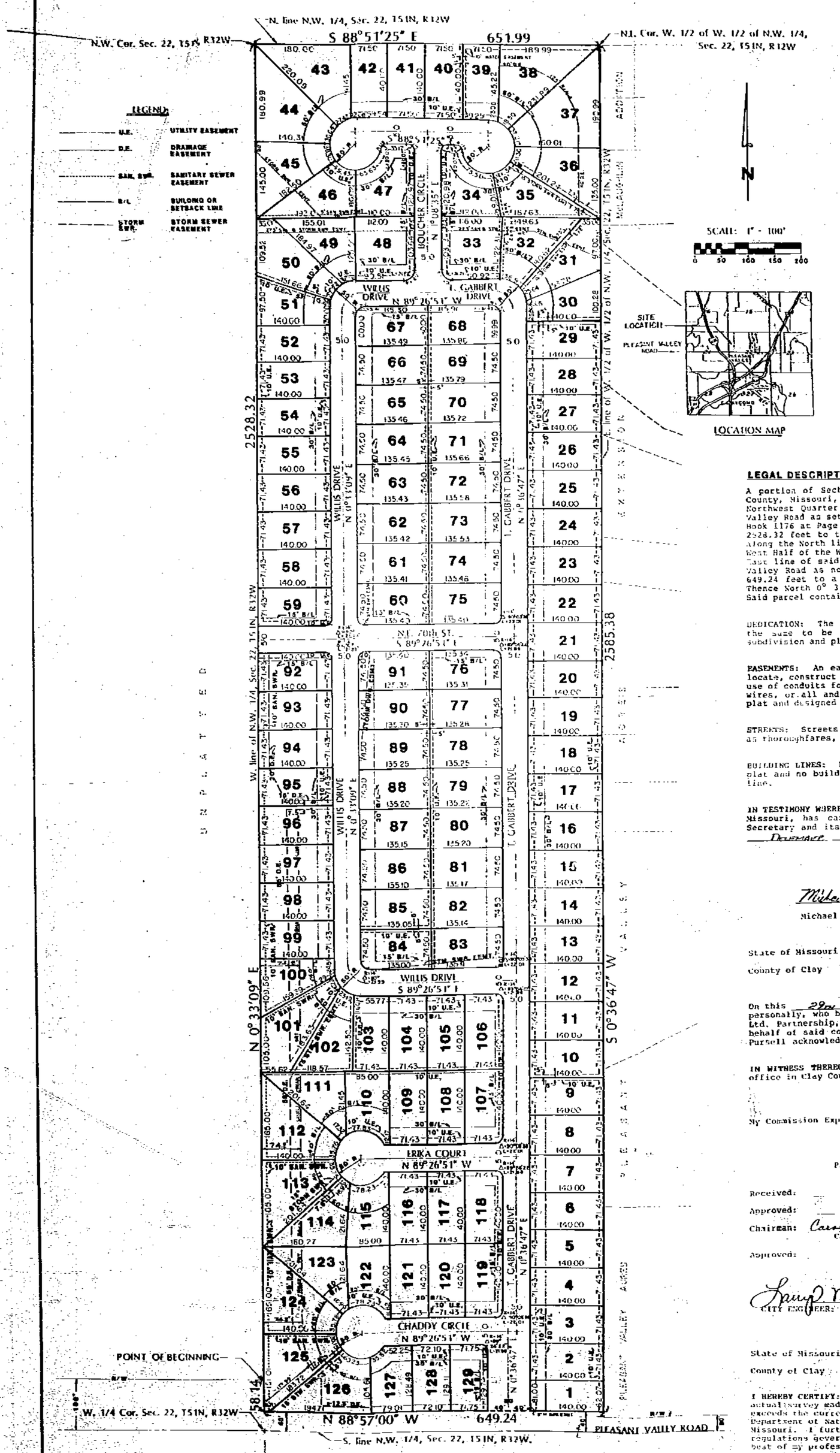
Clay County, Missouri
Land Survey Document

F 95962

HIGHRIDGE MANOR

A Subdivision in Pleasant Valley, Clay County, Missouri

Filed for Record this 21 day of Dec A.D. 1987 at 1 o'clock P.M. and Recorded in book 25 at page 26
MARY B. HOBBLY, RECORDER
By May Hobbly DEPUTY



LEGAL DESCRIPTION

A portion of Section 22, Township 51 North, Range 32 West, in Pleasant Valley, Clay County, Missouri, described as follows: Beginning at a point on the West line of the Northwest Quarter of said Section 22, said point being on the North line of Pleasant Valley Road as set forth in Tract No. 6(i) of a document filed as Document No. D-9074 in Book 1176 at Page 100, March 3, 1975; Thence North 0° 33' 09" East along said West line, 2528.32 feet to the Northwest corner of said Section 22; Thence South 88° 51' 25" East along the North line of said Northwest Quarter, 651.99 feet to the Northeast corner of the West Half of the West Half of said Quarter section; Thence South 0° 36' 47" West along the East line of said Half-Half-Quarter section, 2585.38 feet to the North line of Pleasant Valley Road as now established; Thence North 88° 57' 00" West, along said North line, 649.24 feet to a point on the West line of the Northwest Quarter of said Section 22; Thence North 0° 33' 09" East along said West line 68.14 feet to the point of beginning. Said parcel containing 38.77 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 "Highridge Manor".

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 purposes: water, gas, sanitary and storm sewers, poles and wires, on all and any of them over, under and along the strips of land outlined on this plat and designed 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: Highridge Manor, Ltd. Partnership 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 29th day of December, 1987.

HIGHRIDGE MANOR, LTD. PARTNERSHIP

Michael D. Pursell — Michael D. Pursell, President

Jane M. Pursell — Jane M. Pursell, Secretary

State of Missouri)
) S.S.
County of Clay)

On this 29th day of December, 1987, before me appeared Michael Pursell to me personally, who being by me duly sworn did say that he is President of Highridge Manor, Ltd. Partnership, 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 Michael Pursell acknowledged said instrument to be the free act and deed of said corporation.

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

My Commission Expires: June 22 1990 — Notary Public

PLAN COMMISSION

Received:
Approved:
Chairman: Carol H. Thompson
Approved:
Larry D. Mayfey — CITY ENGINEER: Larry Mayfey

COUNCIL:

Received:
Approved: December 28, 1987
Ordinance No. 1365
Mayor: David M. Slater
Emma Nell Hines — CITY CLERK: Emma Nell Hines

State of Missouri)
) S.S.
County of Clay)

I HEREBY CERTIFY: that the hereunto attached plat of Highridge Manor is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statues, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

December 24, 1987
Date

Signed: Richard D. Fiene, RLS #2168

http://www.ClayCoGov.com