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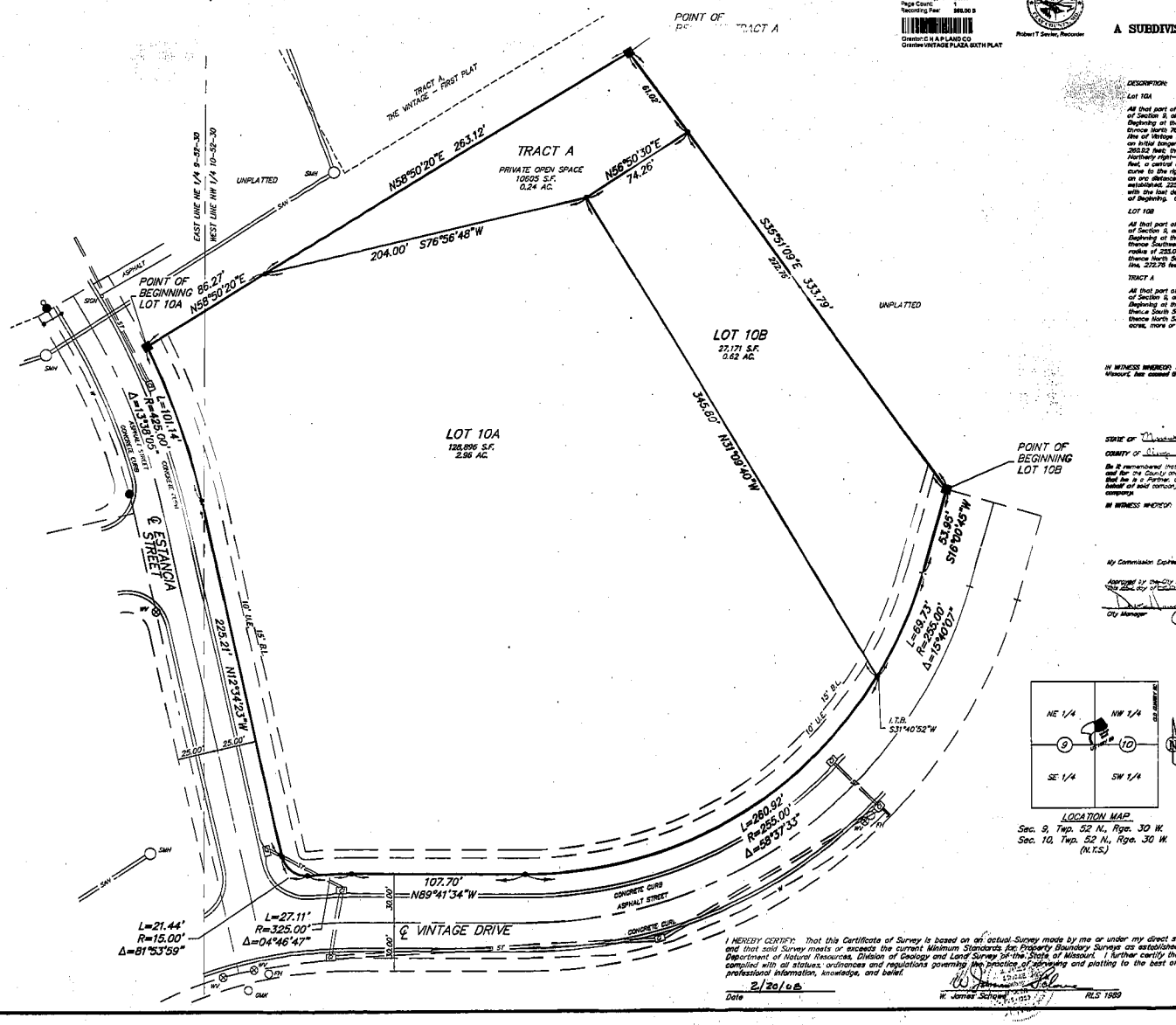
Recording Fee: $60.00 S
Grantor: C H A P LAND CO
Grantee: VINTAGE PLAZA SIXTH PLAT
Robert T Sevier, Recorder

CERTIFICATE OF SURVEY

LOTS, 10A, 10B AND TRACT A – REPLAT OF LOT 10
VINTAGE PLAZA – SIXTH 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

CI – CURB INLET
WV – WATER VALVE
FH – FIRE HYDRANT
SMH – SANITARY MANHOLE
GMK – GAS LINE MARKER
● – SET 1/2" BAR
■ – SET 5/8" BAR with Aluminum Cap to be set upon completion
SAN — SANITARY SEWER
ST — STORM SEWER
W — WATER LINE

SCALE
0' 30' 60'
1" = 30'

DESCRIPTION:

Lot 10A

All that part of Lot 10, Vintage Plaza – Sixth Plat, a subdivision in the Northwest Quarter of Section 10 and Northeast Quarter of Section 9, all in Township 52, Range 30, Excelsior Springs, Clay County, Missouri being bounded and described as follows: Beginning at the Northwest corner of said Lot 10; thence North 58°50'20" East along the North line of said Lot 10, 86.27 feet; thence North 76°56'48" East, 204.00 feet; thence South 31°03'40" East, 345.60 feet to a point on the Northerly right-of-way line of Vintage Drive, as now established; thence Westerly along said Northerly right-of-way line on a curve to the right, having an initial tangent bearing of South 31°40'52" West, a radius of 255.00 feet, a central angle of 58°37'33", an arc distance of 260.92 feet; thence North 58°41'34" West along said Northerly right-of-way line, 107.70 feet; thence Westerly along said Northerly right-of-way line, on a curve to the left, having a common tangent with the last described course, a radius of 325.00 feet, a central angle of 04°46'47", an arc distance of 27.11 feet; thence Northerly along said Northerly right-of-way line, on a curve to the right, having a common tangent with the last described course, a radius of 15.00 feet, a central angle of 81°53'59", an arc distance of 21.44 feet; thence North 12°34'23" West, along the Easterly right-of-way line of Estancia Street, as now established, 225.21 feet; thence Northerly along said Easterly right-of-way line on a curve to the left, having a common tangent with the last described course, a radius of 425.00 feet, a central angle of 13°38'05", an arc distance of 101.14 feet to the Point of Beginning. Containing 120,896 square feet or 2.96 acres, more or less.

LOT 10B

All that part of Lot 10, Vintage Plaza – Sixth Plat, a subdivision in the Northwest Quarter of Section 10 and Northeast Quarter of Section 9, all in Township 52, Range 30, Excelsior Springs, Clay County, Missouri being bounded and described as follows: Beginning at the Southeast corner of said Lot 10; thence South 16°00'45" West along the South line of said Lot 10, 53.95 feet; thence Southwesterly along said South line, on a curve to the right, having a common tangent with the last described course, a radius of 255.00 feet, a central angle of 15°40'07", an arc distance of 69.73 feet; thence North 31°39'40" West, 345.60 feet; thence North 56°50'30" East, 74.26 feet to a point on the East line of said Lot 10; thence South 35°51'09" East along said East line, 272.75 feet to the Point of Beginning. Containing 27,171 square feet or 0.62 acres, more or less.

TRACT A

All that part of Lot 10, Vintage Plaza – Sixth Plat, a subdivision in the Northwest Quarter of Section 10 and Northeast Quarter of Section 9, all in Township 52, Range 30, Excelsior Springs, Clay County, Missouri being bounded and described as follows: Beginning at the Northeast corner of said Lot 10; thence South 35°51'09" East along the East line of said Lot 10, 61.02 feet; thence South 56°50'30" West, 74.26 feet; thence South 76°56'48" West, 204.00 feet to a point on the North line of said Lot 10; thence North 58°50'20" East along said North line, 263.12 feet to the Point of Beginning. Containing 10,605 square feet or 0.24 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 ___ day of ___, 20__.

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 20th day of February, 2008 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.

Shirley Shelton
Notary Public

SHIRLEY SHELTON
Notary Public - Notary Seal
State of Missouri
My Commission Expires: June 25, 2010
Commission # 10-3418

My Commission Expires: June 25, 2010

Approved by the City Manager of Excelsior Springs, Missouri, this 20th day of March, 2008. No Plat is required.

City Manager

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 statues, ordinances and regulations governing the practice of surveying and plotting to the best of my professional information, knowledge, and belief.

2/20/08
Date

W. James Schaef
RLS 1989

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surveying
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engineering
landscape architecture

DATE: 02-20-08 | Job No.– | File Name– Vintage Plaza 6th Plat Lot Split

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