Clay County, Missouri
Land Survey Document

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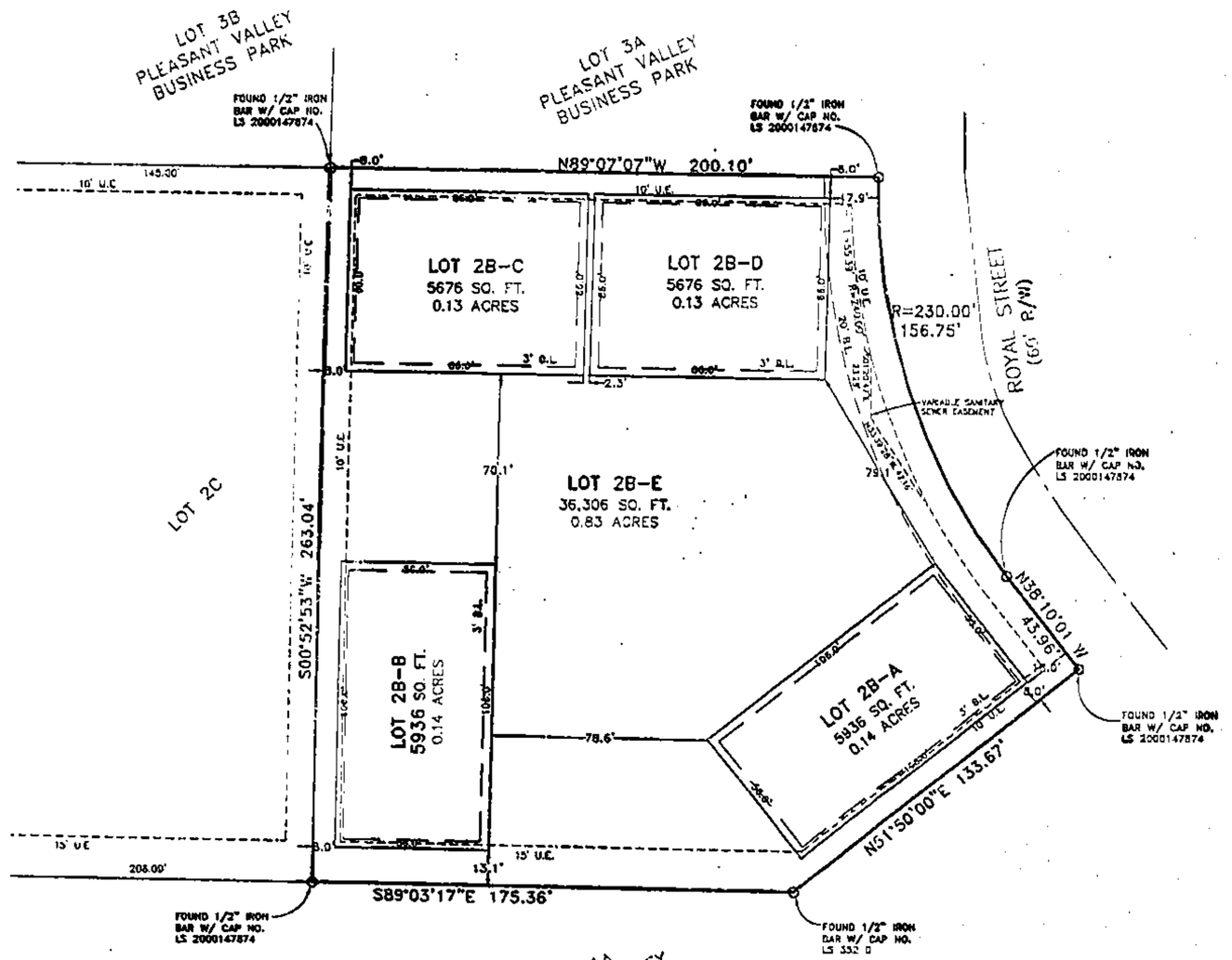
R92100

STATE OF MO
CLAY COUNTY
CERTIFY INSTR. REC'D
2003 MAY 20 4 10:29 S
BOOK
PAGE
SUBJECT TO REVIEW
RECORDER OF DEEDS
by Jessica Bruno

LOT 2B DEVELOPMENT
(A REPLAT OF LOT 2B, PLEASANT VALLEY BUSINESS PARK)
PLEASANT VALLEY, CLAY COUNTY, MISSOURI
PART OF THE SOUTHEAST QUARTER
SECTION 22, TOWNSHIP 51 NORTH, RANGE 31 WEST



LEGAL DESCRIPTION:

Lot 2B Development, a replat of **Lot 2B, of 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.

DECLARATION OF COVENANTS

COMMON PROPERTY: "Common Property" shall mean Lot 2B-E, Replat of Lot 2B 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 Lot 2B-E, Replat of Lot 2B 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: Valcon Construction Co. has caused these presents to be signed by its managing member this 12th day of May, 2003.

Wayne Valentine – Member

STATE OF MISSOURI } ss
COUNTY OF CLAY

On this 12 day of May, in the year 2003, 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 year and date last above written.

My Commission Expires: 9-8-2003 *Notary Public*

VICKI L. ROBERTSON
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Sept. 8, 2003

Recommended for approval by the Planning and Zoning Commission of the City of Pleasant Valley this 5 day of May, 2003.

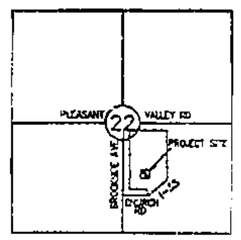
Chairperson James Huey

Approved by the city council of the City of Pleasant Valley this 19 day of May, 2003. By Ordinance No. 2567

Mayor Renee Hilpop *City Clerk Aurelia Goode*

City Engineer Ronald L. Cowger, P.E.

LEGEND:
- ⊕ = Fnd. Permanent Monument
- ○ = Set Bar with Cap
- ○ = Found Bar
- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement
- W.E. = Water Main Easement



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

SCALE
0 30 60
1"=30'

BASIS OF BEARING:
Held the South line of Lot 3, PLEASANT VALLEY BUSINESS PARK, a subdivision in Pleasant Valley, Clay County, Missouri. As: N 89°07'07" W

SURVEYOR'S GENERAL NOTES:

1). 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.

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

3). No title report was furnished by the client for this survey.

4). 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.

5). 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.

6). 3' Building Line typical all sides of buildings.

7.) Information obtained from lot split prepared by Nelson Land Surveying as Document #B29439 Cabinet F, Sleeve 25.

8.) Error of closure is 1:489501.

04/28/03 Revised per City Comment KRF

Cab. F
Slide 27

THIS SURVEY PREPARED FOR:
VALCON CONSTRUCTION
PO BOX 343
PLEASANT VALLEY, MO

FINAL PLAT
LOT 2B, PLEASANT VALLEY BUSINESS PARK

SEC. 22, T51N, R31W
PLEASANT VALLEY, CLAY COUNTY, MISSOURI

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 LOT 2B 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 Standards 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 statues, ordinances and regulations governing the practice of land surveying, and all the platting of subdivisions as established by the Missouri Board of Architects, Engineers and and Land Surveyors to the best of my professional knowledge and belief.

STATE OF MISSOURI
KEVIN R. FLOYD
NUMBER
PROFESSIONAL
LAND SURVEYOR

OGAN & ASSOCIATES, INC.
Professional Engineers
Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7825
Fax (816) 781-7483

Job No: 03-0782
Scale: 1"=30'
Drawn By: Date: 4-2-03
Check By: Date: 4-4-03
Sheet No. 1 OF 1