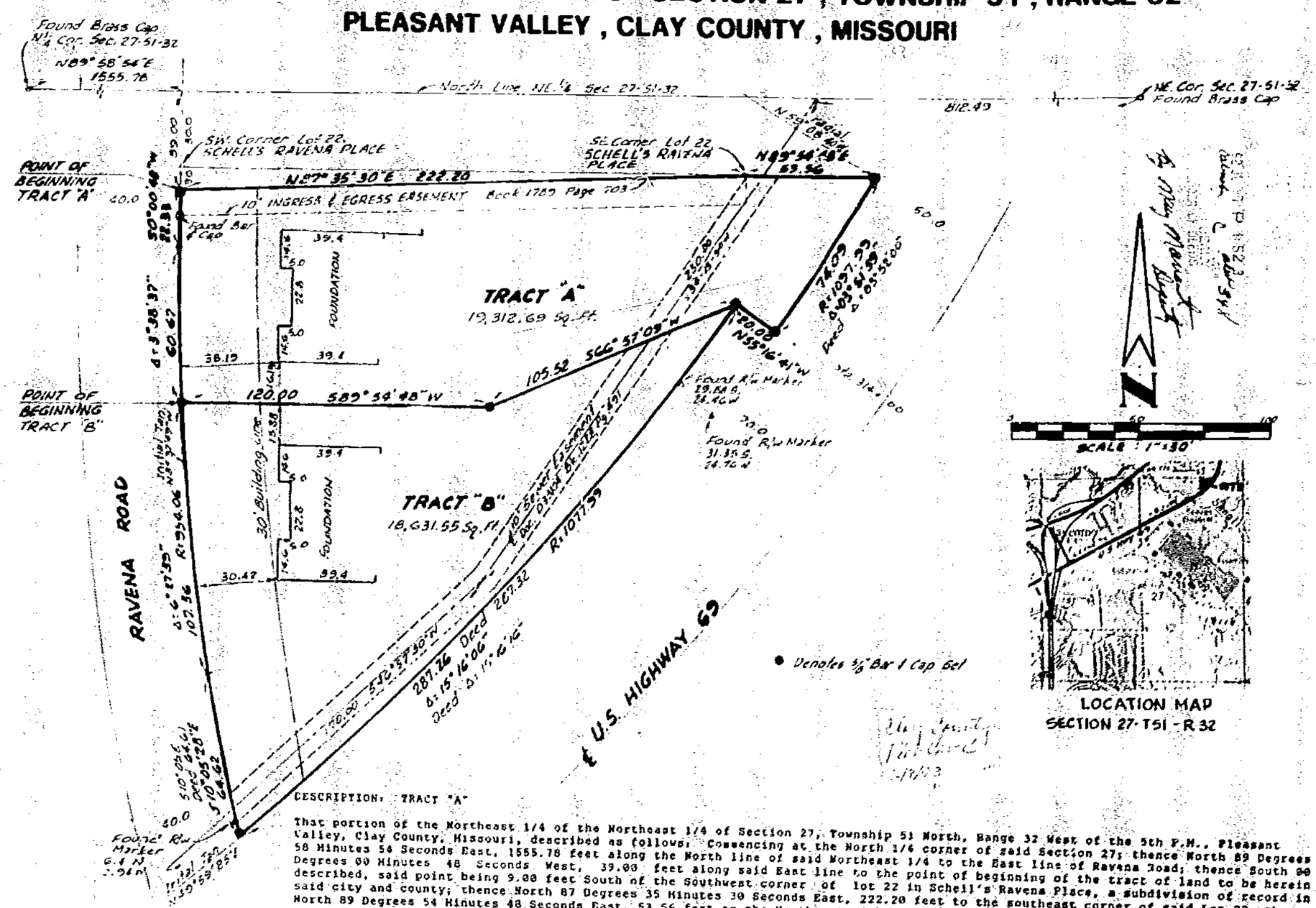
Clay County, Missouri
Land Survey Document

L 37572

LOT SPLIT SURVEY
PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51, RANGE 32
PLEASANT VALLEY, CLAY COUNTY, MISSOURI



DESCRIPTION: TRACT "A"

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 51 North, Range 32 West of the 5th P.M., Pleasant Valley, Clay County, Missouri, described as follows: Commencing at the North 1/4 corner of said Section 27; thence North 89 Degrees 58 Minutes 54 Seconds East, 1555.78 feet along the North line of said Northeast 1/4 to the East line of Ravena Road; thence South 00 Degrees 00 Minutes 48 Seconds West, 39.00 feet along said East line to the point of beginning of the tract of land to be herein described, said point being 9.00 feet South of the Southwest corner of lot 22 in Schell's Ravena Place, a subdivision of record in said city and county; thence North 87 Degrees 35 Minutes 30 Seconds East, 222.20 feet to the southeast corner of said Lot 22; thence North 89 Degrees 54 Minutes 48 Seconds East, 53.56 feet to the Northwest Right-of-Way line of U.S. Highway 69, said point being on a curve to the right, having a radius of 1077.99 feet and from which point a radial bears North 59 Degrees 08 Minutes 40 Seconds West; thence Southwest along said curve and said Right-of-Way line through a central angle of 03 Degrees 51 Minutes 59 Seconds an arc distance of 74.09 feet; thence North 55 Degrees 16 Minutes 41 Seconds West, 20.00 feet along said Right-of-Way line ; thence South 66 Degrees 57 Minutes 09 Seconds West, 105.52 Feet; thence South 89 Degrees 54 Minutes 48 Seconds West, 120.00 feet to a point on the East Right-of-Way of Ravena Road, said point being on a curve having a radius of 954.06 Feet; thence along said curve and Right-of-Way to the right with an initial tangent bearing of North 3 Degrees 37 Minutes 49 Seconds West, an arc distance of 60.67 feet to a point of tangency; thence North 0 Degrees 00 Minutes 48 Seconds East, continuing along said Right-of-Way 27.33 feet to the point of beginning.

DESCRIPTION: TRACT "B"

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 51 North, Range 32 West of the 5th P.M., Pleasant Valley, Clay County, Missouri, described as follows: Commencing at the North 1/4 corner of said Section 27; thence North 89 Degrees 58 Minutes 54 Seconds East, 1555.78 feet along the NOrth line of said Northeast 1/4 to the East line of Ravena Road; thence South 00 Degrees 00 Minutes 48 Seconds West, 39.00 feet along said East line to a point being 9.00 feet South of the Southwest corner of Lot 22 in Schell's Ravena Place, a subdivision of record in said County and State; thence South 0 Degrees 00 Minutes 48 Seconds West, (this and the subsequent 3 courses are along the East Right-of-Way of Ravena Road) 22.93 feet to a point of curve said curve having a radius of 954.06 feet; thence along said curve to the left, 60.67 feet to the point of beginning of the tract herein described; thence continuing on the same curve to the left, 107.36 feet to a point of tangency; thence South 10 Degrees 05 Minutes 28 Seconds East, 64.62 feet to a point on the Northwesterly Right-of-Way of U.S. Highway 69, said point being on a curve having a radius of 1077.79 feet; thence along said curve and Right-of-Way to the left, with an initial tangent bearing of North 49 Degrees 59 Minutes 25 Seconds East, an arc distance of 287.26 feet; thence South 66 Degrees 57 Minutes 09 Seconds West, 105.52 feet; thence South 89 Degrees 54 Minutes 48 Seconds West, 120.0 feet to the point of beginning.

STREETS: Streets or roads shown on this plat have heretofore been dedicated to public use as thoroughfares.

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 the presents to be signed by its President, attested by its Secretary and its Corporate Seal to be hereunto affixed this 16th day of July, 1992.

FIVE STAR HOMES, INC.

Timothy D. Harris, President

Secretary

STATE OF MISSOURI)
) S.S.
COUNTY OF CLAY)

On this 16th day of July, 1992 before me appeared Timothy D. Harris, to me personally known, who being by me sworn did say that he is President of Five Star Homes, Inc. and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that said 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 TESTIMONY WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri the day and year last above written.

Notary Public

My Commission Expires 3-30-95

PLAN COMMISSION

Received: July 16, 1992

Approved: July 17, 1992

Chairman: Faye Meek

Approved: July 16, 1992

CITY ENGINEER: Richard Montgomery

COUNCIL

Received: July 16, 1992

Approved: July 17, 1992

Ordinance No. N/A

Mayor Pro-tem: Mark Pursell

CITY CLERK: Emma Nell Hines

This plat and survey of part of the Northeast Quarter of Section 27, Township 51, Range 32, Pleasant Valley, Clay County, Missouri is based upon 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 statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Date: 7/16/92

Signed: Harold E. Sutherland, MO 1794

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