estates, a subdivision 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 described as follows: Beginning at the Southeast corner of said Lot 2; thence North 23°34'28" West, 98.88 feet; thence South 64°25'32" West, 50.34 feet; thence South 23°34'28" East, 98.04 feet to a point on the South line of said Lot 2; thence South 63°56'12" West, along said South line, 10.87 feet; thence Southwesterly, along said South line, on a curve to the left, tangent to the last described course, having a radius of 480.00 feet, a central angle of 5°28'24", an arc distance of 45.85 feet to the Southeast corner of said Lot 2; thence North 30°48'44" West, along said West line, 114.95 feet to the Northwest corner of said Lot 2; thence North 56°43'51" East, along the North line of said Lot 2, 49.96 feet; thence North 68°32'15" East, along said North line, 78.65 feet to the Northeast corner of said Lot 2; thence South 20°15'16" East, along the East line of said Lot 2, 113.17 feet to the Point of Beginning. Containing 8,671 square feet or 0.20 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 21 day of February, 2007.

C.H.A.P. LAND COMPANY, L.L.C.
a Missouri Limited Liability Company
Roland D. Parker — Partner

STATE OF Missouri } SS:
COUNTY OF Clay }

Be it remembered that on this 21 day of February, 2007, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Roland D. Parker, to me personally known, who being by me duly sworn, did say that he is a Partner, 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 Roland D. Parker, 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.

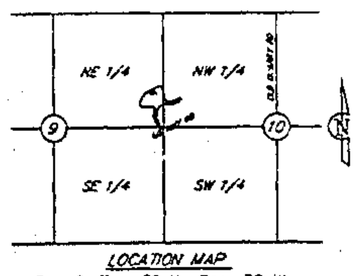
Notary Public

SHIRLEY SHELTON
Notary Public - Notary Seal
State of Missouri - County of Clay
My Commission Expires July 25, 2010
Commission #: 07-391-0000

My Commission Expires: April 25, 2010

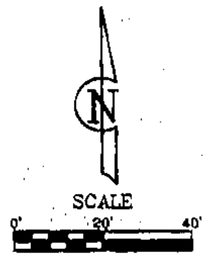
Approved by the Assistant City Manager of Excelsior Springs, Missouri.
This 21 day of February, 2007. No Plat is required.

Assistant City Manager



LOCATION MAP
Sec. 9, Twp. 52 N., Rge. 30 W.
Sec. 10, Twp. 52 N., Rge. 30 W.
(N.T.S.)

LEGEND
SMH – SANITARY MANHOLE — *SAN — SANITARY SEWER*
● – SET 1/2" IRR — *W — WATER LINE*



SCALE: 1"=20'

Certification:

I hereby certify that this drawing is based on an actual field 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 Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

7/14/06
Date

W. James Schroer PLS 1989

Cal. H. 3/13/07 CK.

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DATE: 07-14-06 | Job No.—06063 | File Name—Vintage Estates-LS-PP

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http://www.ClayCoGov.com