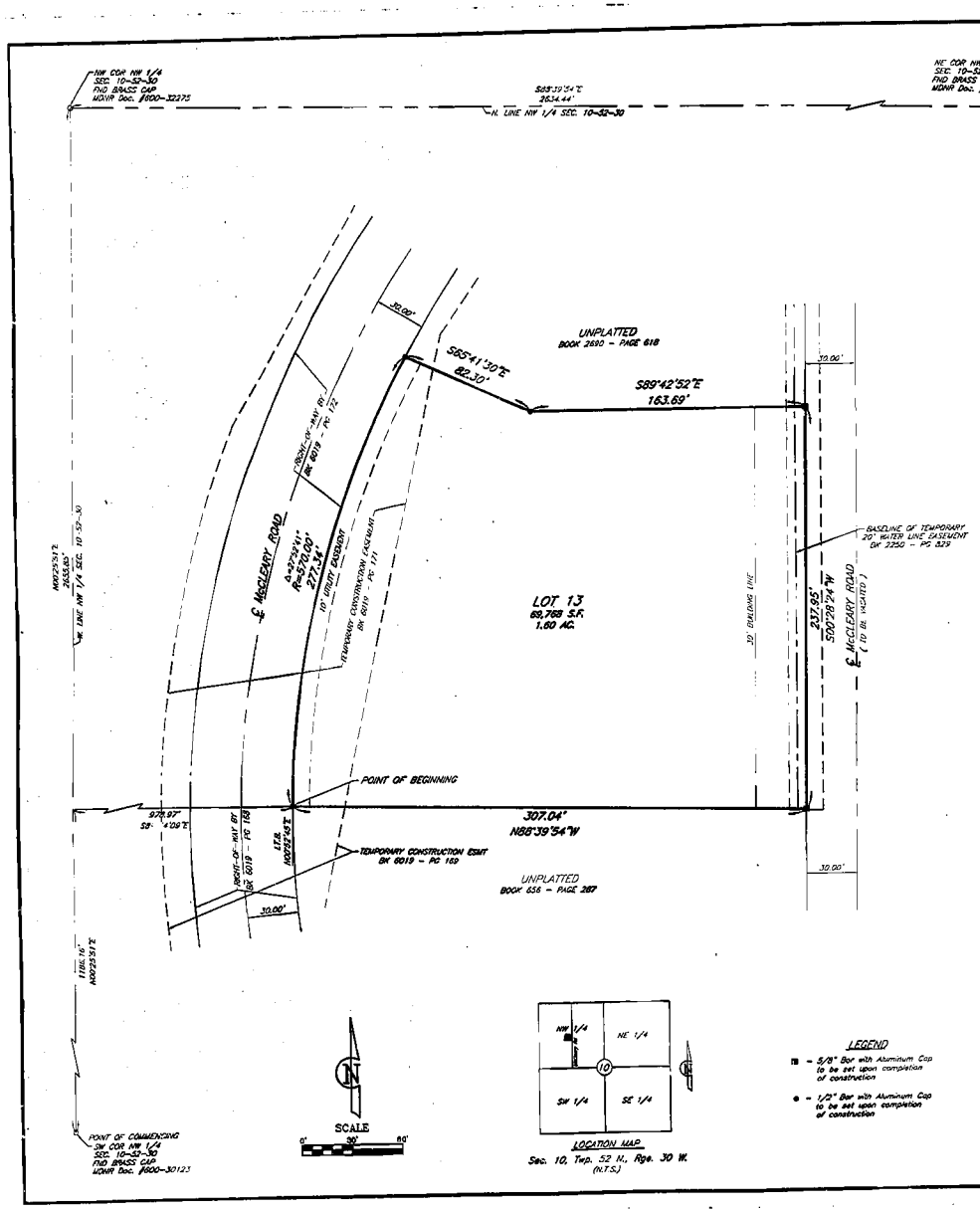

VINTAGE PLAZA – NINTH PLAT

A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

Property Description

A tract of land in the Northwest Quarter of Section 10, Township 52 North, Range 30 West of the 5th Principal Meridian in Excelsior Springs, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 10; thence North 00°25'51" East, along the West line of said Northwest Quarter, 1,180.16 feet; thence South 89°34'09" East, 978.97 feet to a point on the Easterly right-of-way line of McClerry Road, as established by the right of way deed recorded in Book 6019 at Page 172, in the office of the Clay County Recorder, said point being the Point of Beginning of the tract of land to be herein described; thence Northerly, along said right-of-way line, along a curve to the right, having an initial tangent bearing of North 00°02'45" East, with a radius of 570.00 feet, a central angle of 27°53'41" and an arc distance of 277.34 feet; thence South 65°41'30" East, 82.30 feet; thence South 89°42'52" East, 163.69 feet to a point on the West right-of-way line of McClerry Road, as now established; thence South 00°28'24" West, along said West right-of-way line, 237.95 feet; thence North 88°39'54" West, 307.04 feet to the Point of Beginning. Containing 69,763 square feet or 1.60 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 – NINTH 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".

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 28 day of May, 2009.

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 28 day of May, 2009, 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

My Commission Expires June 15, 2010

SHIRLEY SHELTON
Notary Public - Notary Seal
State of Missouri - Clay County
My Commission Expires June 15, 2010
Commission # 06475411

REVIEWED AND APPROVED BY the Excelsior Springs City Council this 28 day of May, 2009.

Carolyn Schultz
Mayor

Francis Smith
City Clerk

Planning Commission Chairman

Kathy Mitchell
Planning Commission Secretary

This plat and survey of VINTAGE PLAZA – NINTH PLAT were executed by Lutjen, Inc., 6330 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY that the plat of VINTAGE PLAZA – NINTH 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 knowledge and belief.

4-28-09
Date

Signed: Jason Lutjen
MISSOURI PROFESSIONAL LAND SURVEYOR NUMBER PLS-2002014092

FINAL PLAT

VINTAGE PLAZA–NINTH PLAT
EXCELSIOR SPRINGS
CLAY COUNTY, MISSOURI

Date of Survey
04-28-09

Recorder's Key Survey, Book
Page Number
Book: 0
Page: 687
Date and Time: 5/28/2009 11:13:02 PM
Instrument Number: 2009015450
Book: 0
Page: 687
Recorder's Fee: $40.00
Recording Fee: $40.00
Clay County Recorder of Deeds
Robert T. Mitchell, Recorder

Surveyed By: K.P.
Reviewed By: J.J.L.
Drafted By: J.L.L.
Lutjen Project No.: 08004

LUTJEN
6330 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4200
816.587.1785 fax
www.lutjen.com
surveying
land dev.
engineering
landscape architecture

Sheet No.:
1 of 1

Location: S:\Survey\VINTAGE\VINTAGE PLAZA-9-NW PLAT\FINAL PLAT\VINTAGE PLAZA-9-NW-PLAT.dwg

Cab G
9-10-09
OM