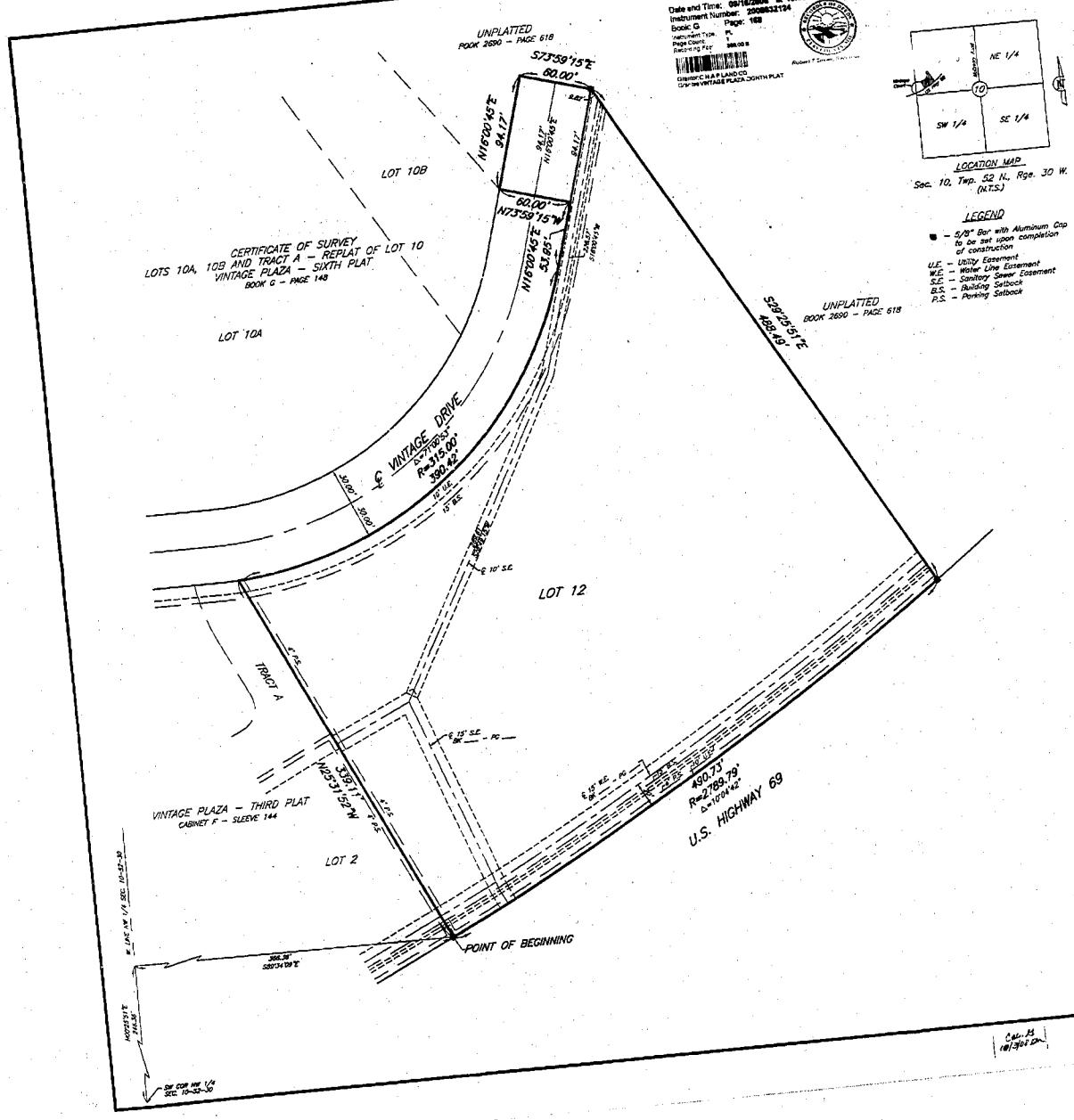
VINTAGE PLAZA – EIGHTH PLAT

A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

Recorded in Clay County, Missouri
Date and Time: 09/18/2008 at 10:33:44 AM
Instrument Number: 2008032124
Book: G Page: 169
Instrument Type: PL
Page Count: 1
Recording Fee: $66.00 $
Grantor: C H A P LAND CO
Grantee: VINTAGE PLAZA-EIGHTH PLAT
Robert F Spraer, Recorder



LOCATION MAP
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
- W.E. – Water Line Easement
- S.E. – Sanitary Sewer Easement
- B.S. – Building Setback
- P.S. – Parking Setback

LEGAL DESCRIPTION

A subdivision of land in the Northeast Quarter of Section 10, Township 52, Range 30, Excelsior Springs, Clay County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of Lot 2, VINTAGE PLAZA – TWO PLAT, a subdivision in said Excelsior Springs; thence North 25°31'52" West, along the Easterly line of said VINTAGE PLAZA – THIRD PLAT, 398.17 feet to a point on the Southerly right of way line of Vintage Drive, as now established, thence Northeasterly, along said right of way line, on a curve to the left, having an Initial Tangent Bearing of North 16°00'45" East, a radius of 315.00 feet, a central angle of 77°00'53", an arc distance of 390.42 feet; thence North 16°00'45" East, along said right of way line, 53.95 feet; thence North 73°59'15" West, along said right of way line, 60.00'; thence South 29°25'51" East, 488.49 feet to a point on the Northerly right of way line of U.S. Highway 69, as now established; thence Westerly, along said right of way line, on a curve to the right, having an Initial Tangent Bearing of South 54°12'28" West, a radius of 2,789.79 feet, a central angle of 10°04'42", an arc distance of 490.73 feet to the Point Of Beginning.
Containing 175,650 square feet or 4.03 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 – EIGHTH 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, on 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".

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 26 day of September, 2007.

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 26 day of September 2008, 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.

Shirley Shelton
Notary Public

SHIRLEY SHELTON
Notary Public - Notary Seal
State of Missouri - County of Clay
My Commission Expires: June 25, 2010
Commission # 07415410

My Commission Expires June 25, 2010

REVIEWED AND APPROVED BY the Excelsior Springs City Council this _____ day of _____ 2007.

Carolyn Schutte
Mayor

City Clerk

Kathy Sickles
Planning Commission Secretary

For: Planning Commission Chairman

SCALE
0' 40' 80'
1"=40'

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

I HEREBY CERTIFY: that the plat of VINTAGE PLAZA – EIGHTH 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 applicable Department of Natural Resources. 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.

7-25-08
Date

Signed: Jason Alan Kaye
MISSOURI PROFESSIONAL LAND SURVEYOR PLS 2002014562

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surveying
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landscape architecture

DATE: 07-25-08 Job No.: 06006 File Name: VINTAGE PLAZA 8-PLAT

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