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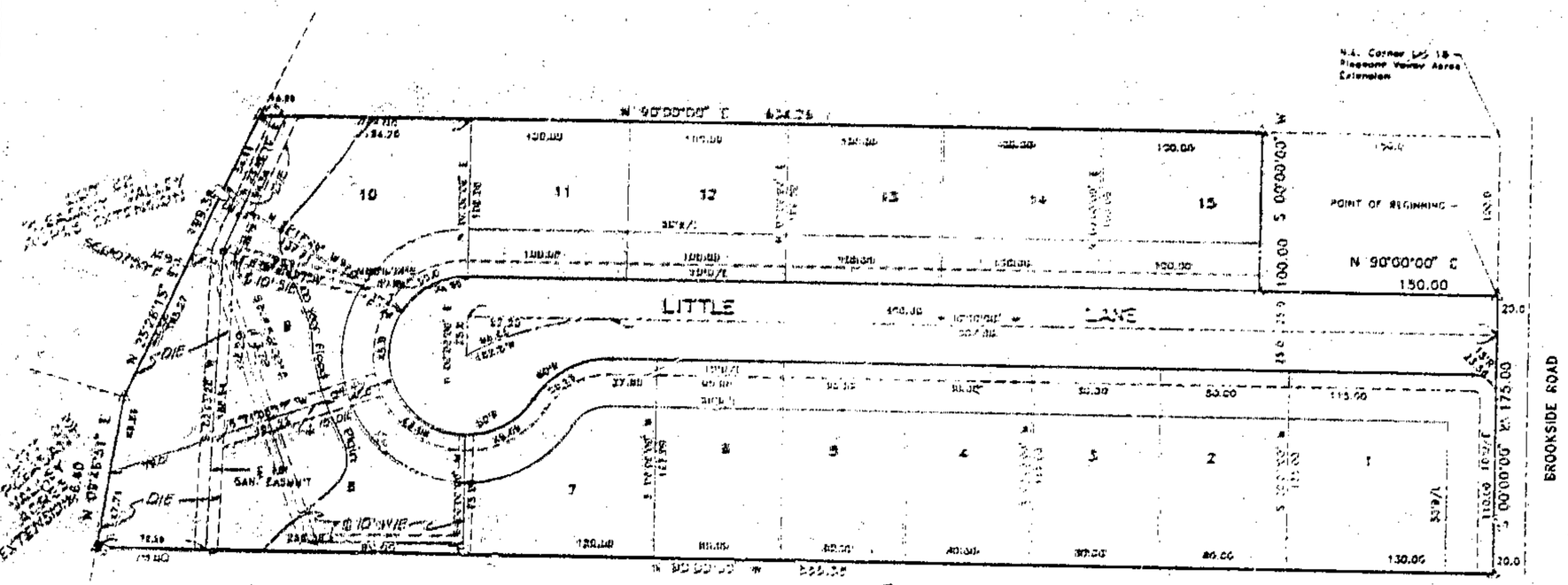
Land Survey Documents

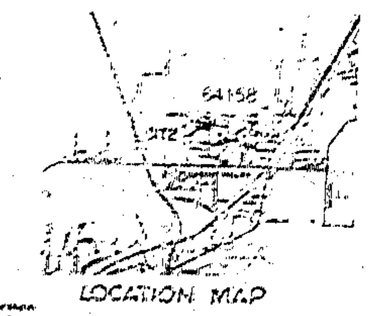
G-2315

Recorded 11-7-1990
Book 157
By Mary Meuant
Deputy

BROOKSIDE COURT

A SUBDIVISION IN PLEASANT VALLEY
Clay County, Missouri





LOCATION MAP

DESCRIPTION: All that part of Lot 18, PLEASANT VALLEY ACRES EXTENSION, a subdivision of land in the City of Pleasant Valley, Clay County, Missouri, described as follows: Commencing at the Northeast corner of said Lot 18; thence South 0 degrees West along the East line of said Lot 18, a distance of 180.0 feet to the point of beginning of the tract of land herein to be described; thence continuing South 0 degrees West along the East line of said Lot 18, also being the West right of way line of Brookside Road, a distance of 175.0 feet to the Southeast corner of said Lot 18; thence North 90 degrees West along the South line of said Lot 18, a distance of 856.38 feet to the Southwest corner of said Lot 18; thence North 09 degrees 46 minutes 51 seconds East along the Westerly line of said Lot 18, a distance of 56.40 feet; thence North 25 degrees 18 minutes 15 seconds East along the Westerly line of said Lot 18, a distance of 189.38 feet to the Northwest corner of said Lot 18; thence North 90 degrees East along the North line of said Lot 18, a distance of 634.26 feet; thence South 0 degrees West, a distance of 100.0 feet; thence North 90 degrees East, a distance of 150.0 feet to the Point of Beginning.

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 "BROOKSIDE COURT".

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, 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", "Sanitary Sewer Easement or S/E", "Drainage Easement or D/E", and "Water Main Easement or W/E".

STREETS: Streets or roads shown on this plat and not heretofore dedicated to public use are 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, Five Star Homes, Inc., a corporation in the State of Missouri, has caused these presents to be signed by its President, attested by its Vice President and its Corporate Seal to be affixed this 15th day of November, 1990.

FIVE STAR HOMES INC.

Timothy D. Harris, President

Silvia Harris, Vice President

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 15th day of November, 1990, before me appeared Timothy D. Harris to me personally known, who being by me duly sworn did say that he is President of Five Star Homes, 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 Timothy D. Harris 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 3-27-1992

NOTARY PUBLIC

PLAN COMMISSION

Received: October 11, 1990
Approved: October 23, 1990
Chairman: Dave Mark
Approved: October 22, 1990

COUNCIL

Received: October 11, 1990
Approved: October 22, 1990
Ordinance No.: 1922-B
MAYOR: David M. Slater

PREPARED BY:

AYLETT SURVEY COMPANY
7200 NORTH GRAND
GLADSTONE MISSOURI 64118 (816) 436-0732
SURVEYORS AND ENGINEERS

I hereby certify that the plat of BROOKSIDE COURT 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 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 statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 11-14-90

SAM L. AYLETT, LS-2074

NOTE:
Existing Sewers in Easement.

LEGEND:
B/L = Building Line
S/E = Sanitary Easement
D/E = Drainage Easement
W/E = Water Main Easement

Location 2 3/4" iron monument found in place on other monuments of Williams and Sewell.

Location 1/2" rebar found in the East with Plastic Cap #2074

SEE BOOK 207 PAGE 23

4/23/1994
Title-Plat