Clay County, Missouri
Land Survey Document

RIVERVIEW ESTATES

LOTS 1 THRU 20

CLAY COUNTY, MISSOURI

DESCRIPTION: A TRACT OF LAND IN THE WEST HALF OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 18 AND THE EAST HALF OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 52, RANGE 31, IN CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE NORTH 89°52'27" EAST ALONG THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 660.00 FEET FOR A TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°52'27" EAST ALONG SAID SOUTH LINE, 651.22 FEET TO THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 0°29'03" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 2641.81 FEET TO THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 0°32'05" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18, 1924.49 FEET TO THE CENTERLINE OF FISHING RIVER; THE FOLLOWING 24 COURSES ARE ALONG THE CENTERLINE OF FISHING RIVER: NORTH 40°29'55" WEST, 109.48 FEET; SOUTH 68°21'38" WEST, 252.36 FEET; NORTH 73°46'00" WEST, 258.88 FEET; SOUTH 24°32'31" WEST, 490.25 FEET; SOUTH 58°36'15" EAST, 304.29 FEET; SOUTH 35°50'10" WEST, 642.24 FEET; SOUTH 51°30'55" WEST, 256.13 FEET; SOUTH 8°40'42" EAST, 255.82 FEET; SOUTH 35°31'48" WEST, 230.40 FEET; NORTH 60°04'14" WEST, 346.36 FEET; SOUTH 46°30'27" WEST, 93.26 FEET; SOUTH 21°31'07" EAST, 128.11 FEET; SOUTH 55°52'42" WEST, 110.49 FEET; NORTH 46°46'00" WEST, 312.70 FEET; SOUTH 54°01'09" WEST, 142.04 FEET; SOUTH 39°29'14" EAST, 77.43 FEET; SOUTH 58°58'23" EAST, 155.21 FEET; SOUTH 8°54'44" EAST, 115.41 FEET; SOUTH 25°29'36" WEST, 220.44 FEET; SOUTH 59°54'30" WEST, 120.33 FEET; SOUTH 14°43'50" WEST, 97.89 FEET; SOUTH 15°10'38" EAST, 573.78 FEET; SOUTH 65°42'45" WEST, 119.96 FEET; SOUTH 34°09'48" WEST, 263.53 FEET TO THE CENTERLINE OF A RAVINE; THE FOLLOWING THREE COURSES ARE ALONG THE CENTERLINE OF SAID RAVINE: SOUTH 35°26'35" EAST, 54.94 FEET; SOUTH 67°24'1." WEST (DEED SOUTH 70°26'33" WEST), 90.87 FEET; SOUTH 2°56'32" EAST (DEED SOUTH), 85.90 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE NORTH 89°37'48" EAST ALONG SAID NORTH LINE, 797.79 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 0°34'14" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, 658.21 FEET; THENCE NORTH 89°52'27" EAST, 660.00 FEET; THENCE SOUTH 0°34'14" EAST, 660.00 FEET TO THE POINT OF BEGINNING; CONTAINING 130.7 ACRES, MORE OR LESS.

DEDICATION: The undersigned proprietor of the tract of land described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as RIVERVIEW ESTATES LOTS 1 THRU 20.

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits, sewers and water mains, gas, poles or wires, anchors and surface drainage, upon, over and under the areas outlined on this plat and designated by the words "Utility Easement" or "U.E.", or "Drainage Easement" or "D.E.".

STREETS: Streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: RIVERVIEW PROPERTIES, L.L.C. has by authority of its Members, caused this instrument to be executed by its Managing Member, this 12th day of June, 1995.

RIVERVIEW PROPERTIES, L.L.C.

Dennis L. Carter, Managing Member

STATE OF MISSOURI)
) s.s.
COUNTY OF CLAY)

On this 12th day of June, 1995, before me, a Notary Public, appeared Dennis L. Carter, to me personally known, who being by me duly sworn, did say that he is the Managing Member of RIVERVIEW PROPERTIES, L.L.C. and that said instrument was signed in behalf of said Company by the authority of its Members and that he acknowledged said instrument to be the free act and deed of said Company, and he duly acknowledged the execution of the same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office in said County and State above mentioned the day and year last above written.

My Commission Expires:

JAMES L. COOK
Notary Public - State of Missouri
Clay County
My Commission Expires 1/12/98

Notary Public

This plat of RIVERVIEW ESTATES LOTS 1 THRU 20 has been submitted to and approved by the Clay County Planning Commission this 1st day of February, 1995.

COUNSELOR — CHAIRMAN — DIRECTOR

Those easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri this 26th day of June, 1995.

ATTEST:

Presiding Commissioner

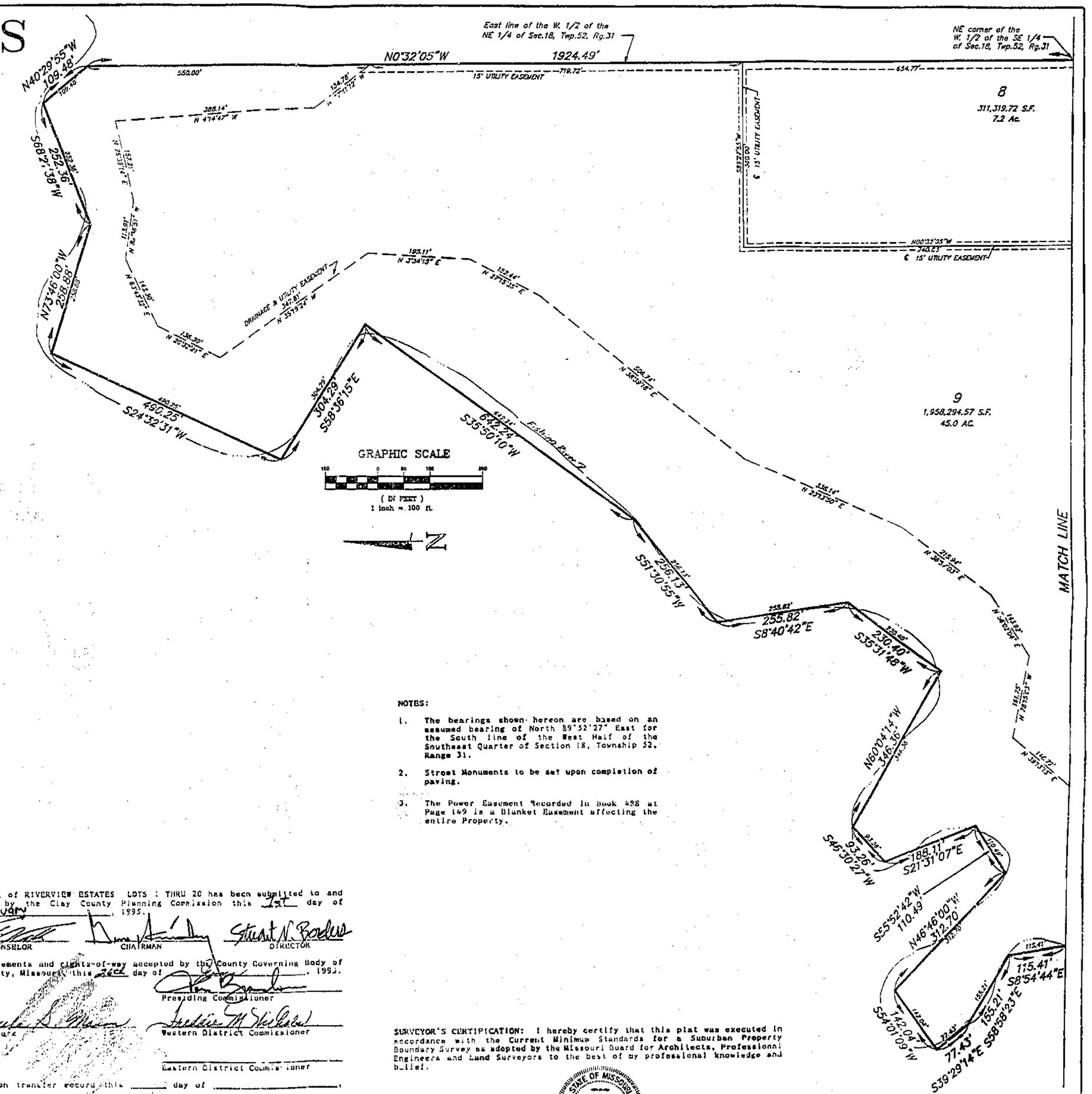
County Clerk

Western District Commissioner

Eastern District Commissioner

Entered on transfer record this _____ day of _____, 1995.

County Recorder



NOTES:

1. The bearings shown hereon are based on an assumed bearing of North 89°52'27" East for the South line of the West Half of the Southeast Quarter of Section 18, Township 52, Range 31.
2. Street Monuments to be set upon completion of paving.
3. The Power Easement recorded in Book 488 at Page 149 is a Blanket Easement affecting the entire Property.

SURVEYOR'S CERTIFICATION: I hereby certify that this plat was executed in accordance with the Current Minimum Standards for a Suburban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors to the best of my professional knowledge and belief.

STATE OF MISSOURI — JAMES M. BARROW — NUMBER LS-1658 — REGISTERED LAND SURVEYOR

James M. Barrow LS 1658

7/12/1995 M
Cab D

HANDS • FARROW • WEISKIRCH ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

RIVERVIEW ESTATES
LOTS 1 THRU 20
CLAY COUNTY, MISSOURI

Job No.	1685
Scale:	Noted
Date:	2-14-95
Drawn:	PJS
Ch'kd:	
Apprvd:	
Revisions:	2-28-95 3-8-95 3-24-95 6-25-95
Sheet No.	2 of 2

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