Clay County, Missouri
Land Survey Document

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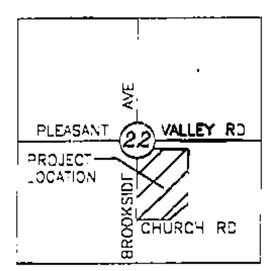
STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
02 JUL 16 P 3:08
BOBBI LASWIER
RECORDER OF DEEDS
By Dorothy McCarty
Deputy

R23439
JUL 16 2002

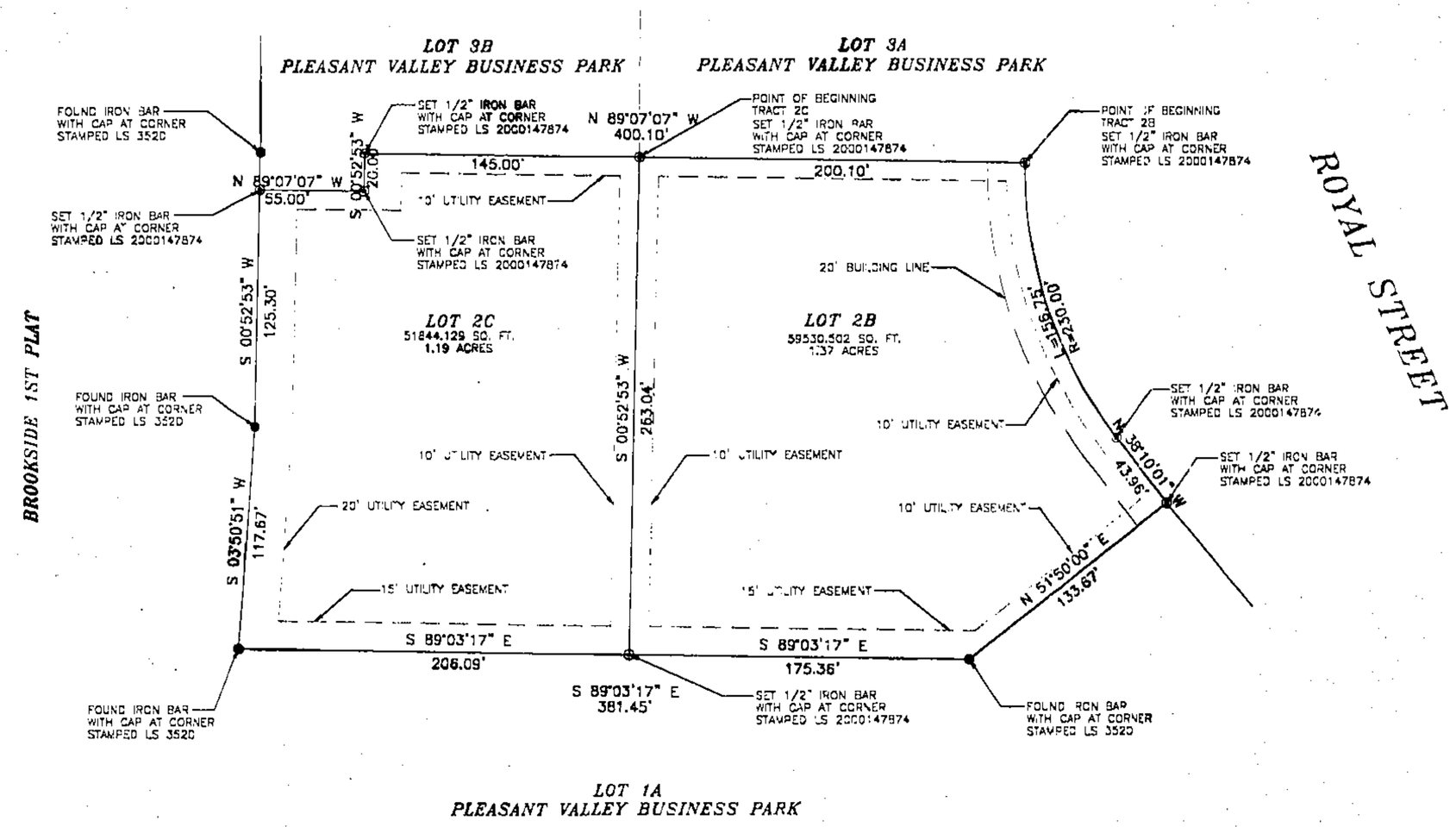
LOT SPLIT SURVEY
LOT 2A, PLEASANT VALLEY BUSINESS PARK

A SUBDIVISION IN PLEASANT VALLEY, CLAY COUNTY, MISSOURI
A PART OF THE SOUTHEAST QUARTER
SECTION 22, TOWNSHIP 51 NORTH, RANGE 31 WEST

0' 40' 80' 120'



LOCATION MAP
SEC. 22, TWP. 51N, RNG. 32W
(NOT TO SCALE)



LEGAL DESCRIPTION (LOT 2B):
ALL THAT PART OF LOT 2A, PLEASANT VALLEY BUSINESS PARK, A SUBDIVISION OF LAND IN PLEASANT VALLEY, CLAY COUNTY, MISSOURI, BEING A PART OF THE SOUTH-EAST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 31 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2A; THENCE NORTH 89°07'07" WEST ALONG THE SOUTH LINE OF LOT 3A PLEASANT VALLEY BUSINESS PARK A DISTANCE OF 200.10 FEET; THENCE SOUTH 00°52'53" WEST, A DISTANCE OF 263.04 FEET; THENCE SOUTH 89°03'17" EAST, A DISTANCE OF 175.36 FEET;
THENCE NORTH 51°50'00" EAST, A DISTANCE OF 133.67 FEET TO THE WEST RIGHT-OF-WAY LINE OF ROYAL STREET;
THENCE NORTH 33°10'01" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 43.96 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 156.75 FEET AND A RADIUS OF 230.00 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION (LOT 2C):
ALL THAT PART OF LOT 2A, PLEASANT VALLEY BUSINESS PARK, A SUBDIVISION OF LAND IN PLEASANT VALLEY, CLAY COUNTY, MISSOURI, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 31 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2A; THENCE NORTH 89°07'07" WEST ALONG THE SOUTH LINE OF LOT 3A PLEASANT VALLEY BUSINESS PARK A DISTANCE OF 200.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°07'07" WEST ALONG THE SOUTH LINE OF LOT 3B PLEASANT VALLEY BUSINESS PARK A DISTANCE OF 145.00 FEET; THENCE SOUTH 00°52'53" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°07'07" WEST, A DISTANCE OF 55.00 FEET TO THE EAST LINE OF BROOKSIDE 1ST PLAT; THENCE SOUTH 00°52'53" WEST, A DISTANCE OF 125.30 FEET; THENCE SOUTH 03°50'51" WEST, A DISTANCE OF 117.67 FEET TO THE NORTH LINE OF LOT 1A PLEASANT VALLEY BUSINESS PARK; THENCE SOUTH 89°03'17" EAST ALONG SAID NORTH LINE, A DISTANCE OF 206.09 FEET, THENCE NORTH 00°52'53" EAST, A DISTANCE OF 263.04 FEET TO THE TRUE POINT OF BEGINNING.

IN TESTIMONY WHEREOF: VALCON CONSTRUCTION INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PRESIDENT THIS 8th DAY OF July, 2002.

Wayne Valentine
WAYNE VALENTINE PRESIDENT

STATE OF MISSOURI } SS
COUNTY OF CLAY }

ON THIS 8th DAY OF July, IN THE YEAR 2002, 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:
HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE YEAR AND DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ Chandra L. Blyth
NOTARY PUBLIC

CHANDRA L. BLYTH
Notary Public - Notary Seal
STATE OF MISSOURI
Ray County
My Commission Expires Oct. 29, 2005

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PLEASANT VALLEY THIS 22 DAY OF July, 2002.
BY ORDINANCE NO. 2002-

CHAIRPERSON

APPROVED BY THE CITY COUNCIL OF THE CITY OF PLEASANT VALLEY THIS 15 DAY OF July, 2002.

MAYOR, KAREE PUPPIN

CITY CLERK JURETTA GOODE

CITY ENGINEER RONALD L. CONGER, P.E.

SURVEYOR'S GENERAL NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE LOCATION AND/OR EXISTANCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NELSON LAND SURVEYING, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

AS OF JUNE 19, 2002 WE HAVE MADE NO INVESTIGATION FOR, OR LOCATIONS OF, POSSIBLE USABLE SUBSURFACE AREAS OF PRIVATE LAND OR PUBLIC WAYS.

NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THIS SURVEYOR. ALL INFORMATION SHOWN WAS PROVIDED BY THE CLIENT. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

A PART OF THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (A) PER F.E.M.A. MAP, PANEL NO. 1 OF 1, COMMUNITY PANEL NO. 290100 0001 A DATED: JULY 18, 1977.

BASIS OF BEARINGS IS THE RECORDED PLAT OF "PLEASANT VALLEY BUSINESS PARK".

AN INGRESS/EGRESS TO LOT 2C IS PROVIDED VIA A DRIVEWAY EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. R22270 AT THE CLAY COUNTY RECORDER OF DEEDS ON July 2, 2002.

Prepared By
NELSON LAND SURVEYING INC.
PO BOX 47 Kearney, Mo. 64060 (816)903-2500
Email address: nelsonlandsurveying@email.com

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI AND THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, EFFECTIVE SEPTEMBER, 2000. 4 CSR 30-16.030

Cab. F
8/6/02 DM

MICHAEL A. NELSON, MO. L.S. NO. 2000147874

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

LOT SPLIT SURVEY		
DRAWN MAN	DATE 06/13/02	FOR: WAYNE VALENTINE
APPROVED NLS	DATE 07/02/02	
SCALE 1" = 40'	SHEET 1 of 1	PROJECT NO. 200264