Clay County, Missouri
Land Survey Document

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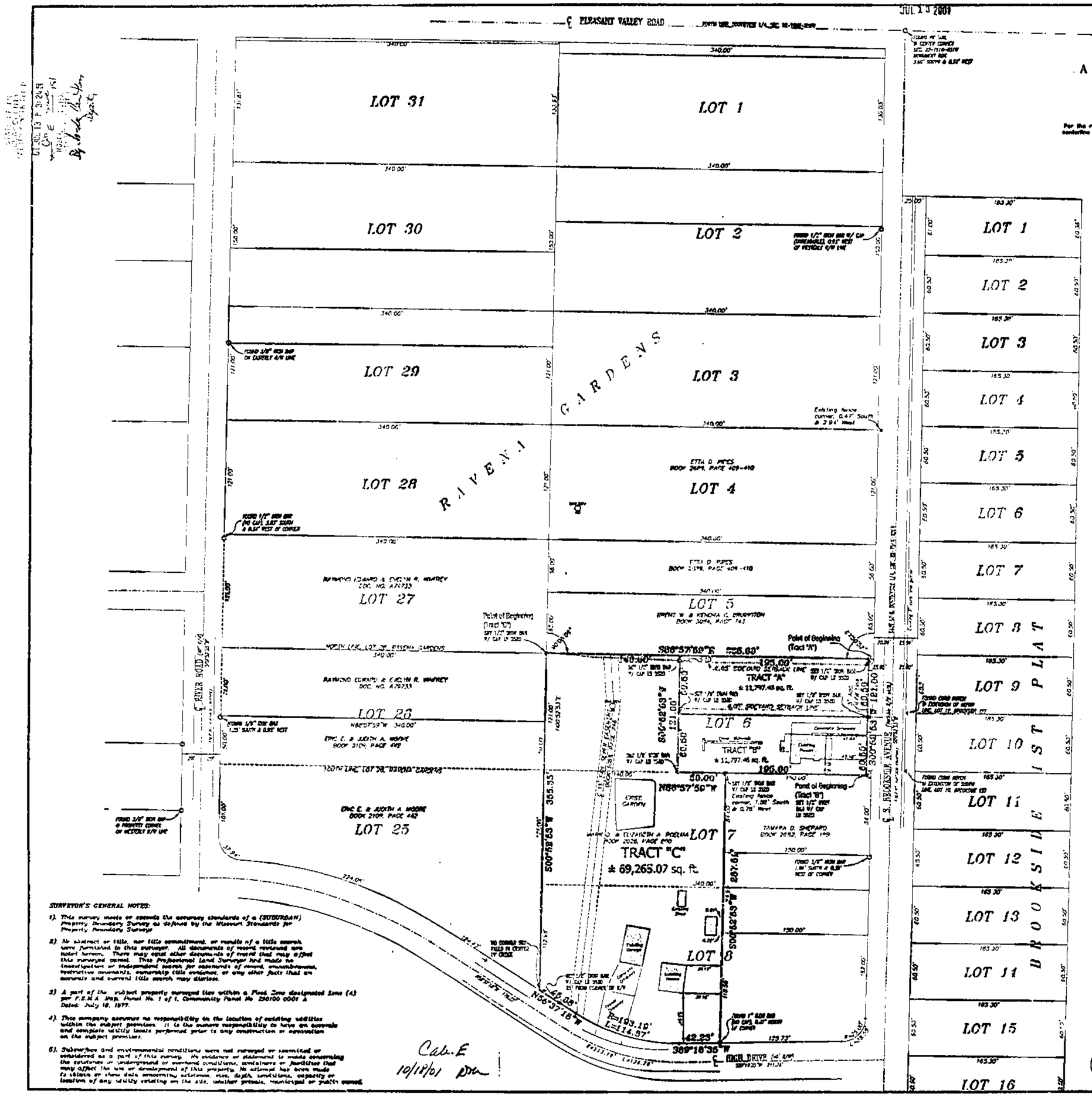
058414

JUL 13 2001

LOT SPLIT SURVEY

PART OF LOTS 6, 7 & 8, RAVENA GARDENS

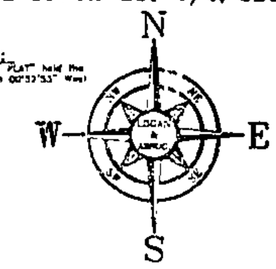
A SUBDIVISION IN PLEASANT VALLEY, CLAY COUNTY, MISSOURI
A PART OF THE SOUTHWEST 1/4, SEC. 22-T51N-R31W



BASIS OF BEARINGS:
Per the recorded plat of "BROOKSIDE - FIRST PLAT" held the centerline of South Brookside Avenue as South 00°33'53" West

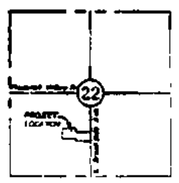
LEGEND:

- Set 1/2" iron bar w/ cap LS 2020
- Found Survey Monument of note
- Existing Iron corner post
- Found Survey Monument as noted



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



LOCATION MAP
Sec. 22, Twp. 51, Rge. 31
(Not to Scale)

LEGAL DESCRIPTION (TRACT "A")
All that part of Lot 6, RAVENA GARDENS, a subdivision of land in Pleasant Valley, Clay County, Missouri, and being a part of the Southwest Quarter of Section 22, Township 51 North of the Baseline, Range 31 West of the Fifth Principal Meridian and being more particularly described as follows:
Beginning at a point that is 5.00 feet Westerly of the Northeast corner of said Lot 6 as measured along North line thereof;
thence South 00 degrees 32'53" West and parallel to the East line of said Southwest Quarter, a distance of 80.50 feet;
thence North 88 degrees 57'58" West and parallel with the North line of said Lot 6, a distance of 105.00 feet;
thence North 00 degrees 32'53" East and parallel with said East line, a distance of 80.50 feet to a point on the North line of said Lot 6;
thence South 88 degrees 57'58" East along said North line, a distance of 105.00 feet to the Point of Beginning.
The above described tract contains, 11,796.46 square feet, more or less, and is subject to all easements, restrictions, reservations and covenants, recorded or unrecorded, if any.

LEGAL DESCRIPTION (TRACT "B")
All that part of Lot 6, RAVENA GARDENS, a subdivision of land in Pleasant Valley, Clay County, Missouri, and being a part of the Southwest Quarter of Section 22, Township 51 North of the Baseline, Range 31 West of the Fifth Principal Meridian and being more particularly described as follows:
Beginning at a point that is 5.00 feet Westerly of the Southeast corner of said Lot 6 as measured along the South line of said Lot 6 thereof;
thence North 88 degrees 57'58" West along the South line of said Lot 6, a distance of 105.00 feet;
thence North 00 degrees 32'53" East and parallel with the East line of said Southwest Quarter, a distance of 80.50 feet;
thence South 88 degrees 57'58" East and parallel with the South line of said Lot 6, a distance of 105.00 feet to a point that is 5.00 Westerly of the Westerly right of way line of South Brookside Avenue
thence South 00 degrees 32'53" West and parallel to said East line of said Southwest Quarter, a distance of 80.50 feet to the Point of Beginning.
The above described tract contains, 11,796.46 square feet, more or less, and is subject to all easements, restrictions, reservations and covenants, recorded or unrecorded, if any.

LEGAL DESCRIPTION (TRACT "C")
All that part of Lot 6, 7 and 8, RAVENA GARDENS, a subdivision of land in Pleasant Valley, Clay County, Missouri, and being a part of the Southwest Quarter of Section 22, Township 51 North of the Baseline, Range 31 West of the Fifth Principal Meridian, and being more particularly described as follows:
Beginning at the Northwest corner of said Lot 6;
thence South 88 degrees 57'58" East along the North line of said Lot 6, a distance of 140.00 feet;
thence South 00 degrees 32'53" West and parallel with the East line of the Southeast Quarter of said Section 22, a distance of 131.00 feet to a point on the North line of said Lot 7;
thence South 88 degrees 57'58" East along said North line, a distance of 50.00 feet to the Northwest corner of a tract of land described in Book 2502 at Page 189 in the Office of the Recorder of Deeds for Clay County, Missouri;
thence South 00 degrees 32'53" West and parallel with said East line of the Southwest Quarter, a distance of 287.65 feet to a point on the Northerly right of way line of Rich Drive as established by said Plat;
thence South 89 degrees 16'35" West along said Northerly right of way line, a distance of 42.23 feet to the beginning of a curve to the right and tangent to the last described course;
thence along said curve in a Northwesterly direction, having a radius of 193.19 feet (244.51 feet plat), an arc length of 114.87 feet (154.91 feet plat);
thence North 68 degrees 37'10" West along said Northerly right of way line, a distance of 48.88 feet (23.25 feet plat) to the Southwest corner of said Lot 8;
thence North 00 degrees 32'53" East along the Westerly lines of said Lots 6, 7 and 8, a distance of 355.35 feet to the Point of Beginning.
The above described tract contains, 69,265.07 square feet, more or less, and is subject to all easements, restrictions, reservations and covenants, recorded or unrecorded, if any

STREETS:
Streets not heretofore dedicated for public use are hereby so dedicated.

IN TESTIMONY WHEREOF: Dale Greene (husband), and Nita A. Greene (wife), Mark D. Poelma (husband) and Elizabeth A. Poelma (wife), have caused
these presents to be signed this 9 day of July, 2001.

Dale Greene (husband) — Nita A. Greene (wife)
Mark D. Poelma (husband) — Elizabeth A. Poelma (wife)

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

On this 9 day of July, 2001, before me, a Notary Public in and for the County and State last above written, personally appeared, Dale Greene (husband) and Nita A Greene(wife), Mark D. Poelma (husband) and Elizabeth A. Poelma (wife), who executed the within instrument and acknowledged to me that they executed the same for their free act and deed.

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

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

Approved by the Board of Aldermen of the City of Pleasant Valley, Clay County, Missouri this 1st day of July, 2001

Mayor, Renee Tupplin — City Clerk Juretta Goode

SURVEYOR'S GENERAL NOTES:

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

2). No abstract or title, nor title commitment, or results of a title search were furnished to this surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect this surveyed tract. This Professional Land Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

3). A part of the subject property surveyed lies within a Flood Zone designated Zone (A) per F.I.R.M. & MAP, Panel No. 1 of 1, Community Panel No. 290100 0001 A Dated: July 18, 1977.

4). This company assumes no responsibility to the location of existing utilities within the subject premises. It is the owners responsibility to have an accurate and complete utility locate performed prior to any construction or excavation on the subject premises.

5). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, easements or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.

Calv. E
10/18/01

THIS SURVEY IS NOT VALID IF IT LACKS THE ORIGINAL SEAL & SIGNATURE

I HEREBY CERTIFY, that this Compilation of Survey is based on a new Survey made by me or under my direct supervision and that the results of said Survey meet the Standards of Practice for Land Boundary Surveys, 10 CSR 30-2.010 to 10 CSR 30-2.040 of the Missouri Department of Natural Resources. Within the scope of Survey and field Survey of the Boundary Lines of the subject tract, Pleasant Valley, Clay County, Missouri, and that the subject tract lies in Flood Zone A per FIRM Map Number 290100 0001 A Dated July 18, 1977

Date 7/10/2001
Prof. Land Surveyor
Missouri No. LS-2020

THIS SURVEY PREPARED FOR:
Dale Greene
7245 N. Wilson Rd.
Kansas City, Mo. 64118

LOT SPLIT SURVEY
LOT 6, 7 & 8 RAVENA GARDENS
SECTION 22, TOWNSHIP 51 NORTH, RANGE 32 WEST
PLEASANT VALLEY, CLAY COUNTY, MISSOURI

Job No. 01-0213
Drawn By: JT
Date: 07/07/01
Scale: 1"=50'
Check By: JT
Date: 07/07/01
Sheet No. 1 of 1

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