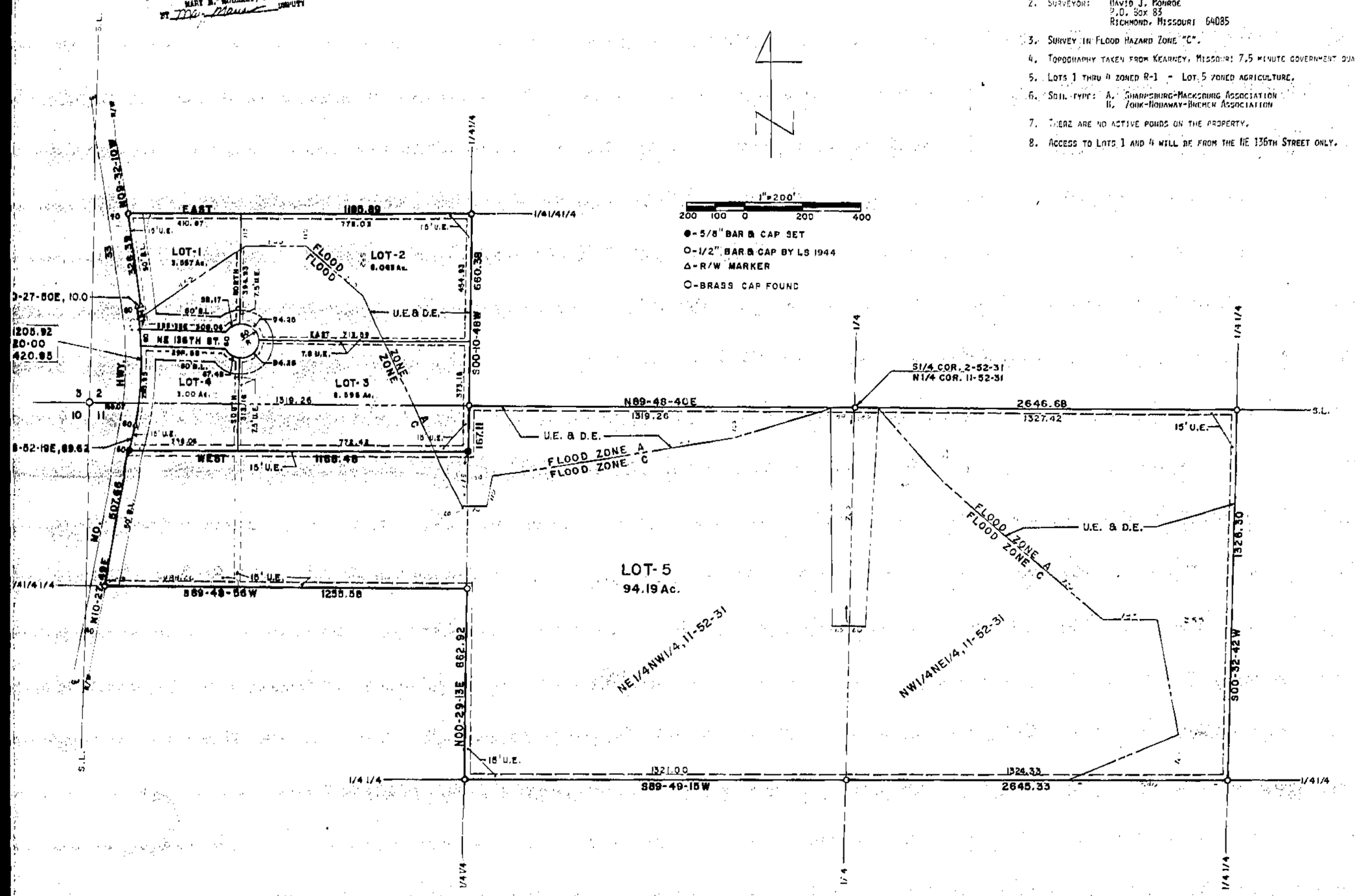
F 76522

RIVER RUN
FINAL PLAT

Filed for Record this 13 day of April, 1987 at 2:00 P.M. and Recorded in Book 12 Page 12
MARY B. WHITNEY, RECORDER
By Mary Moore DEPUTY



1"=200'
200 100 0 200 400

●-5/8" BAR & CAP SET
○-1/2" BAR & CAP BY LS 1944
△-R/W MARKER
○-BRASS CAP FOUND

NOTES:

1. Developers: Marshall Bailey and Robert C. Eldridge
   2300 Rhonda Road
   Excelsior Springs, Missouri 64024
2. Surveyor: David J. Monroe
   P.O. Box 83
   Richmond, Missouri 64085
3. Survey in Flood Hazard Zone "C".
4. Topography taken from Kearney, Missouri 7.5 minute government quadrangle.
5. Lots 1 thru 4 zoned R-1 - Lot 5 zoned agriculture.
6. Soil type: A. Shamsburg-Mackzburg Association
   B. York-Nowaway-Bremer Association
7. There are no active ponds on the property.
8. Access to Lots 1 and 4 will be from the NE 136th Street only.

DESCRIPTION LOTS 1, 2, 3 & 4

That part of the S½ of the SW¼ of the SW¼ of Section 2, T52N, R31W of the 5th P.M., Clay County, Missouri lying East of the East Right of Way Line of Missouri Highway 33 and that part of the North 167.11 feet of the N½ of the NW¼ of the NW¼ of Section 2, T52N, R31W of the 5th P.M., Clay County, Missouri lying East of the East Right of Way Line of Missouri Highway 33. Containing 21.248 acres.

DESCRIPTION LOT 5

All of the NW¼ of the NE¼ and all of the NE¼ of the NW¼ and that part of the South 495.81 feet of the W½ of the NW¼ of the SW¼ lying East of the East Right of Way Line of Missouri Highway 33, all in Section 11, T52N, R31W of the 5th P.M., Clay County, Missouri. Containing 94.19 acres.

Bearing System is assumed. This survey complies with the Missouri Minimum Standards for Property Boundary Surveys.

DEDICATION

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as RIVER RUN and shall consist of a total of five (5) lots.

In testimony whereof, Marshall Bailey and Robert C. Eldridge have subscribed their names this _____ day of _____, 1987.

Marshall Bailey — Marshall Bailey
Robert C. Eldridge — Robert C. Eldridge

STATE OF MISSOURI, COUNTY OF CLAY } ss

On this 31st day of June in the year 1987, before me a Notary Public in and for said State, personally appeared Marshall Bailey and Robert C. Eldridge, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

In witness thereof: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: 2-24-1990 — Notary Public

The streets shown on this plat not heretofore dedicated to public use are hereby so dedicated.

The easements shown on this plat are hereby dedicated for their designated use.

APPROVALS AND ACCEPTANCES

This plat of RIVER RUN has been submitted to and considered by the Clay County Planning Commission and is hereby approved. Dated this 1st day of June, 1987.

Chairman, Planning Commission — Director, Planning Commission
President Commissioner — Eastern Commissioner
Western Commissioner — County Counselor

Filed for record this _____ day of _____, 1987 at _____ and recorded in Plat Book _____, Page _____.

Clay County Recorder

SURVEYOR'S NOTE:

This plat was prepared from a survey performed by LS 1944 for Marshall Bailey and Bob Eldridge on 3-24-1986.

SURVEYOR'S CERTIFICATION

I hereby certify that this plan, plat, map, survey or report was prepared by me or under my direct personal supervision and that I am a duly registered land surveyor under the laws of the state of Missouri.

Signed: David J. Monroe — David J. Monroe, Missouri R.L.S. #1433 — Date: 4-13-1987

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 83 — 816-776-6343
RICHMOND, MISSOURI

SURVEY FOR: MARSHALL BAILEY-BOB ELDRIDGE EXCELSIOR SPRINGS, MO.				
4-7-1987	86-53	1"= 200	DM	87-1122

http://www.ClayCoGov.com