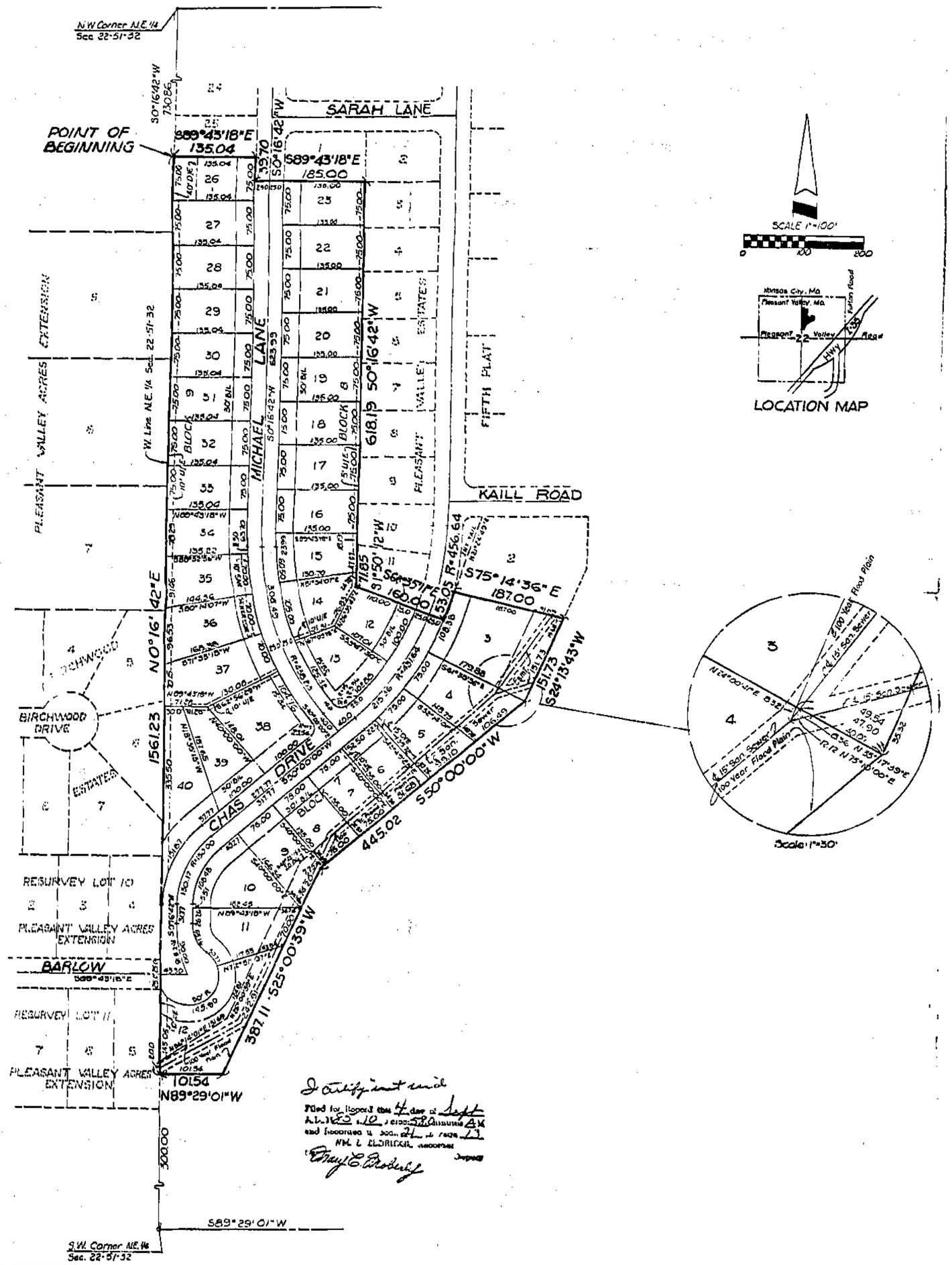
Clay County, Missouri
Land Survey Document

F 14553 SEP 4 1985

PLEASANT VALLEY ESTATES, SIXTH 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, Missouri, described as follows: Beginning at a point on the West line of the Northeast Quarter of said Section 22, said point being South 0 degrees 16 minutes 42 seconds West, a distance of 730.86 feet from the Northwest Corner of the Northeast Quarter of said Section 22, said point also being the Southwest corner of Lot 25, Block 9, PLEASANT VALLEY ESTATES, FIFTH PLAT; thence South 89 degrees 43 minutes 18 seconds East along the South line of said Lot 2 , a distance of 135.04 feet to the Southeast corner of said Lot 25; thence South 0 degrees 16 minutes 42 seconds West along the West line of Michael Lane, a distance of 39.70 feet; thence South 89 degrees 43 minutes 18 seconds East, along the South line of Lot 1, Block 8 of said PLEASANT VALLEY ESTATES , FIFTH PLAT and the Westerly prolongation thereof, a distance of 185.00 feet to the Southeast corner of said Lot 1; thence South 0 degrees 16 minutes 42 seconds West along the West line of Lots 3 thru 10, both inclusive, Block 8 of said PLEASANT VALLEY ESTATES, FIFTH PLAT, a distance of 610.12 feet to the Southwesterly corner of said Lot 10; thence South 1 degree 50 minutes 12 seconds West along the Westerly line of Lot 11, Block 8 of said PLEASANT VALLEY ESTATES, FIFTH PLAT, a distance of 71.85 feet to the Southwesterly corner of said Lot 11; thence South 68 degrees 35 minutes 11 seconds East along the Southerly line of said Lot 11 and the Southeasterly prolongation thereof, a distance of 160.00 feet to a point on the Easterly line of Chas Drive; thence Northeasterly along the Easterly line of Chas Drive and along a curve to the left, the initial tangent having a bearing of North 21 degrees 24 minutes 40 seconds East, having a radius of 456.64 feet, an arc distance of 53.05 feet to the Southwesterly corner of Lot 2, Block 7 of said PLEASANT VALLEY ESTATES, FIFTH PLAT; thence South 75 degrees 14 minutes 36 seconds East along the Southerly line of said Lot 2, a distance of 187.00 feet to the Southeasterly corner of said Lot 2; thence South 24 degrees 13 minutes 43 seconds West, a distance of 151.73 feet; thence South 50 degrees 00 minutes 00 seconds West, a distance of 445.02 feet; thence South 25 degrees 00 minutes 39 seconds West, a distance of 387.11 feet to a point 300.00 feet North of the South line of the Northeast Quarter of said Section 22; thence North 89 degrees 29 minutes 01 seconds West and parallel with the South line of the Northeast Quarter of said Section 22, a distance of 101.54 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 1561.24 feet to the Point of Beginning.

The above described tract of land contains 12.128 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 SIXTH 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 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 11th day of July, 1984.

PLEASANT VALLEY LAND COMPANY, INC.

Marvin F. Pool, President

Michael D. Purcell, Secretary

STATE OF MISSOURI,
COUNTY OF CLAY } s.s.

On this 11th day of July, 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: May 2, 1988

NOTARY PUBLIC

PLAN COMMISSION

Received: August 2, 1985

Approved: August 2, 1985

Chairman: Carol N. Thompson

COUNCIL

RECEIVED: August 2, 1985

Approved: August 2, 1985

ORDINANCE NO.: 1239

MAYOR: Estle Lawson

City Clerk: Edna Bell Hines

Approved:

City Engineer: Larry Hafey

I hereby certify the details on this plat to be correct this 10th day of July, 1984.

Harold E. Rutherford, PLS-299

Declaration of Restrictions 714554 filed 9-4-85
Book 1630 page 477

Filed for record this 4 day of Sept A.D. 1985 at 10 o'clock 58 minutes AM and recorded in book 21 at page 73
MM L. ELDRIDGE, RECORDER
By Mary E. Brokelyn

8/14/86 SM
Plat Book 21

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

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