



◆ = SET 1/2" REBAR AND PLASTIC
CAP STAMPED LS-17



941 W. 141st Terrace
Kansas City, MO 64145
816.777.0400
weareown.com

**MINOR SUBDIVISION
PLEASANT HILL RV
PARK
FIRST PLAT**

REVISIONS

DRAWING INFORMATION

ISSUED DATE: 04.27.2023

LICENSE NO: PLS No. 2013000041

SHEET TITLE

SHEET NUMBER

1

DESCRIPTION

All of Lots 3 and 6, Block 3, Howard's Addition, and all of Lots 2, 3 and 6, Block 6, Howard's Addition, and all of vacated Clay Street between Lot 6, Block 3 Howard's Addition, and Lot 2, Block 6 Howard's Addition, all being more particularly described as follows: beginning at the northeast corner of Lot 3, Block 3 Howard's Addition, thence South 02 degrees 21 minutes 01 second West, with the east line of Lots 3 and 6 Block 3 Howard's Addition, and the east line of Lots 2, 3 and 6, Block 6 Howard's Addition, a distance of 360.00 feet to the southeast corner of said Lot 6, Block 6, Howard's Addition; thence North 87 degrees 24 minutes 40 seconds West, with the south line of said Lot 6, Block 6, a distance of 135.00 feet to the southwest corner of said Lot 6, Block 6; thence North 02 degrees 21 minutes 01 second East, with the west line of Lots 6, 3 and 2 of said Block 6 and with the west line of Lots 6 and 3, Block 3, Howard's Addition, a distance of 360.00 feet to the northwest corner of Lot 3, Block 3, Howard's Addition; thence South 87 degrees 24 minutes 40 seconds East, with the north line of said Lot 3, Block 3, a distance of 135.00 feet to the point of beginning. The above described tract contains 48,600 square feet, or 1.12 acres.

SURVEYOR'S REPORT

1. The basis of bearing for this survey is Missouri State Plane, West Zone, NAD 83.
2. A 5/8" x 24' rebar with a plastic cap stamped LC-62 has been set at every property corner unless noted otherwise.
3. The subject property lies in Zone AE, Base Flood Elevations Determined, as shown on Flood Insurance Rate Map 29037C0067F, revised January2, 2013.
4. The subject property contains 48,600 square feet, or 1.12 acres.

CERTIFICATION

I hereby certify that the plat of PLEASANT HILL RV PARK FIRST PLAT is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys defined in 20 CSR 2030-16 and jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Agriculture, Land Survey Division to the best of my professional abilities, knowledge and beliefs.

APPROVED

City of Pleasant Hill

Signed: _____ Date: _____

Samuel J. DePriest Missouri PLS 2013000041 Date: April 27, 2023
OWN LC-62

DEDICATION

The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as "PLEASANT HILL RV PARK FIRST PLAT" it shall be a sufficient description of each lot platted hereon to be designated by the number which appears on said lot, followed by the words "PLEASANT HILL RV PARK FIRST PLAT".

The use of all lots shown on this plat shall be subject to any and all restrictions recorded in the Office of the Recorder of Deeds in Cass County, Missouri.

OWNER'S CERTIFICATE

IN TESTIMONY WHEREOF, the undersigned owner has hereunto set her hands this _____ day of _____, 2023.

City of Pleasant Hill

John King, Mayor

STATE OF

COUNTY OF

On this _____ day of _____, 2023, before me personally appeared John King, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said county and state the date and year last written above.

NOTARY PUBLIC

MY COMMISSION EXPIRES: