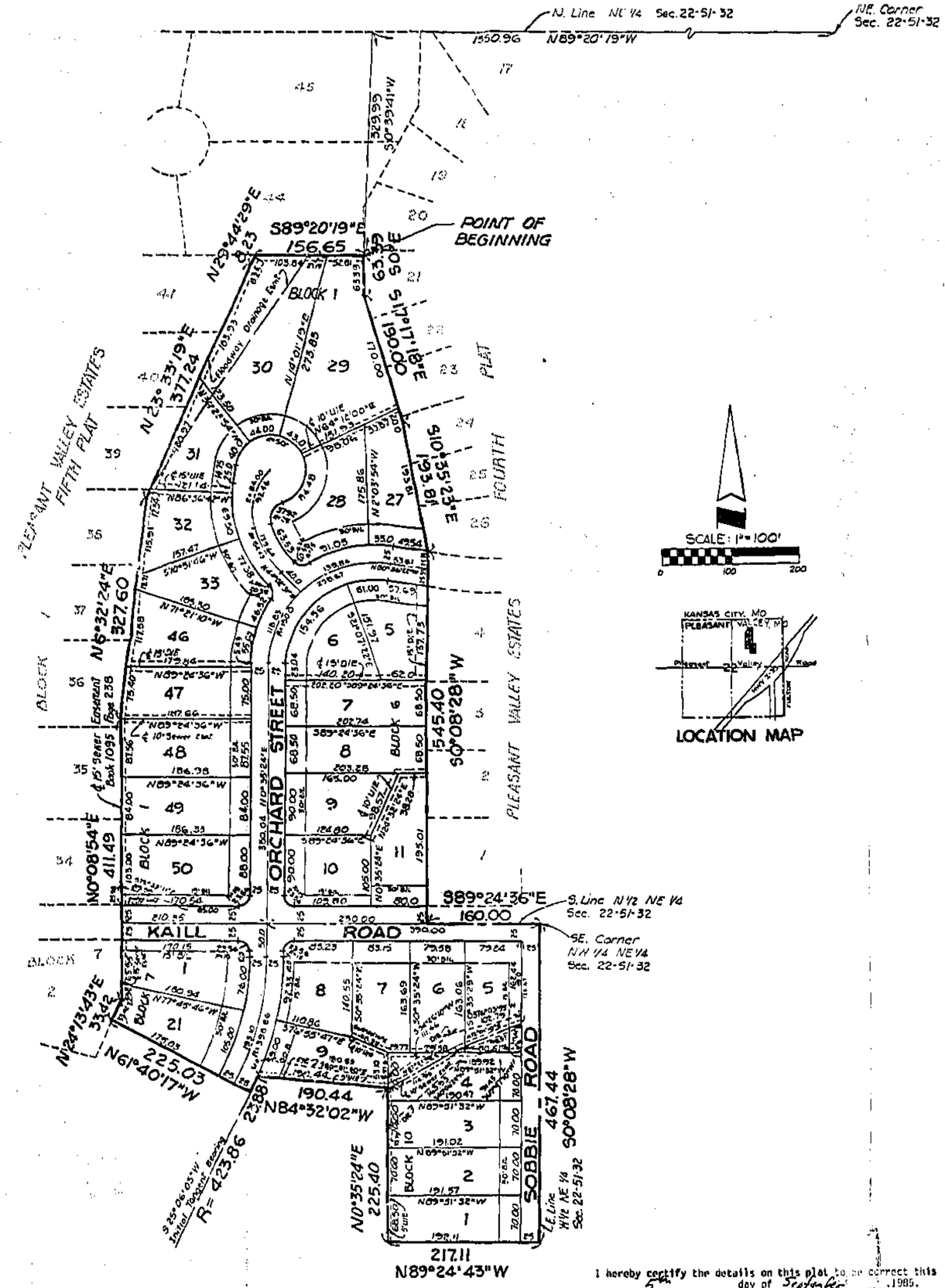
Clay County, Missouri
Land Survey Document

SEP 9 1985

F 14988

PLEASANT VALLEY ESTATES, SEVENTH PLAT



I hereby certify the details on this plat to be correct this 5th day of September, 1985.

Harold L. Rutherford, LS-294

AYLETT, RUTHERFORD & EUTSLER
SURVEYING, INC.
7200 N. GRAND
GLADSTONE, MISSOURI 64118

DESCRIPTION: This is a subdivision and resurvey of Lot 33, Block 1, Lot 5, Block 6, Lot 1, Block 7 and Lots 1, 2, 3 and 4, Block 10, PLEASANT VALLEY ESTATES FIFTH PLAT and part of the Northeast Quarter of Section 22, Township 51 North, Range 32 West in the City of Pleasant Valley, Clay County, Missouri, all of which is more particularly described as follows: Commencing at the Northeast corner of said Section 22; thence North 89 degrees 20 minutes 19 seconds West along the North line of the Northeast Quarter of said Section 22, a distance of 1550.96 feet; thence South 0 degrees 39 minutes 41 seconds West, a distance of 329.99 feet to a point on the West line of Lot 21, Block 1, PLEASANT VALLEY ESTATES FOURTH PLAT, a subdivision of land in the City of Pleasant Valley, Clay County, Missouri, said point being the Point of Beginning of the tract of land herein to be described; thence South 0 degrees East along the West line of said Lot 21, a distance of 63.39 feet to an angle point in the West line of said Lot 21; thence South 17 degrees 17 minutes 18 seconds East along the Westerly line of Lots 21 thru 24, Block 1 of said PLEASANT VALLEY ESTATES FOURTH PLAT, a distance of 190.00 feet to an angle point in the Westerly line of said Lot 24; thence South 10 degrees 35 minutes 23 seconds East along the Westerly line of Lots 24, 25 and 26, Block 1 of said PLEASANT VALLEY ESTATES FOURTH PLAT, a distance of 193.81 feet to the Southwesterly corner of said Lot 26; thence South 0 degrees 08 minutes 28 seconds West along the West line of Lots 1, 2, 3 and 4, Block 6 of said PLEASANT VALLEY ESTATES FOURTH PLAT, a distance of 545.40 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 0 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 467.44 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 Southwesterly along a curve to the right, the initial tangent having a bearing of South 25 degrees 05 minutes 02 seconds West, having a radius of 423.86 feet, an arc distance of 23.80 feet; thence North 61 degrees 40 minutes 17 seconds West, a distance of 225.03 feet to a point on the Easterly line of Lot 2, Block 7 of said PLEASANT VALLEY ESTATES FIFTH PLAT; thence North 24 degrees 13 minutes 43 seconds East along the Easterly line of said Lot 2; thence North 0 degrees 08 minutes 54 seconds East along the East line of said Lot 2 and the East line of Lots 34, 35 and 36, Block 1 of said PLEASANT VALLEY ESTATES FIFTH PLAT, a distance of 411.49 feet to an angle point in the East line of said Lot 36; thence North 6 degrees 32 minutes 24 seconds East along the Easterly line of Lots 36, 37 and 38 of said PLEASANT VALLEY ESTATES FIFTH PLAT, a distance of 327.60 feet to an angle point in the Easterly line of Lot 38; thence North 23 degrees 33 minutes 19 seconds East along the Easterly line of Lots 38, 39, 40 and 41 of said PLEASANT VALLEY ESTATES FIFTH PLAT, a distance of 377.24 feet to an angle point in the Easterly line of said Lot 41; thence North 29 degrees 44 minutes 29 seconds East along the East line of said Lot 41, a distance of 8.23 feet to the Northeasterly corner of said Lot 41; thence South 89 degrees 20 minutes 19 seconds East along the South line of Lot 44 of said PLEASANT VALLEY ESTATES FIFTH PLAT, a distance of 156.65 feet to the Point of Beginning.

The above described tract of land contains 12.61 acres more or less.

DEDICATION: The undersigned proprietors 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 SEVENTH 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 and 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_____day of_____,1985.

PLEASANT VALLEY LAND COMPANY, INC.

Marvin F. Pool, President

Michael D. Pursell, Secretary

STATE OF MISSOURI)
COUNTY OF CLAY) s.s.

On this 6th day of September, 1985, 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 Company, 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: June 9, 1986

NOTARY PUBLIC

PLAN COMMISSION

Received:_____

Approved:_____

Chairman: Carol N. Thompson
Carol N. Thompson

Approved:_____

CITY ENGINEER: Larry Maxey

I hereby certify the details on this plat to be correct this_____day of _____,1985.

Harold L. Rutherford, LS-294

COUNCIL

Received:_____

Approved: September 3, 1985

Ordinance No.:_____

MAYOR: Billie Lawson
Billie Lawson

CITY CLERK: Emma Nell Hines

Certificate of Filing
Filed for record this 9 day of Sept
A.D., 19 85, at 3 o'clock 00 minutes P.M.
and recorded in book 21 at page 114
Rec. & Recorder Deputy

Declaration of Restrictions F 14987
filed 9-9-85 Book 1631 page 537

2/14/86 9:00
Plat Book 21

http://www.ClayCoGov.com