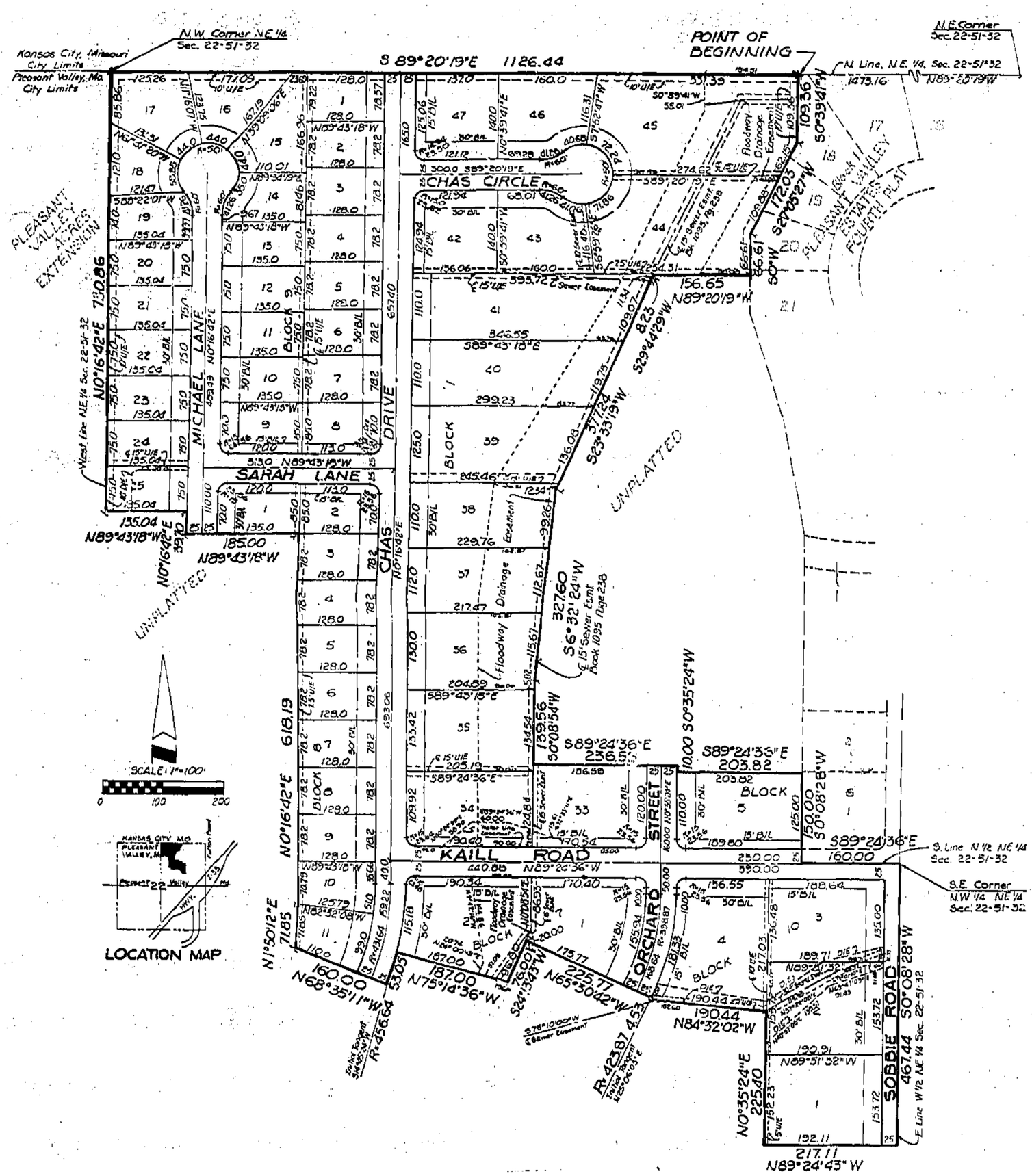
Clay County, Missouri
Land Survey Document

E 92199

OCT 29 1984

PLEASANT VALLEY ESTATES, FIFTH PLAT



DESCRIPTION:

This is a subdivision of all that part of the Northeast Quarter of Section 22, Township 51 North, Range 32 West in the City of Pleasant Valley, Clay County, Missouri, described as follows: Beginning at a point on the North line of the Northeast Quarter of said Section 22, said point being North 89 degrees 20 minutes 19 seconds West, a distance of 1473.16 feet from the Northeast corner of said Section 22, said point also being the Northwesterly corner of Lot 18, Block 1, PLEASANT VALLEY ESTATES FOURTH PLAT, a subdivision of land in the City of Pleasant Valley, Clay County, Missouri; thence South 0 degrees 39 minutes 41 seconds West along the Westerly line of Lot 18, Block 1 of said PLEASANT VALLEY ESTATES FOURTH PLAT, a distance of 109.36 feet to an angle point in the Westerly line of said Lot 18; thence South 27 degrees 05 minutes 27 seconds West along the Westerly line of Lots 18, 19 and 20, Block 1 of said PLEASANT VALLEY ESTATES FOURTH PLAT, a distance of 172.03 feet to an angle point in the Westerly line of said Lot 20; thence South 0 degrees West along the Westerly line of Lots 20 and 21, Block 1 of said PLEASANT VALLEY ESTATES FOURTH PLAT, a distance of 65.61 feet; thence North 89 degrees 20 minutes 19 seconds West, a distance of 156.65 feet; thence South 29 degrees 44 minutes 29 seconds West, a distance of 8.23 feet; thence South 23 degrees 33 minutes 19 seconds West, a distance of 377.24 feet; thence South 6 degrees 32 minutes 24 seconds West, a distance of 327.60 feet; thence South 0 degrees 08 minutes 54 seconds West, a distance of 139.56 feet; thence South 89 degrees 24 minutes 36 seconds East, a distance of 236.50 feet; thence South 0 degrees 35 minutes 24 seconds West, a distance of 10.00 feet; thence South 89 degrees 24 minutes 36 seconds East, a distance of 203.82 feet to a point on the Westerly line of Lot 1, Block 6 of said PLEASANT VALLEY ESTATES FOURTH PLAT; thence South 0 degrees 08 minutes 28 seconds West along the Westerly line of said Lot 1 and the Southerly prolongation thereof, a distance of 150.00 feet to a point on the South line of the North One-half of the Northeast Quarter of said Section 22; thence South 89 degrees 24 minutes 36 seconds East along the South line of the North One-half of the Northeast Quarter of said Section 22, a distance of 160.00 feet to the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 22; thence South [illegible] degrees 08 minutes 28 seconds West along the East line of the West One-half of the Northeast Quarter of said Section 22, a distance of 867.[illegible] feet; thence North 89 degrees 24 minutes 43 seconds West, a distance of 217.11 feet; thence North 0 degrees 35 minutes 24 seconds East, a distance of 225.40 feet; thence North 84 degrees 32 minutes 02 seconds West, a distance of 190.44 feet; thence Northeasterly along a curve to the left, the initial tangent having a bearing of North 25 degrees 06 minutes 03 seconds East, having a radius of 423.87 feet, an arc distance of 8.53 feet; thence North 65 degrees 30 minutes 42 seconds West, a distance of 225.77 feet; thence South 24 degrees 13 minutes 43 seconds West, a distance of 76.00 feet; thence North 75 degrees 14 minutes 36 seconds West, a distance of 187.00 feet; thence Southwesterly along a curve to the right, the initial tangent having a bearing of South 14 degrees 43 minutes 24 seconds West, having a radius of 455.64 feet, an arc distance of 53.05 feet; thence North 68 degrees 35 minutes 11 seconds West, a distance of 160.00 feet; thence North 1 degree 50 minutes 12 seconds East, a distance of 71.85 feet; thence North 0 degrees 16 minutes 42 seconds East, a distance of 618.19 feet; thence North 89 degrees 43 minutes 18 seconds West, a distance of 185.00 feet; thence North 0 degrees 16 minutes 42 seconds East, a distance of 39.70 feet; thence North 89 degrees 43 minutes 18 seconds West, a distance of 135.04 feet to a point on the West line of the Northeast Quarter of said Section 22; thence North 0 degrees 16 minutes 42 seconds East along the West line of the Northeast Quarter of said Section 22, a distance of 730.86 feet to the Northwest corner of the Northeast Quarter of said Section 22; thence South 89 degrees 20 minutes 19 seconds East along the North line of the Northeast Quarter of said Section 22, a distance of 1126.44 feet to the Point of Beginning.

The above described tract of land contains 28.29 Acres more or less.

DEDICATION:

The undersigned proprietor of the real estate described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "PLEASANT VALLEY ESTATES FIFTH PLAT".

EASEMENTS:

An easement or license is herein granted to the City of Pleasant Valley to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits for all and any purpose; water, gas, sanitary and storm sewers, poles and wires, or all or any of them over, under and along the strips of land outlined on this plat and designated by the words "Utility Easement or U/E".

STREETS: Streets or roads shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: Pleasant Valley Land Company, Inc., a corporation in the State of Missouri, has caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be affixed this 23 day of October, 1984.

PLEASANT VALLEY LAND COMPANY, Inc.

Marvin F. Pool
Marvin F. Pool, President

Michael D. Pursell
Michael D. Pursell, Secretary

STATE OF MISSOURI
COUNTY OF CLAY } S.S.

On this 23 day of October, 1984, before me appeared Marvin F. Pool to me personally known, who being by me duly sworn did say that he is President of Pleasant Valley Land Co., Inc., and that the seal affixed to this instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that said Marvin F. Pool acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri, on the day and year last above written.

My Commission Expires: MARY D. SKINNER Notary Public - State of Missouri Commissioned in Clay County My Commission Expires Nov. 23, 1984

Mary D. Skinner
Notary Public
MARY D. SKINNER
PRINT NAME

PLAN COMMISSION
Received: OCT 23 1984
Approved: OCT 23 1984
Chairman: Carrie H. Thompson
Carrie H. Thompson
Approved: OCT 23 1984
Larry Maxey
CITY ENGINEER: Larry Maxey

CO. COUN.
Received: OCT 23 1984
Approved: October 23, 1984
Ordinance No.: 1194
Mayor: Ellis Lawson
ELLIS LAWSON
Irma Nell Hines
CITY CLERK: Irma Nell Hines

E 92200
1579
444
Declaration of Restrictions

Filed for Record this 29th day of October A.D. 19 84 at 11 o'clock 27 minutes A.M. and Recorded in Book 32 Page 32
WM. L. BLANTON, Recorder
By Wilma L. Barter, Deputy

I hereby certify the details on this plat to be correct this 17th day of October, 1984.

Harold E. Rutherford, L.S.-294

12/4/89 9:27
Clay Cnty
Update

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7100 - A NORTH OAK STREET TRAFFICWAY
GLADSTONE, MISSOURI 64118

http://www.ClayCoGov.com