Clay County, Missouri
Land Survey Document

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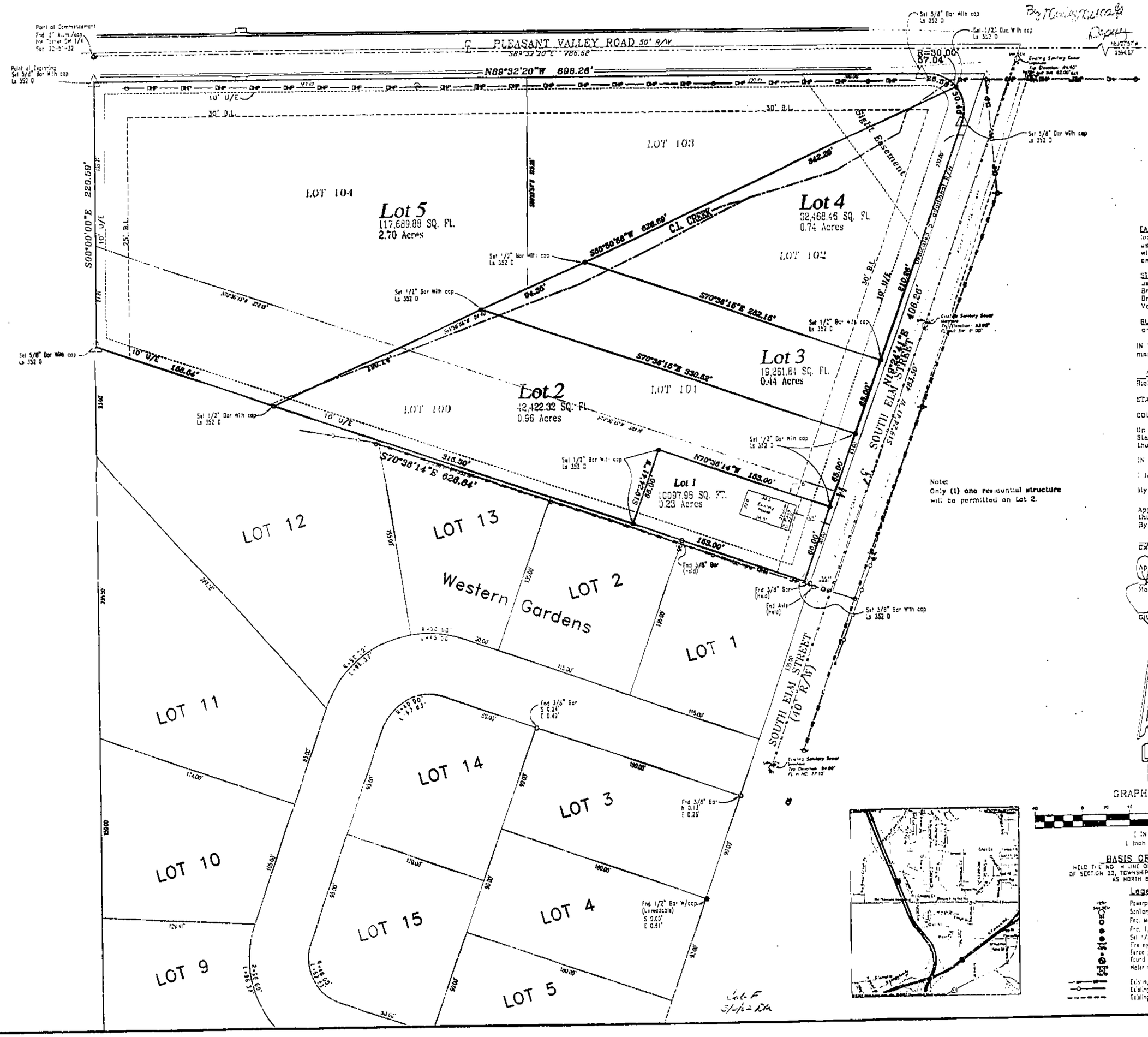
Q97791
FEB 21 2002

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTR. REC'D
02 FE 21 AM 8:45 9
Cap F
RUBERT E. MOHER
RECORDER OF DEEDS
By Monica Mccall

Final Plat of
Halley Acres

A SUBDIVISION IN PLEASANT VALLEY, CLAY COUNTY, MISSOURI
A PART OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 32 WEST



Note:
Only (1) one residential structure will be permitted on Lot 2.

Legal Description:

All of Lots 100-104 Ravena Gardens, a subdivision in Pleasant Valley, Clay County, Missouri, located in the Southwest Quarter of Section 22, Township 51, Range 32, to be more particulary described as follows:
Commencing at the Northwest corner of said Southwest Quarter of Section 22, Township 51, Range 32;
Thence South 00°00'00" East, along the West line of the Southwest Quarter of said Section 22, to a point on the South right-of-way line of Pleasant Valley Road, 22.49 feet to an being the Point of Beginning;
Thence South 00°00'00"E, along said West line, a distance of 220.50 feet to the Northwest Corner of Western Gardens, a subdivision in the City of Pleasant Valley, Clay County, Missouri;
Thence South 70°38'14" East along the north line of said Western Gardens, 628.84 feet to a point on the West Right-of-way of South Elm Street;
Thence North 19°24'47" East along said West right-of-way line, a distance of 406.26 feet to the beginning of a curve;
Thence along said curve to the left tangent to the last described course, having a radius of 30.00 feet, an arc length of 57.04 feet to a point on the South right-of-way line of Pleasant Valley Road;
Thence North 89°32'20" West along said South right-of-way line a distance of 598.26 feet to the Point of Beginning.
Containing 220,649.22 Sq.Ft. 5.07 Acres

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 oil and any purposes; water, gas, sanitary and storm sewers, poles and wires, or all or any of them over, under and along the strips of land outlined on this plat and designated by the words "Utility Easement of O.C.".

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: Halley Northland Construction, has caused these presents to be signed by its managing member this 19 day of Feb 2002.

Richard Halley — Member
Juliette Halley

STATE OF MISSOURI }
COUNTY OF CLAY } ss

On this 19th day of Feb, in the year 2002, before me a Notary Public in and for said State, Personally appeared Richard Halley, 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 above written.

My Commission Expires: 9-27-05
Notary Public

JULIETTA L. GOOCH
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. SEPT 27 2005

Approved by the Planning and Zoning Commission of the City of Pleasant Valley this 17 day of Dec, 2001.
By Ordinance No. 2392
Chairperson

Approved by the city council of the City of Pleasant Valley this 17 day of Dec, 2001.
Mayor/Acting Mayor
City Clerk

City Engineer Ronald L. Cowger, P.E.

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

I HEREBY CERTIFY: That the plat of Halley Acres, 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 subdivisions as established by the Missouri Board of Architects, Professional Engineers and Land Surveyors to the best of my professional knowledge and belief.

Date:
Bob W. Stevens, MO LS 1949 KS LS 1138
Logan & Associates, Corporate LS 3520

Revised Per City Comments 11-19-01 WJS

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

BASIS OF BEARING:
HOLD FIELD NOTES OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 32 WEST AS NORTH 89°27'57" WEST

Legend
Powerpole
Sanitary sewer manhole
Fnd. monument as noted
Fnd. 1/2" Bar With cap
Set 1/2" Bar with cap LS 352 D
Fire hydrant
Fence post
Found 2" alum. cap
Water valve
Existing overhead power line
Existing fence line
Existing water line

THIS SURVEY PREPARED FOR:
HALLEY NORTHLAND CONSTRUCTION
8651 SOUTH ELM ROAD
PLEASANT VALLEY, MO 64068

Final Plat of
Halley Acres

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

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

Job No: 01-0953
SURVEY NAME: 01-0953.DWG
Scale: 1"=40'
Drawn By: WJS Date: 8-30-01
Check By: B. STEVENS PLS Date: 8-30-01
Sheet No. 1 OF 1