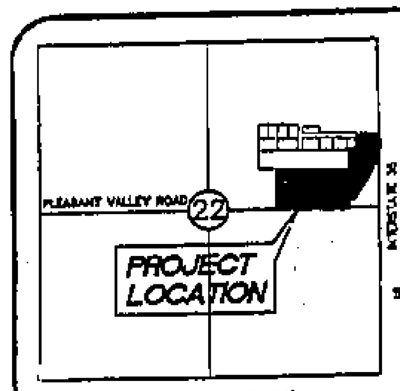
Clay County, Missouri
Land Survey Document

N 97273 JUN 23 1998

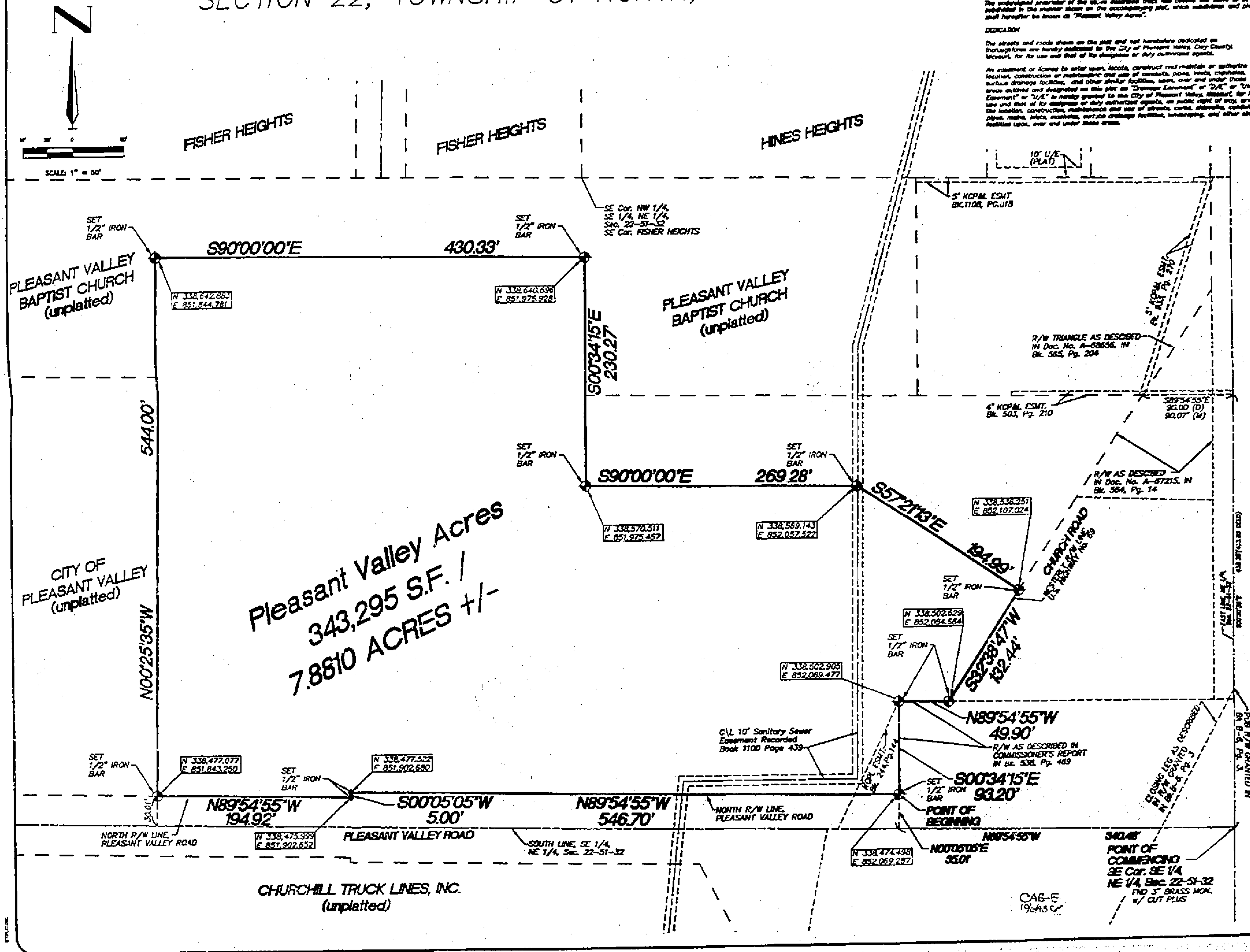
93 JUN 23 P 2:188
Rebecca E. Uhlig 80
by Rita Emery Deputy



LOCATION MAP
Sec. 22, T 51 N, R 32 W

Pleasant Valley Acres

PLEASANT VALLEY, CLAY COUNTY, MISSOURI
SECTION 22, TOWNSHIP 51 NORTH, RANGE 32 WEST



LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter of the Northeast Quarter of Section 22, Township 51 North, Range 32 West, in the Village of Pleasant Valley, Clay County, Missouri, said tract being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 22; THENCE North 89°54'55" West along the South line of said Southeast Quarter of the Northeast Quarter, a distance of 340.48 feet; THENCE North 00°05'05" East, a distance of 35.01 feet to a point lying on the North right-of-way line of Pleasant Valley Road as now established and the POINT OF BEGINNING; THENCE North 89°54'55" West along said North right-of-way line, a distance of 546.70 feet; THENCE South 00°05'05" West, along said right-of-way line, a distance of 5.00 feet; THENCE North 89°54'55" West along said North right-of-way line, a distance of 194.92 feet; THENCE North 00°25'35" West and parallel with the West line of the Southeast Quarter of the Northeast Quarter of said Section 22, a distance of 544.00 feet; THENCE South 90°00'00" East, a distance of 430.33 feet; THENCE South 00°34'15" East, a distance of 230.27 feet; THENCE South 90°00'00" East, a distance of 269.28 feet; THENCE South 57°21'13" East, a distance of 194.99 feet to a point lying on the Westerly right-of-way line of U.S. Highway No. 69 as now established; THENCE South 32°38'47" West, along said Westerly right-of-way line, a distance of 132.44 feet; THENCE North 89°54'55" West along said right-of-way line, a distance of 49.90 feet; THENCE South 00°34'15" East along said right-of-way line, a distance of 93.20 feet to the point of beginning and containing 343,295 square feet or 7.8810 acres more or less.

The undersigned proprietor of the above described tract has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "Pleasant Valley Acres".

DEDICATION

The streets and roads shown on the plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Pleasant Valley, Clay County, Missouri, for its use and that of its designees or duly authorized agents.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities, and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Drainage Easement" or "D/E" or "Utility Easement" or "U/E" is hereby granted to the City of Pleasant Valley, Missouri, for its use and that of its designees or duly authorized agents, as public right of way, and the location, construction, maintenance and use of streets, curbs, sidewalks, conduits, pipes, mains, inlets, manholes, surface drainage facilities, landscaping, and other similar facilities upon, over and under these areas.

EASEMENTS

An easement or license is hereby granted to the City of Pleasant Valley and all Public Utility Companies to enter upon, construct and maintain public utilities upon, over and under those areas outlined and designated on the plat as "Utility Easement", or "U/E".

An easement of license to also hereby granted to the City of Pleasant Valley to enter upon, construct and maintain drainage ditches, storm sewers, and other appurtenances [illegible] upon, over and under those areas outlined as "Drainage Easement", or "D/E".

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby consent and agree that the Board of County Commissioners of Clay County, Missouri, and the City of Pleasant Valley, Clay County, Missouri and move the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF: The undersigned proprietors, have set their hands this [illegible] day of [illegible], 1998.

BY: [signature]
QuikTrip Corp., An Oklahoma Corporation
David C. Clement
Assistant Secretary, QuikTrip Corp.

STATE OF Missouri)
) SS.
COUNTY OF St. Charles)

On this 19th day of June, 1998, before me, a Notary Public, appeared David C. Clement, to me personally known, who being by me duly sworn, did say that he is the Assistant Secretary of QuikTrip Corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said David C. Clement 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 Said County and State the day and year last above written.

[signature] Notary Public in and for said County and State
Anne M. Adams
Print Name

APPROVALS

APPROVED by the City Engineer for the City of Pleasant Valley, Missouri on the 22nd day of June, 1998.

[signature]
Richard A. Van Fleet, P.E.

APPROVED by the Governing body of the City of Pleasant Valley, Clay County, Missouri, on this [illegible] day of [illegible], by Ordinance No. [illegible]

[signature] [signature]
Mayor ATTEST: City Clerk

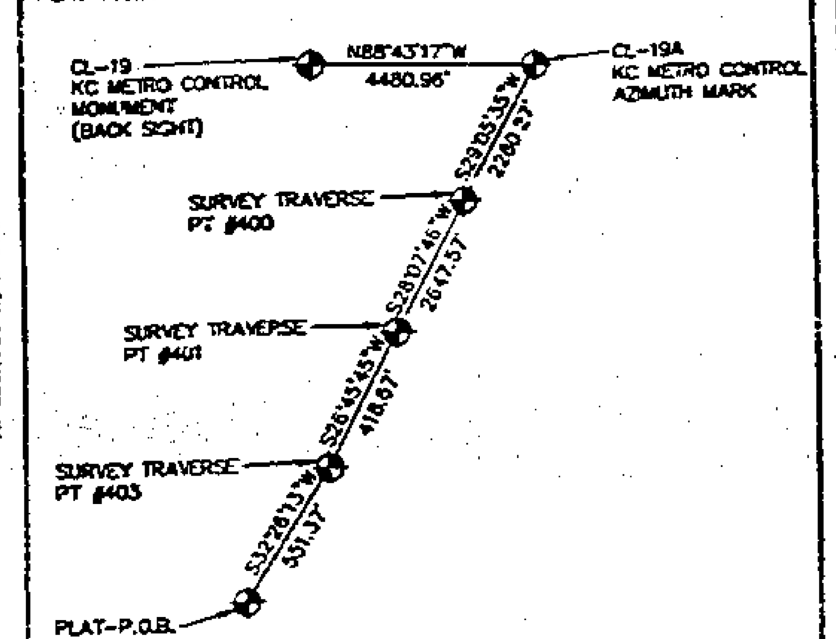
SURVEYOR'S CERTIFICATE

I hereby certify on this 2nd day of June, 1998, that a survey was made on the ground of the premises herein described and that the results of said survey are represented hereon.

[signature]
Missouri Registered Land Surveyor No. [illegible]

TRAVERSE CALCULATION TABLE

STATION	BEARING	DISTANCE (M)	NORTH (M) EAST (M)
CL-19			N 340,079.756 (M) E 851,569.837 (M)
CL-19A	N88°43'17"W TO BACK SIGHT S29°05'35"W TO PT #400	1,365.799 (M) 695.028 (M)	N 340,049.278 (M) E 852,935.297 (M)
PT #400	S28°07'46"W TO PT #401	606.981 (M)	N 339,441.942 (M) E 852,597.354 (M)
PT #401	S26°45'45"W TO PT #403	127.611 (M)	N 338,730.279 (M) E 852,216.892 (M)
PT #403	S32°25'13"W TO PLAT-P.O.B.	168.058 (M)	N 338,616.337 (M) E 852,159.429 (M)
PLAT-P.O.B.			N 338,474.498 (M) E 852,069.287 (M)



THE BEARINGS AND COORDINATES SHOWN IN THE TRAVERSE TABLE ABOVE ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, USING A COMBINED GRID FACTOR OF 0.9999336, WESTERN ZONE. (ONE METER = 3.28083333 FEET)

REVISIONS		
NO.	DESCRIPTION	DATE
1.	Per Client Comments	4-20-98
2.	Per Client Comments, Revised Signatures	5-15-98

Pleasant Valley Acres
Pleasant Valley Road & Interstate 35
Pleasant Valley, Missouri
FINAL PLAT

LHB P.A.
13000 W. 87TH PARKWAY, SUITE 105
LENEXA, KANSAS 66215-2870
913/492-5615 FAX 913/492-5260
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • PLANNERS • TRANSPORTATION

SHEET NUMBER
PLAT

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