Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

E 71456 JAN 10 1984

Resubdivision of Lots 1,2,&5
RIVER BEND ESTATES

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter of Section 3, and part of the Northeast Quarter of the Northeast Quarter of Section 10, Township 52 North of the Base Line, Range 31 West of of the Fifth Principal Meridian, Clay County, Missouri and previously platted as lots 1, 2 and 5 of River Bend Estates, a residential Subdivision in Clay County, Missouri and more particularly described as follows: Beginning at the Northeast corner of said Section 10; thence S00°19'00"W, 566.56 feet along the east line of said Section to a point on the Westerly right-of-way line of Missouri State Highway No. 33; thence S10°13'04"W, 63.28 feet along said Westerly right-of-way to the beginning of a circular curve, concave easterly having a radius of 1939.86 feet; thence southerly along said curve, through a central angle of 1°54'52" an arc length of 132.53 feet; thence N87°10'46"W, 680.88 feet, sited as N87°12'W in a warranty deed dated May 22nd, 1978, filed for record in Book 1306 at page 880 in the Office of the Recorder of Deeds in and for Clay County, Missouri; thence N02°12'41"W, 49.96 feet, sited as N01°16'E, 50 feet in said Warranty Deed; said point being the southeast corner of Lot 3; in River Bend Estates Subdivision; thence N00°18'08"E, 371.78 feet along the east line of said lot 3 thence N01°18'14"W, 60.00 feet to a point on the south line of lot 6 in said subdivision; thence N88°41'46"E, 30.36 feet along said south line to a point on the line between lots 5 and 6 in said Subdivision; thence N42°11'21"E, 644.65 feet along said last named line to the middle of Fishing River; thence N59°59'13"E, 290.59 feet along said middle of Fishing River to a point on the east line of said Section 3; thence S00°01'13"W, 373.90 feet to the point of beginning, and containing 13.642 acres.

DEDICATION

We the undersigned owners of the tract of land hereon platted and further described above, have caused the same to be resurveyed and resubdivided in the manner shown on this plat, said subdivision shall thereafter be known as the resubdivision of lots 1, 2 and 5 of River Bend Estates. That portion of River Bend Road not heretofore dedicated is hereby dedicated to public use forever, public utility easements, building limit lines and restrictions are as previously recorded and filed for record.

IN WITNESS WHEREOF, we have hereunto set our hands this day of November, 1983.

Lot (1) George Alvin McKinley — Patricia R. McKinley

Lot (2) Robert C. Eldridge — Jo Ann Eldridge

Lot (2) Marshall Bailey — Betty J. Bailey

Lot (5) James D. Robertson — S. Loretta Robertson

State of Missouri)
County of Clay) ss.

On this 30th day of November 1983, before me appeared, George Alvin McKinley and Patricia R. McKinley, husband and wife, Robert C. Eldridge, Jo Ann Eldridge, Marshall Bailey, Betty J. Bailey, and James D. Robertson and S. Loretta Robertson, husband and wife, to me personally known, who being by me duly sworn did say that the forgoing instrument was executed by them as their free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

My Commission Expires Dec. 5, 1983

Billie L. Middleton
Notary Public
Billie L. Middleton

SURVEYOR'S CERTIFICATION

This is to certify that at the request of Marshall Bailey and Robert Eldridge, I have resurveyed lots 1, 2 and 5 of River Bend Estates Subdivision, to reflect a change in River Bend Road which was not shown on the original plat of said Subdivision.

In Witness Whereof I have set my Seal and Signature this 8th day of November, 1983.

Wm. H. Cohrs, III, LS-1944

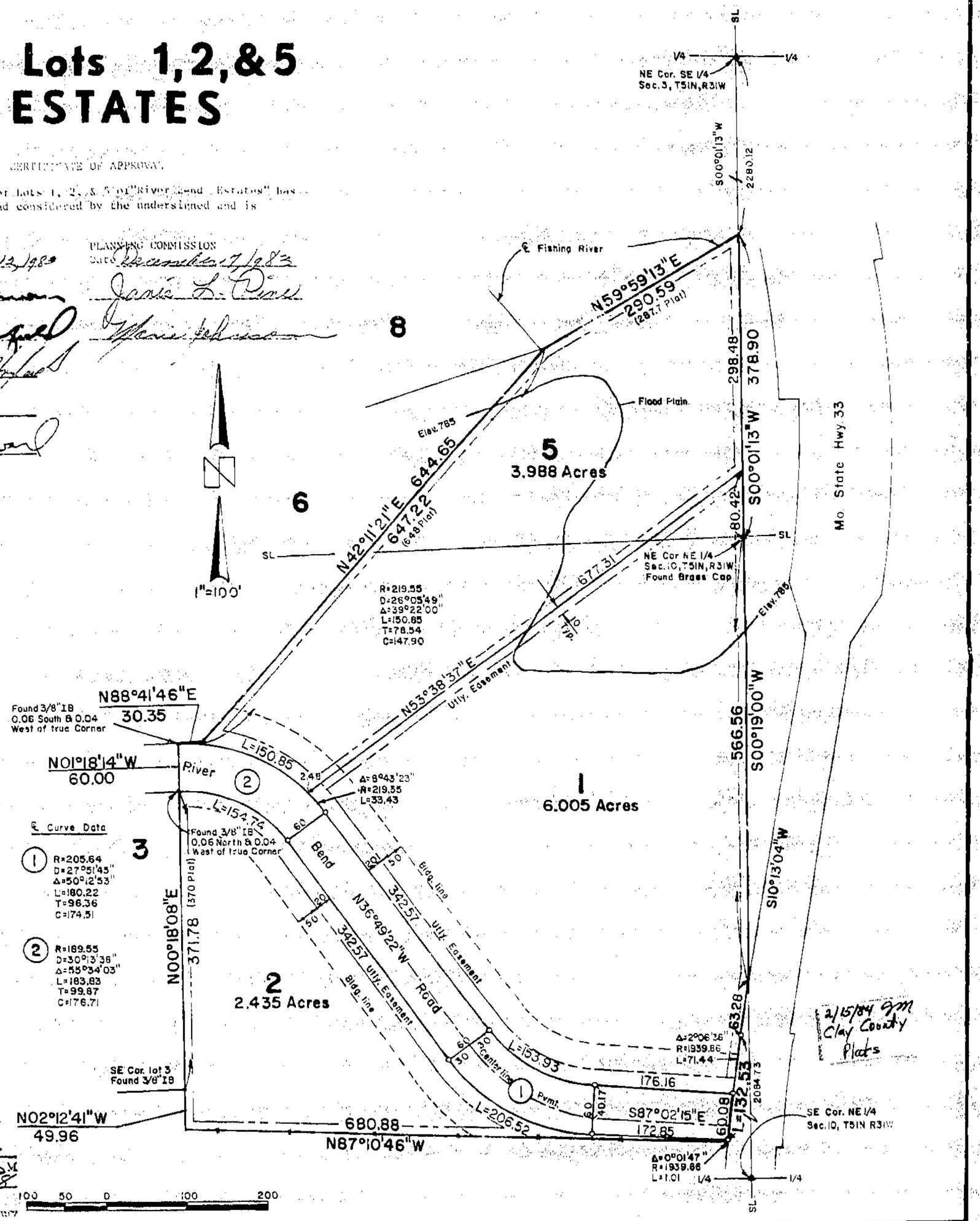
CERTIFICATE OF APPROVAL

This resubdivision of Lots 1, 2, & 5 of "River Bend Estates" has been submitted to and considered by the undersigned and is hereby approved.

County Court:
Date December 13, 1983
Ed Bauman
Mike Bousfield
Don "Hap" Hughes
Vert C. Howard

PLANNING COMMISSION
Date December 7, 1983
Jack L. Ross
Glenn Robinson

Filed for Record this 10 day of Jan A.D., 1984 at 1:00 o'clock P.M. and Recorded in Book 19 at Page 98
WM. E. SLOMILCH, Recorder
Mary E. Moberly Deputy



Indicates 1/2" IB with plastic cap Stamped LS-1944 set

NOTE: Lots 1, & 5 shall not have direct vehicular access to Missouri Highway No. 33.

Wm. H. Cohrs & Associates
Consulting Engineers & Surveyors
1007 FRANKLIN
P.O. BOX 186
LEXINGTON, MO 64067

Date Nov. 9, 1983
Job No: L-289
Project: Resubdivision Survey
River Bend Estates
For: Marshall Bailey