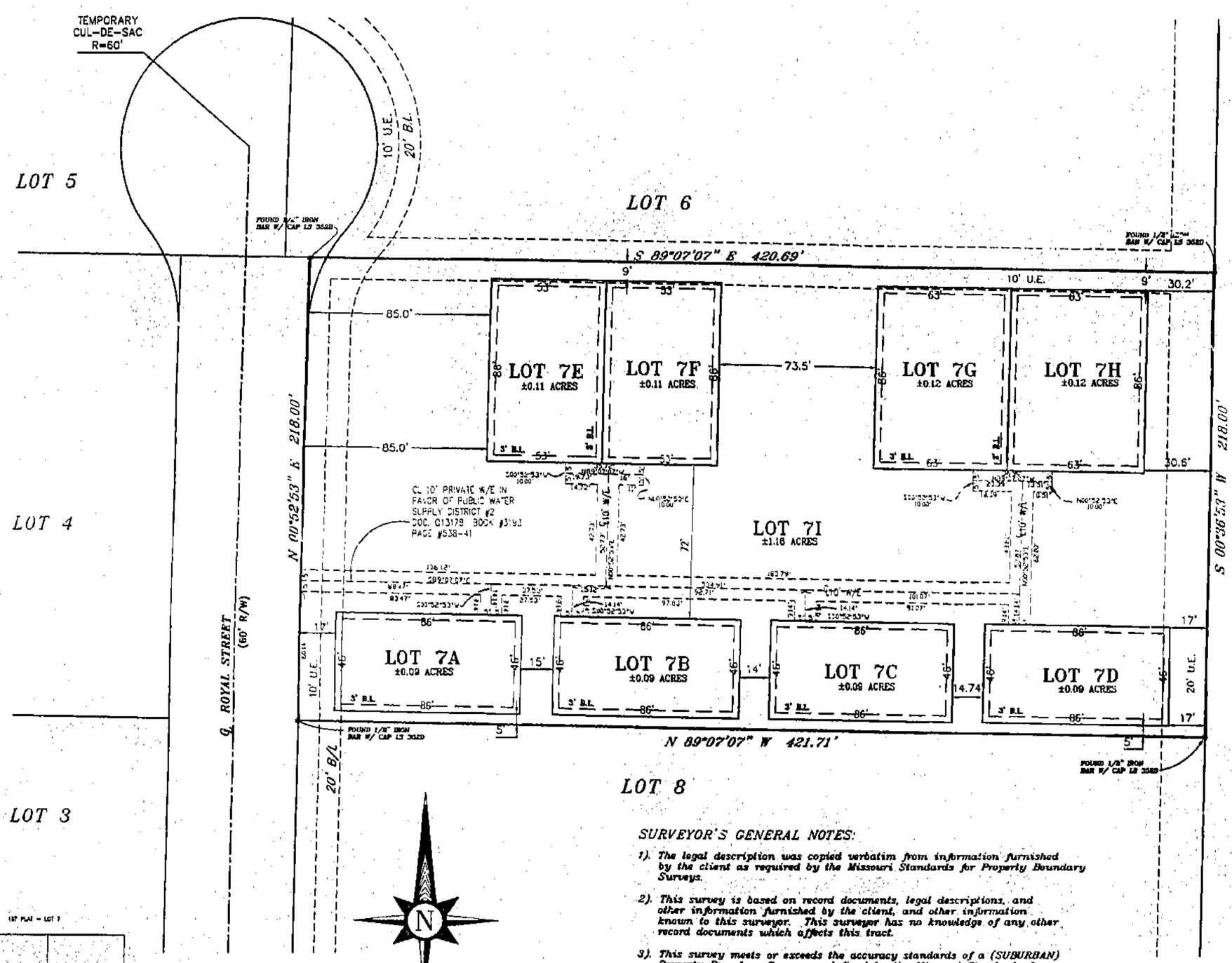
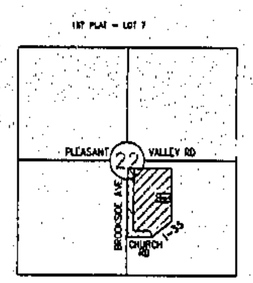
Clay County, Missouri
Land Survey Document

Q 15968 SEP 19 2000

LOT 7 DEVELOPMENT
(A REPLAT OF LOT 7, PLEASANT VALLEY BUSINESS PARK)
PLEASANT VALLEY, CLAY COUNTY, MISSOURI

2000 SEP 19 E 2:11 P
CAS E Book 1149
By Winda Watson Deputy





LOCATION MAP
SEC 22 - TWP 51 - RGE 32
(Not to Scale)

SCALE
0 30 60
1"=30'

BASIS OF BEARING:
Bearings are based on the PLEASANT VALLEY BUSINESS PARK, a subdivision in Pleasant Valley, Clay County, Missouri

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.

5). Utility locations shown were scaled from maps provided by the various utility companies or maps provided by the client. If any construction or excavation is to be done in the area, it is the contractor's responsibility to call the MISSOURI ONE CALL SYSTEM (MISSOURI DIG RITE) (1-800-344-7483) for utility locations prior to any construction or excavation.

6). The plat of PLEASANT VALLEY BUSINESS PARK was recorded at the Clay County Recorder of Deeds in Liberty, Missouri in Cabinet E, Sleeve 79 as Document No. N94684 on June 5, 1998.

7). A 10' Private water easement in favor of public water supply district #2 of clay county recorded at the clay county recorder of deeds in Liberty, Missouri as Document # Q13178, Book # 3193, Page # 538-41 on August 28, 2000.

LEGAL DESCRIPTION:

Lot 7, PLEASANT VALLEY BUSINESS PARK, a subdivision in Pleasant Valley, Clay County, Missouri.

DECLARATION OF COVENANTS

COMMON PROPERTY: "Common Property" shall mean Lot 7I, Replat of Lot 7 Pleasant Valley Business Park, a subdivision in Pleasant Valley, Clay County, Missouri, together with any Structures and personal property located thereon. Without limiting the foregoing, the Common Property shall include all (if any) of the following items located on said Lot7I, Replat of Lot 7 Pleasant Valley Business Park, to wit: islands, median strips, monument signs/sites, irrigation systems, utility systems, and lines, sewer systems, lighting, parking lots, green spaces, landscaped areas, lighting, storm water detention facilities, entrance magazines, exit magazines and sidewalks.

EASEMENTS

Reservation of Rights In respect to the Common Property, the Developer and the Board reserve the right, power and authority to:

a) Erect, install, construct and maintain wires, line conduits and poles and the necessary or proper attachments and appurtenant structures in connection with the transmission of electricity, telephone, fire alarm systems, communication systems, television cables and other utilities and similar facilities.
b) Erect, install, construct and maintain storm water facilities, public and private sewer facilities (storm and sanitary), pipe lines for supplying gas and heat, and for any other public or quasi-public facility, service of function, and appurtenant structures whether above ground or underground;
c) Control slope, including the right to grade and plant slopes and prevent the doing of any activity which might interfere with slope ratios approved by the Developer or DRC or which might create erosion or sliding problems or which might change, obstruct or retard drainage flow;
d) Erect and maintain monument signs (and no Owner of the Lot on which a monument sign is located shall interfere with or modify such monument sign so installed); and
e) Create, grade, repair, maintain and otherwise beautify landscape areas.

IN TESTIMONY WHEREOF: Shoe Development C. has caused these presents to be signed by its managing member this 7 day of September, 2000.

Wayne Valentine

STATE OF MISSOURI } SS
COUNTY OF CLAY

On this 7 day of September, in the year 2000, before me a Notary Public in and for said State, Personally appeared Wayne Valentine, 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 day and date last above written.

My Commission Expires: 11-22-01 *Notary Public*

Approved by the Planning and Zoning Commission of the City of Pleasant Valley this 14th day of September, 2000.
By Ordinance No. 2240

Chairperson James Flippin

Approved by the city council of the City of Pleasant Valley this 5th day of Sept, 2000.

Mayor Kenneth Green *City Clerk Juretta Goode*

City Engineer Ronald L. Cowger, P.E.

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

I HEREBY CERTIFY: That the plat of LOT 7, DEVELOPMENT, a subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standard 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 land surveying, and all the platting of subdivision as established by the Missouri Board of Architects, Professional Engineers and Land Surveyor, to the best of my professional knowledge and belief.

Date:

Bob W. Stevens, MO LS 2409 KS LS 1138
Logan & Associates Certificate LS 352D

LEGEND
▲ = Fnd. Permanent Monument
● = Set Bar with Cap
O = Found Bar
B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement

SURVEY PREPARED FOR:
SHOE DEVELOPMENT CO., INC.
300 N. CHURCH RD., SUITE 120
LIBERTY, MISSOURI 64063

LOGAN & ASSOCIATES
Professional Engineers & Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7626
Fax (816) 781-7483

Job No: 20-0340
Drawing Name: 20-0340.DWG
Scale: 1"=30'
Drawn By: MRF Date: 02/10/00
Check By: Date:
Sheet No. 1 OF 1

PC-E
10/3/00 CP