22-01-82
21840
PLEASANT VALLEY, MO.

PLAT OF SURVEY

THIS IS TO CERTIFY that we have this day made a survey of the premises herein described and that the results of said survey are represented on this plat.

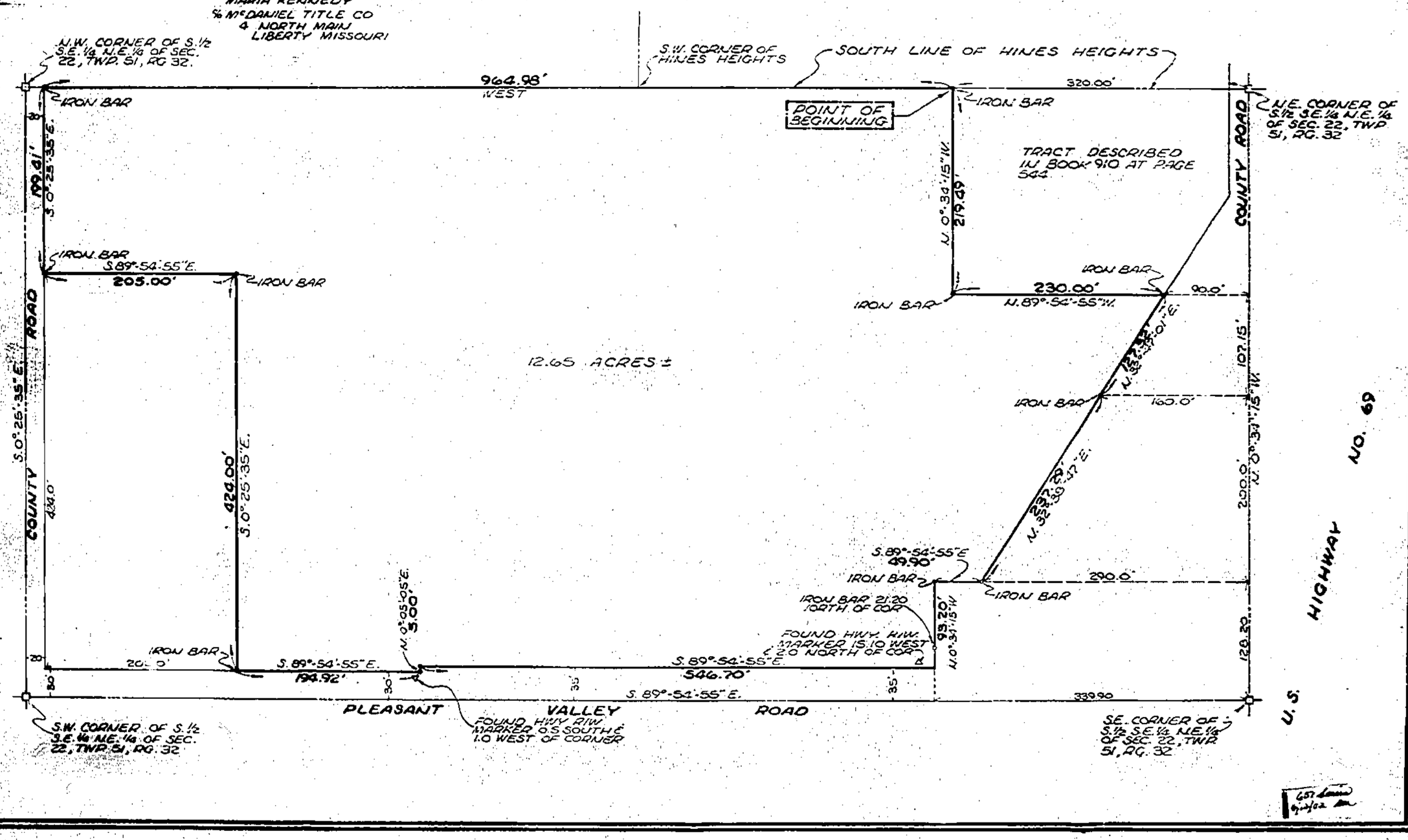
DESCRIPTION: All that part of the South One-Half (S½) of the Southeast One-Quarter (SE¼) of the Northeast One-Quarter (NE¼) of Section 22, Township 51, Range 32, in the City of Pleasant Valley, Clay County, Missouri, described as follows: Beginning at a point on the North line of said 1/2, 1/4, 1/4 section and 320 feet West of the Northeast corner thereof, said point being the Northwest corner of a tract of land described in Book 910, at page 544, in the office of the Recorder of Deeds for Clay County, Missouri, said point also being on the South line of Hines Heights, a subdivision in said county; thence West along the North line of said 1/2, 1/4, 1/4 section, and along the South line of said Hines Heights, and the Westerly prolongation thereof, a distance of 964.98 feet, to a point 20 feet East of the Northwest corner of said 1/2, 1/4, 1/4 section; thence South 0°-25'-35" East, and parallel to the West line of said 1/2, 1/4, 1/4 section, a distance of 199.41 feet to a point 854 feet North and 20 feet East of the Southwest corner of said 1/2, 1/4, 1/4 section; thence South 89°-54'-55" East, and parallel to the South line of said 1/2, 1/4, 1/4 section, a distance of 205.00 feet; thence South 0°-25'-35" East, and parallel to the West line of said 1/2, 1/4, 1/4 section, a distance of 424.00 feet to a point 30 feet North of the South line of said 1/2, 1/4, 1/4 section, said point being on the North line of Pleasant Valley Road; thence South 89°-54'-55" East, along last said street line a distance of 194.92 feet, to a point on the Westerly terminus of United States Highway No. 69, approach to Pleasant Valley Road, as now established; thence North 0°-05'-05" East, along the West line of said approach, a distance of 5.00 feet to the North line of said approach; thence South 89°-54'-55" East, along last said North line, said line being 35.00 feet North of and parallel to the South line of said 1/2, 1/4, 1/4 section, a distance of 546.70 feet, to a point on the Westerly right-of-way line of said U. S. Highway No. 69, said point being 339.90 feet West of the East line of said 1/2, 1/4, 1/4 section, measured parallel to the South line thereof; thence North 0°-34'-15" West, along said Westerly right-of-way line and parallel to the East line of said 1/2, 1/4, 1/4 section, a distance of 93.20 feet, to an angle point in said highway right-of-way line, (said point being 339.90 feet West and 128.20 feet North of the Southeast corner of said 1/2, 1/4, 1/4 section); thence South 89°-54'-55" East, along said highway right-of-way line, and along a line 128.20 feet North of and parallel to the South line of said 1/2, 1/4, 1/4 section, a distance of 49.90 feet, to an angle point in said highway line, said point being 290.00 feet West of the East line of said 1/2, 1/4, 1/4 section, measured parallel to the South line thereof; thence North 32°-38'-47" East, along the Westerly right-of-way line of said highway, a distance of 237.29 feet, to an angle point in said highway right-of-way line said point being 328.20 feet North and 160.00 feet West of the Southeast corner of said 1/2, 1/4, 1/4 section; thence North 32°-47'-01" East along said Westerly right-of-way line, a distance of 127.32 feet, to a point 435.35 feet North and 90.00 feet West of the Southeast corner of said 1/2, 1/4, 1/4 section, said point being on the South line of aforesaid tract of land recorded in Book 910, at Page 544; thence North 89°-54'-55" West, along the South line of last said tract of land, a distance of 230.00 feet to the Southwest corner thereof; thence North 0°-34'-15" West, a distance of 219.49 feet to the point of beginning, containing 12.65 acres more or less.

MAY 22nd, 1967 - REVISED JUNE 8th, 1967

FOR:
MARIA KENNEDY
% McDANIEL TITLE CO
4 NORTH MAIN
LIBERTY MISSOURI

ANDERSON SURVEY CO.
5500 WOODLAND AVENUE
KANSAS CITY, MISSOURI
By: Oliver S. Anderson
OLIVER S. ANDERSON

SCALE 1" = 60'



Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com