Clay County, Missouri
Land Survey Document

N 86511 APR 16 1998

BROOKSIDE – SECOND PLAT

A SUBDIVISION IN PLEASANT VALLEY, CLAY COUNTY, MISSOURI

SEC–22, T–51, R–32

LEGAL DESCRIPTION

All that part of the Southeast Quarter of Section 22, Township 51, Range 32 in the City of Pleasant Valley, Clay County, Missouri, described as follows:

Commencing at the Northwest corner of said Southeast Quarter;

Thence South 0°52'53" West along the West line of said Southeast Quarter, a distance of 1202.70 feet;

Thence South 89°07'07" East, a distance of 20.00 feet to the Southwest corner of BROOKSIDE FIRST PLAT, a subdivision in Pleasant Valley, Clay County, Missouri and the Point of Beginning of the tract herein described:

Thence continuing South 89°07'07" East along the South line of said Lot 17 of BROOKSIDE FIRST PLAT and the prolongation thereof, a distance of 170.30 feet to the Southeast corner of Lot 17 of said BROOKSIDE FIRST PLAT.

Thence South 0°52'53" West a distance of 121.00 feet;

Thence South 3°50'51" West, a distance of 270.54 feet;

Thence South 89°03'17" East, a distance of 389.19 feet;

Thence South 20°42'55" East, a distance of 174.51 feet to a point on the North right-of-way line of Church Road;

Thence South 51°49'59" West along the North right-of-way line of Church Road, a distance of 15.07 feet;

Thence North 89°03'17" West along the North right-of-way line of Church Road, a distance of 612.01 feet, to a point on the East line of South Brookside Avenue;

Thence North 0°52'53" East, along the East right-of-way line of South Brookside Avenue, a distance of 365.34 feet;

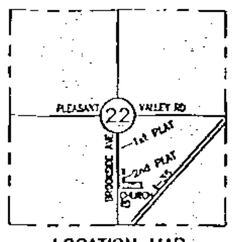
Thence South 88°49'05" East, along the East right-of-way line of South Brookside Avenue, a distance of 14.00 feet;

Thence North 0°52'53" East, along the East right-of-way line of South Brookside Avenue, a distance of 197.41 feet to the point of beginning.

Containing 3.8855 Acres more or less.

All bearings are based on State Planes Coordinates.

FLOOD PLAIN
Except that area in Tract A designated to be in the 100 year flood plain, no lot in this plat is within the 100 year flood plain. FEMA Community NO. 290100 0001A effective July 18, 1977.



LOCATION MAP
Sec. 22, Twp. 51, Rng. 32
(Not to Scale)

DEDICATION: The undersigned proprietors of the real estate described hereon have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "Brookside Second 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 purposes: water, gas, sanitary and storm sewers, poles and wires, on all or 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, and the East Right of Way line of South Brookside shall be 25.00 feet East and parallel with the existing centerline of said South Brookside Avenue as established by the Plat of Ravena Gardens, a subdivision of Pleasant Valley, Clay County, Missouri.

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.

IN TESTIMONY WHEREOF: Browning Development Co. L.L.C., has caused these presents to be signed by its managing member this 14 day of April, 1998.

Christopher T. Brown

NOTARY CERTIFICATION
State of Missouri } s.s.
County of Clay }

On this 14 day of April, in the year 1998, before me, a Notary Public in and for the State of Missouri, personally appeared Christoper T. Brown, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: 11-22-98

NOTARY PUBLIC

CITY COUNCIL
Approved: 4-15-98
Ordinance No. 1961
Mayor: Abram McGuire
City Clerk: Mary Adams
City Engineer: Richard A. Van Fleet P.E.

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

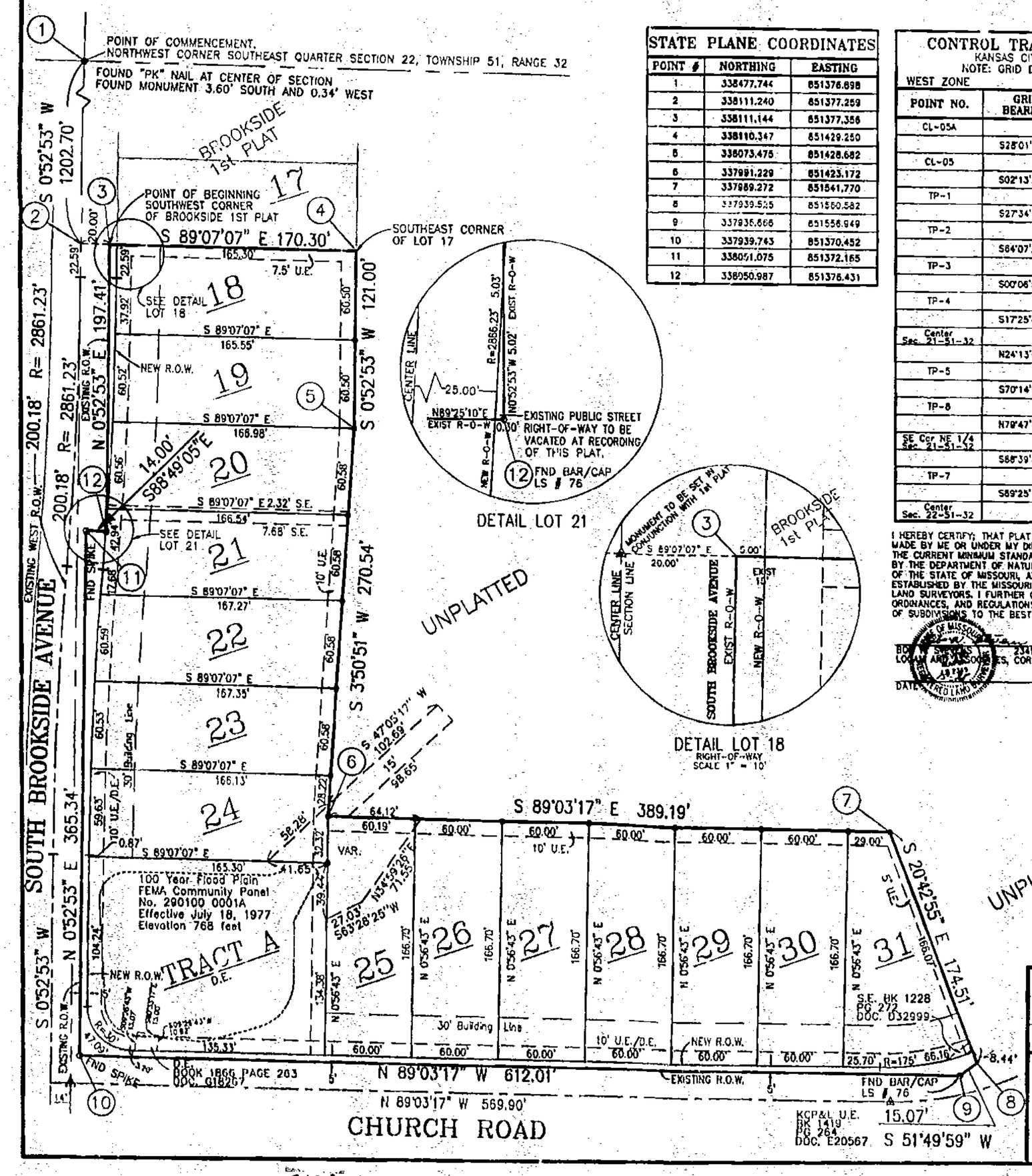
This is to certify that this instrument was filed for record in the Recorder of Deeds Office in the ____ day of _____, 1998, in Cabinet ____, Sleeve ____ at _____ AM/PM O'Clock.

DEPUTY RECORDER OF DEEDS

- Set Permanent Monument LS 2349
- Set Bar with Cap LS 2349
- Found Bar
- B.L. Building Line
- U.E. Utility Easement
  Drainage Easement
- S.E. Sanitary Sewer Easement
- W.E. Water Easement

Rear property corners and Permanent Monuments are to be set following construction.

1"=40'



STATE PLANE COORDINATES		
POINT #	NORTHING	EASTING
1	338477.744	851376.698
2	338111.240	851377.259
3	338111.144	851377.356
4	338110.347	851429.250
5	338073.475	851428.682
6	337991.229	851423.172
7	337989.272	851541.770
8	337939.525	851550.582
9	337936.666	851556.949
10	337939.743	851370.452
11	338051.075	851372.165
12	338050.987	851376.431

CONTROL TRAVERSE AND COORDINATE TABLE
KANSAS CITY METRO COORDINATE SYSTEM OF 1989
NOTE: GRID DISTANCES & COORDINATES ARE IN METERS
WEST ZONE GRID FACTOR 0.9999020

POINT NO.	GRID BEARING	GRID DISTANCE	NORTH (Y) COORDINATE	EAST (X) COORDINATE
CL-05A				
	S28°01'13"E			
CL-05			341742.729	849609.173
	S02°13'28"W	1295.162		
TP-1			340448.543	849559.904
	S27°34'51"E	1166.708		
TP-2			339414.422	850099.091
	S64°07'27"W	277.696		
TP-3			339293.142	849849.056
	S00°06'51"W	596.754		
TP-4			338696.389	849847.866
	S17°25'40"W	211.282		
Center Sec. 21-51-32			338494.807	849784.587
	N24°13'03"E	195.566		
TP-5			338673.162	849864.808
	S70°14'50"E	614.452		
TP-6			338465.502	850443.108
	N79°47'49"E	145.159		
SE Cor NE 1/4 Sec. 21-51-32			338491.215	850585.969
	S88°39'31"E	411.368		
TP-7			338481.565	850997.244
	S89°25'14"E	379.673		
Center Sec. 22-51-32			338477.744	851376.698

I HEREBY CERTIFY; THAT PLAT OF BROOKSIDE 2ND PLAT 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, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. 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 BELIEF.

BOB W. SWEARS 2349 MISSOURI
LOGAN AND ASSOCIATES, CORP. LS 352D

DATE

REV: 4-13-98 STATE PLANE COORDINATES DLS
REV: 2-10-98 PER CITY COMMENT ZUF

BROOKSIDE – SECOND PLAT
PLEASANT VALLEY
CLAY COUNTY, MISSOURI

LOGAN & ASSOCIATES
Professional Engineers & Registered Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7626
Fax (816) 781-7453

Job No: 96-1002
File: BROOK-2.DWG
Scale: 1"=40'
Drawn By: ZUF Date: 1-12-97
Check By: Date:
Sheet No. 1 OF 1

http://www.ClayCoGov.com