Clay County, Missouri
Land Survey Document

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E 86793 AUG 13 1984

AMENDED PLAT LOTS 56, 57, & 58
RIVER BEND ESTATES

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
84 AU 13 P 1:25
RECORDER BOOK 90 PAGE 33
WM. E. ELDRIDGE
RECORDER OF DEEDS
Mary E. Moberly
Deputy

LEGAL DESCRIPTION

All of lots 56, 57, and 58 of Riverbend Estates, a Residential Subdivision in Clay County, Missouri of record in Plat Book 17 at pages 81, 82, and 83 in the office of the Recorder of Deeds for Clay County, Missouri and more particulary described as follows: Beginning at the Southwest corner of said lot 56, said point being on a circular curve concave southeasterly, having a radius of 230.00 feet, and to which point a radial line bears N50°54'25" W, thence from said point of beginning Northeasterly along said curve through a central angle of 28°06'13" an arc length of 112.82 feet; thence N67°11'48"E, 373.81 feet along the southerly line of lots 56 and 57 to the beginning of a circular curve, concave Northwesterly and having a radius of 170.00 feet; thence running northeasterly along said curve and with the southerly line of said lot 57and 58 through a central angle of 31°10'53" and arc length of 92.52 feet; thence N36°00'55"E, 253.59 feet along the southerly line of said lot 58 to the Southeast corner of said lot 58; thence N23°19'48"W, 629.84 feet along the lot line between lots 58 and 59 in said subdivision to the southerly right-of-way line of the Burlington Northern Railroad, said point being on a circular curve nontangent concave northwesterly and having a radius of 1612.61 feet, and to which point a radial line bears S44°49'15"E; thence southwesterly along said curve and with said right-of-way line through a central angle of 4°27'26" an arc length of 125.45 feet; thence S49°38'11"W, 599.66feet along said railroad right-of-way line to the beginning of a circular curveconcave southeasterly and having a radius of 1370.57 feet; thence southwesterly along said curve through a central angle of 10°30'27" an arc length of 251.35 feet to the northwest corner of lot 56; thence S38°39'14"E, 511.56 feet to the Point of Beginning, and containing 12.303 acres.

DEDICATION

We the undersigned owners of the tract of land hereon platted and further described above, have caused the same to be surveyed and subdivided in the manner shown on this plat, said subdivision shall hereafter be known as the Amended plat of lots 56, 57, & 58 of River Bend Estates. Public utility easements, along and adjoining all lot boundaries within this plat are as designated hereon, building limit lines are 50 feet from all adjoining roads. Lots hereon amended are subject to restrictions field of record for River Bend Estates, Flood Plan Drainage Easement is as previously dedicated on the original plat of River Bend Estates.

In Testimony whereof, the undersigned Proprietors have hereunto set their hands this 31 day of July, 1984.

Robert C. Eldridge
Robert C. Eldridge

Jo Ann Eldridge
Jo Ann Eldridge

Marshall Bailey
Marshall Bailey

Betty J. Bailey
Betty J. Bailey

State of Missouri)
County of Clay) ss.

On this 31 day of July, 1984, before me appeared, husband and wife, Robert C. Eldridge, Jo Ann Eldridge, Marshall Bailey, Betty J. Bailey, to me personaly 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 May 31, 1985

Colene Carver
Notary Public

COLENE CARVER
NOTARY PUBLIC STATE OF MISSOURI
CLAY CO
MY COMMISSION EXPIRES MAY 31 1985

CERTIFICATE OF APPROVAL

This plat of lots 56, 57 & 58 River Bend Estates has been submitted to and considered by the undersigned and is hereby approved.

County Court:
Date Aug 13-84

Planning Commission:
Date 08-08-84

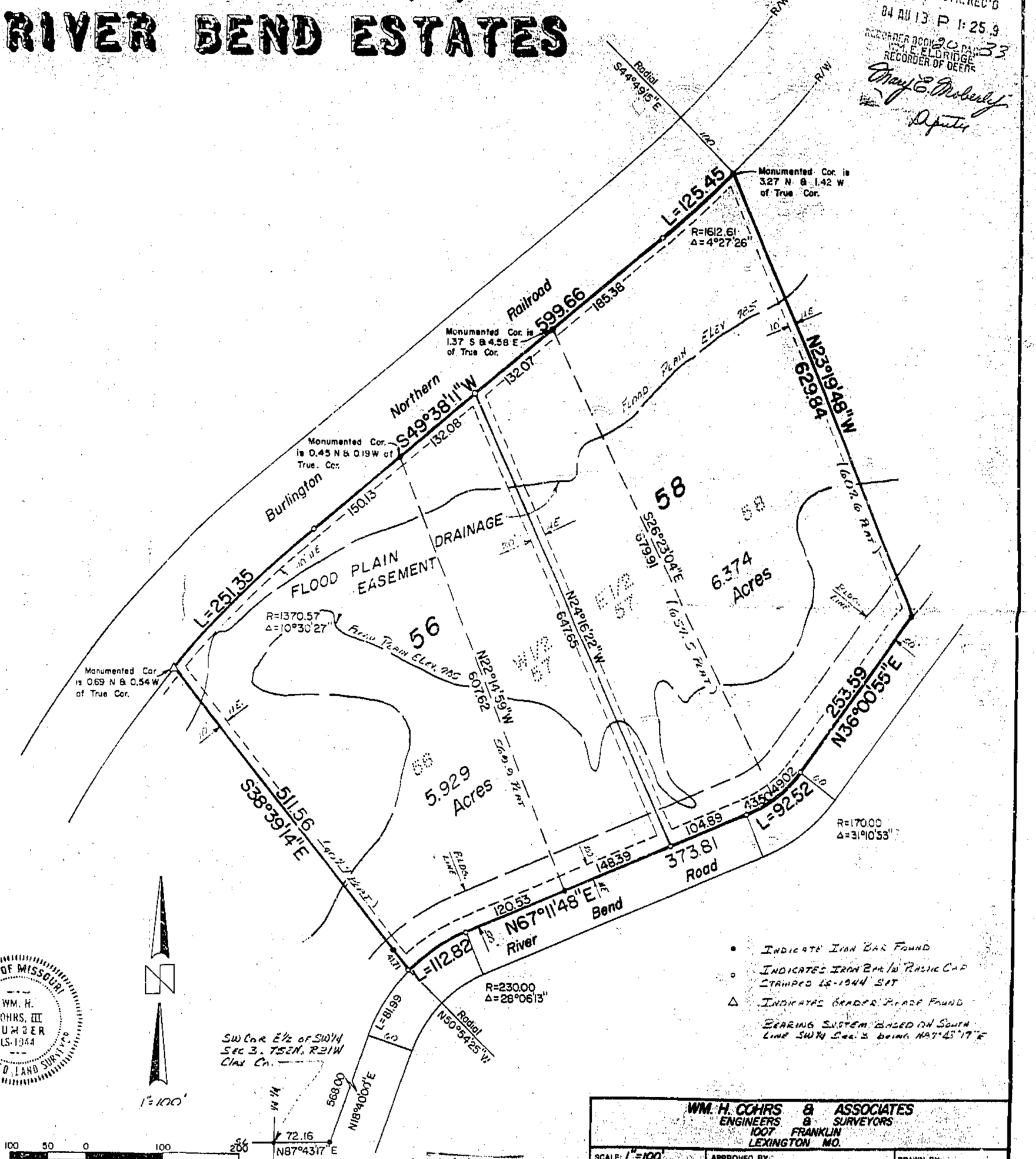
SURVEYOR'S CERTIFICATION

This is to certify that at the request of Marshall Bailey and Bob Eldridge I have surveyed and divided the above described tract of land as shown on this plat, and that the results of said survey are represented correctly on this plat, and that said survey was executed in accordance with the current Minimum Standards for Property Boundary Surveys 10CSR 30-2.

In Witness whereof I have hereunto set my seal and signature this 6th day of July, 1984.

Wm. H. Cohrs, III, LS-1944

STATE OF MISSOURI
WM. H. COHRS, III
NUMBER LS-1944
REGISTERED LAND SURVEYOR



WM. H. COHRS & ASSOCIATES ENGINEERS & SURVEYORS 1007 FRANKLIN LEXINGTON MO.		
SCALE: 1"=100'	APPROVED BY	DRAWN BY
DATE: July 6, 1984	WHC	FB 10:7-13
Amended Plat Lots 56, 57, & 58 River Bend Estates		
For Marshall Bailey & Bob Eldridge		DRAWING NUMBER L84-319