Clay County, Missouri
Land Survey Document

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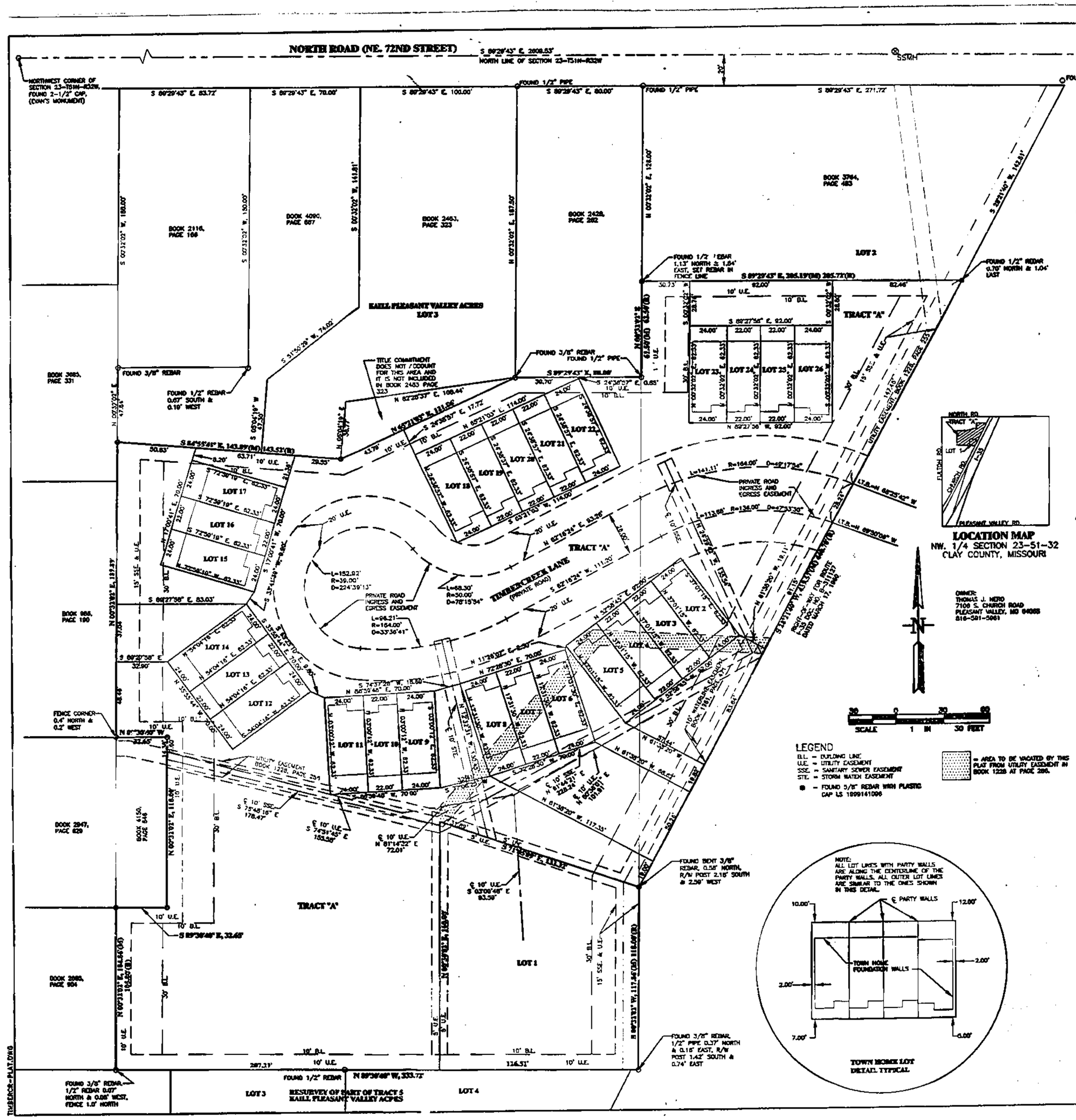
Robert T Searcy, Recorder
Grantor: HERO CONSTRUCTION
Grantee: TIMBERCREEK TOWN HOMES

TIMBERCREEK TOWN HOMES

A RESURVEY OF PART OF LOT 2 AND PART OF LOT 3, KAILL PLEASANT VALLEY ACRES, A SUBDIVISION IN PLEASANT VALLEY, CLAY COUNTY, MISSOURI



DESCRIPTION:
ALL OR PART OF LOTS 2 AND 3, KAILL PLEASANT VALLEY ACRES, A SUBDIVISION OF LAND IN PLEASANT VALLEY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 0 DEGREES 32 MINUTES 53 SECONDS WEST 227.83 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 84 DEGREES 54 MINUTES 50 SECONDS EAST 143.53 FEET; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT WHICH IS SOUTH 89 DEGREES 29 MINUTES 01 SECONDS EAST 253.72 FEET AND SOUTH 0 DEGREES 32 MINUTES 53 SECONDS WEST 187.5 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 29 MINUTES 01 SECONDS EAST 80.0 FEET; THENCE NORTH 0 DEGREES 32 MINUTES 53 SECONDS EAST 62.50 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 01 SECONDS EAST 205.72 FEET; THENCE SOUTH 28 DEGREES 22 MINUTES 29 SECONDS WEST 440.70 FEET; THENCE SOUTH 0 DEGREES 32 MINUTES 53 SECONDS WEST 118 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 36 SECONDS WEST 333.72 FEET; THENCE NORTH 0 DEGREES 32 MINUTES 53 SECONDS EAST 105.0 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 36 SECONDS EAST 32.65 FEET; THENCE NORTH 0 DEGREES 32 MINUTES 53 SECONDS EAST 110.0 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 36 SECONDS WEST 32.65 FEET; THENCE NORTH 0 DEGREES 32 MINUTES 53 SECONDS EAST 180.00 FEET TO THE POINT OF BEGINNING.

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "TIMBERCREEK TOWN HOMES".

EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF PLEASANT VALLEY, MISSOURI AND THE UTILITY COMPANIES FRANCHISED TO OPERATE IN THE CITY OF PLEASANT VALLEY, MISSOURI FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TELEVISION AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER UNDER AND ALONG THE STRIPS OF LAND DESIGNATED ON THIS PLAT BY THE WORDS "UTILITY EASEMENT" OR THE ABBREVIATION "U.E.". WHERE OTHER EASEMENTS ARE DESIGNED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF THE CITY OF PLEASANT VALLEY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENTS. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

TRACT "A":
THE LAND SHOWN AND DESIGNATED AS TRACT "A" IS FOR THE COMMON USE OF ALL THE OWNERS WITHIN THE SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE TIMBERCREEK TOWN HOMES HOMEOWNERS ASSOCIATION.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF: HERO CONSTRUCTION, L.L.C. HAS CAUSED THEREIN PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED THIS 16 DAY, DECEMBER 2004.

Thomas J. Hero
PRESIDENT

SECRETARY

STATE OF MISSOURI, SS
COUNTY OF CLAY

ON THIS 16 DAY OF December 2004, BEFORE ME APPEARED THOMAS J. HERO TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF HERO CONSTRUCTION, L.L.C., AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID HERO CONSTRUCTION, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID THOMAS J. HERO ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE YEAR AND DATE LAST WRITTEN.

MY COMMISSION EXPIRES: 11.12.2005

AMY J. FLICK
NOTARY PUBLIC
STATE OF MISSOURI
CLAY COUNTY
MY COMM. EXP. 11.12.2005

COUNCIL

THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF THE CITY OF PLEASANT VALLEY, MISSOURI, BY ORDINANCE NO. 11-2004-01 DULY AUTHENTICATED AS PASSED THIS 6th DAY OF December 2004.

MAYOR

CITY CLERK

NOTE:
THIS SURVEY WAS BASED ON TITLE POLICY COMMITMENT ISSUED BY SECURITY UNION TITLE INSURANCE COMPANY, COMMITMENT NO. 03090012, DATED SEPTEMBER 12, 2003.

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. CLASS "C" URBAN.

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF TIMBERCREEK TOWN HOMES 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 ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY MCLAUGHLIN MUELLER, INC.

DATE: 12-03-2004

MARTIN A. MUELLER
NUMBER LS-2487
STATE OF MISSOURI
REGISTERED LAND SURVEYOR

McLaughlin Mueller, Inc.
PROFESSIONAL LAND SURVEYORS
218 WEST MILL STREET
LIBERTY, MO 64068
PHONE 407-0002 FAX 407-0003

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No.	Revision	By	Date

Designed By: MAM
Drawn By: MAM
Checked By: MAM
Approved By: MAM
Date: DEC. 03, 2004

TIMBERCREEK TOWN HOMES
23-T51N-R32W, CLAY COUNTY, MISSOURI

Sht. No. 1

Project No. 030308

http://www.ClayCoGov.com