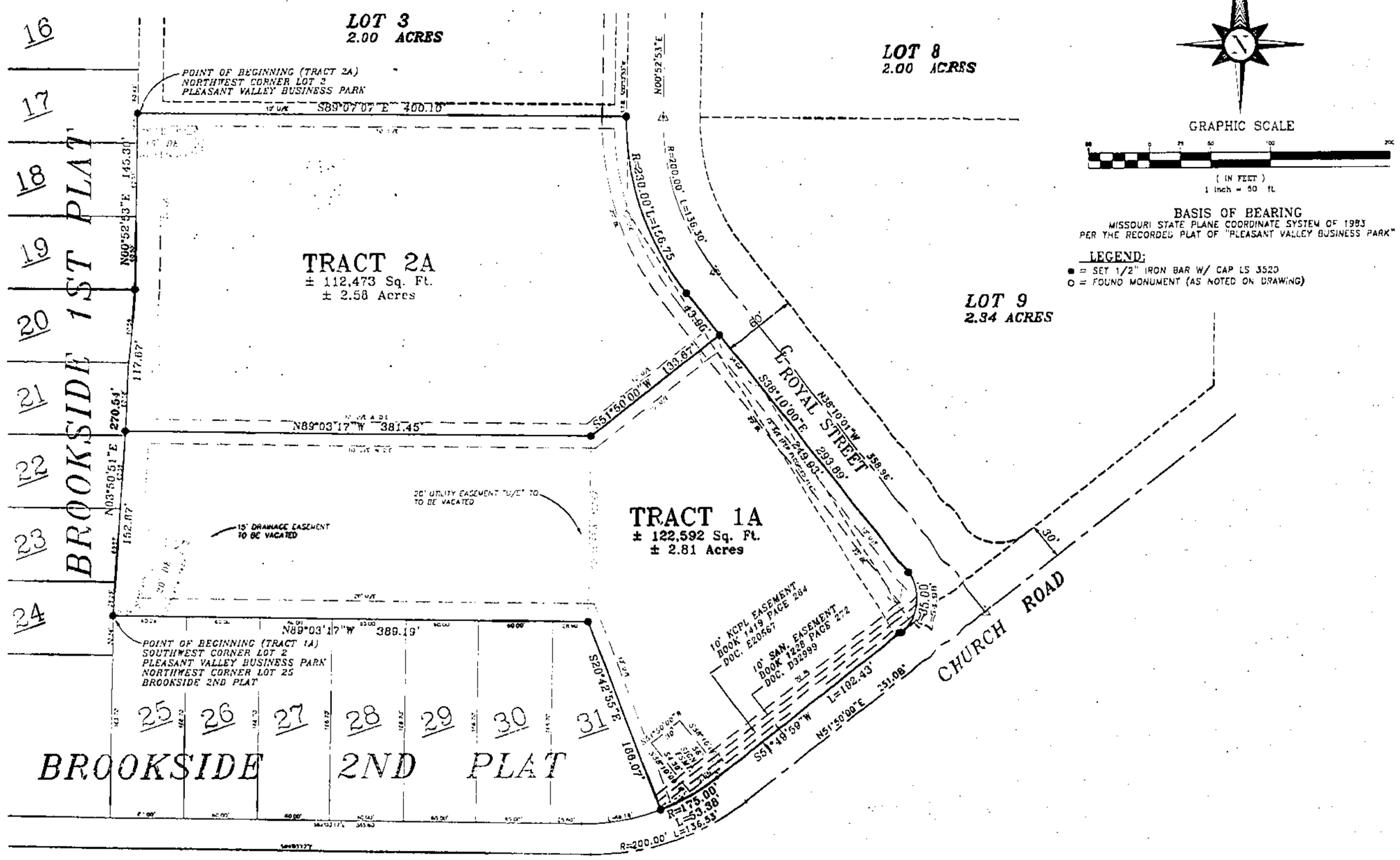
Clay County, Missouri
Land Survey Document

99 FEB -3 P 2:55
By Wanda Malone
Deputy

P 33268

CERTIFICATE OF SURVEY
LOT SPLIT
LOT 1 AND LOT 2
PLEASANT VALLEY BUSINESS PARK

A Subdivision in Pleasant Valley, Clay County, Missouri
Section 22-T51N-R32W



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

BASIS OF BEARING
MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983
PER THE RECORDED PLAT OF "PLEASANT VALLEY BUSINESS PARK"

LEGEND:
● = SET 1/2" IRON BAR W/ CAP LS 3520
O = FOUND MONUMENT (AS NOTED ON DRAWING)

LEGAL DESCRIPTION (TRACT 1A)

A tract of land in Section 22, Township 51 North of the Baseline, Range 32 West of the Fifth Principal Meridian, being part of Lot 2 and all of Lot 1, PLEASANT VALLEY BUSINESS PARK, a subdivision in the City of Pleasant Valley, Clay County, Missouri, being more particularly described as follows:

Beginning at the Northwest corner of Lot 25, BROOKSIDE 2ND PLAT, a subdivision in the City of Pleasant Valley, Clay County, Missouri, said point being the Southwest corner of Lot 2 of said PLEASANT VALLEY BUSINESS PARK;
thence North 03°50'51" East along the East line of said BROOKSIDE 1ST PLAT, a subdivision in the City of Pleasant Valley, Clay County, Missouri,distance of 152.87 feet;
thence South 89°03'17" East and parallel with the North line of Lots 25 thru 31 of said BROOKSIDE 2ND PLAT, a distance of 381.45 feet;
thence North 51°50'00" East, a distance of 133.67 feet to the West right of way line of Royal Street (as now established);
thence South 38°10'00" East along said West right of way line, a distance of 249.93 feet to the beginning of a curve to the right and being tangent to the last described course and having a radius of 35.00 feet;
thence along said curve to the right an arc length of 54.98 feet to a point on the North right of way line of Church Road (as now established);
thence South 51°49'59" West along said North right of way line, a distance of 192.43 feet to the beginning of a curve to the right and tangent to the last described course having a radius of 175.00 feet;
thence along said curve to the right an arc length of 53.38 feet to a point on the East line of Lot 31 of said BROOKSIDE 2ND PLAT, said point also being the Southeast corner of said Lot 31;
thence North 20°42'55" East along said East line, a distance of 166.07 feet to the Northeast corner of said Lot 31, said point being on the North line of said BROOKSIDE 2ND PLAT;
thence North 89°03'17" West along said North line, a distance of 389.19 feet to the Point of Beginning.
The above described tract contains 2.81 acres, more or less, and is subject to all easement, restriction, reservations and covenants, recorded or unrecorded, if any.

LEGAL DESCRIPTION (TRACT 2A)

A tract of land in Section 22, Township 51 North of the Baseline, Range 32 West of the Fifth Principal Meridian, being part of Lot 2 PLEASANT VALLEY BUSINESS PARK, a subdivision in the City of Pleasant Valley, Clay County, Missouri, being more particularly described as follows:

Beginning at the Northwest corner of Lot 2 of said PLEASANT VALLEY BUSINESS PARK;
thence South 89°07'07" East along the North line of said Lot 2, a distance of 400.10 feet to a point on the West right of way line of Royal Street (as now established) said point being at the beginning of a curve to the left having an initial tangent bearing of South 00°52'53" West and a radius of 230.00 feet;
thence along said curve to the left and said West right of way line an arc length of 156.75 feet;
thence South 38°10'00" East along said West right of way line, a distance of 43.95 feet to the Northeast corner of Lot 1 of said PLEASANT VALLEY BUSINESS PARK;
thence South 51°50'00" West along the Northerly line of said Lot 1, a distance of 133.67 feet;
thence North 89°03'17" West and parallel with the North line of Lots 25 thru 31 of BROOKSIDE 2ND PLAT, a subdivision in the City of Pleasant Valley, Clay County, Missouri, a distance of 381.45 feet to a point on the East line of BROOKSIDE 1ST PLAT, a subdivision in the City of Pleasant Valley, Clay County, Missouri;
thence North 03°50'51" East along said East line, a distance of 117.67 feet;
thence North 00°52'53" East along said East line, a distance of 145.30 feet to the Point of Beginning.

The above described tract contains 2.58 acres, more or less, and is subject to all easement, restriction, reservations and covenants, **recorded or unrecorded**, if any.

SURVEYOR'S GENERAL NOTES:

1). The Legal Description was copied verbatim from information furnished by the Client as required by the Missouri Standards for Property Boundary Surveys.

2). This survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to this surveyor. This surveyor has no knowledge of any other record documents which affects this tract.

3). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

4). No Title Report was furnished by the client for this survey.

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY: that this Certificate of Survey 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 the platting of subdivisions to the best of my professional knowledge and belief.

Date: _____
Bob W. Logan, MO. LS 2349 KS LS 1138
Logan & Associates, Corporate LS 3520

IN TESTIMONY WHEREOF: Brownfig Development Co., L.L.C., has caused these presents to be signed by its managing member this 14 day of January, 1999.

Christopher T. Brown

STATE OF MISSOURI)s.s.
COUNTY OF CLAY)

On this 14 day of January, 1999, before me a Notary Public in and for the State of Missouri, Personally appeared Christopher T. Brown who executed the within instrument and acknowledged to me that he executed the same for the purposes therein stated.

11-24-2001
My Commission Expires: Notary Public

SURVEY PREPARED FOR:
Brownfig Development Co., L.L.C.
1 VICTORY DRIVE, SUITE 101
LIBERTY, MISSOURI 64068

CERTIFICATE OF SURVEY	
LOT SPLIT – LOTS 1 & 2	
PLEASANT VALLEY BUSINESS PARK	
LOGAN & ASSOCIATES Professional Engineers & Registered Land Surveyors 300 N. Church Road, Suite 100 Liberty, Missouri 64068 (816) 781-7626 Fax (816) 781-7403	Job No: 99-0015 File: 99-0015.DWG Scale: 1"=50' Drawn By: KRB Date: 1/13/99 Check By: Date: Sheet No. 1 OF 1

Plat Gb E
12/19 CP

http://www.ClayGov.com