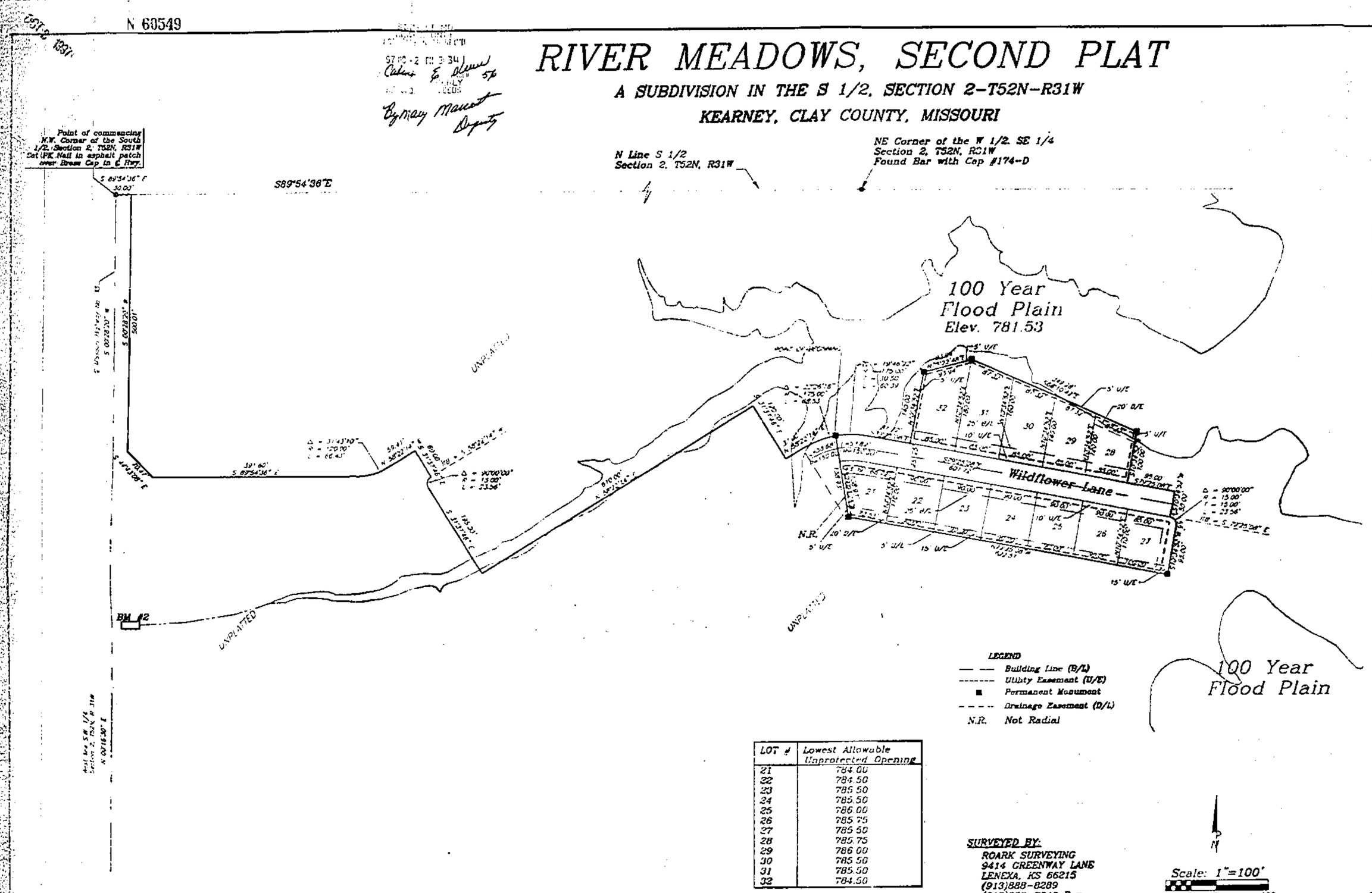
RIVER MEADOWS, SECOND PLAT

A SUBDIVISION IN THE S 1/2, SECTION 2-T52N-R31W

KEARNEY, CLAY COUNTY, MISSOURI

97 DEC -2 PM 3:34
Cathy E Plunk
By Mary Marcott Deputy



LOT #	Lowest Allowable Unprotected Opening
21	784.00
22	784.50
23	785.50
24	785.50
25	786.00
26	785.75
27	785.50
28	785.75
29	786.00
30	785.50
31	785.50
32	784.50

LEGEND
- Building Line (B/L)
- Utility Easement (U/E)
- ■ Permanent Monument
- Drainage Easement (D/L)
- N.R. Not Radial

SURVEYED BY:
ROARK SURVEYING
9414 GREENWAY LANE
LENEXA, KS 66215
(913)888-8289
(913)888-7046 Fax

Scale: 1"=100'
100 50 0 100

DESCRIPTION: All that part of the South 1/2 of Section 2, T52N,R31W of the 5th P.M., in the City of Kearney, Clay County, Missouri described as follows: Commencing at the N.W. corner of the S 1/2 of said Section 2, thence South 89 degrees 54 minutes 36 seconds East along the North line of said S 1/2, a distance of 50.00 feet to a point on the East right-of-way line of Missouri Highway No. 33; thence South 00 degrees 28 minutes 30 seconds West along said East right-of-way line, a distance of 500.01 feet; thence South 44 degrees 43 minutes 08 seconds East, a distance of 70.47 feet; thence South 89 degrees 54 minutes 36 seconds East, parallel with the North line of said S 1/2, a distance of 391.60 feet to a point of curvature; thence along a curve to the left having a radius of 120 feet, and a central angle of 31 degrees 43 minutes 10 seconds, a distance 66.43 feet; thence North 58 degrees 22 minutes 14 seconds East, a distance of 50.61 feet; thence South 31 degrees 37 minutes 46 seconds East, a distance of 63.00 feet to a point of curvature; thence along a curve to the left having a radius of 15.00 feet, and a central angle of 90 degrees 00 minutes 00 seconds, with an initial tangent bearing of South 58 degrees 22 minutes 14 seconds West, a distance of 23.56 feet; thence South 31 degrees 37 minutes 46 seconds East, a distance of 190.00 feet; thence North 58 degrees 22 minutes 14 seconds East, a distance of 610.00 feet; thence South 31 degrees 37 minutes 46 seconds East, a distance of 120.00 feet; thence North 58 degrees 22 minutes 14 seconds East a distance of 37.00 feet to a point of curvature; thence along a curve to the right having a radius of 175.00 feet, and a central angle of 22 degrees 25 minutes 16 seconds, a distance of 68.53 feet to the Point of Beginning; thence continuing along a curve to the right having a radius of 175.00 feet, and a central angle of 19 degrees 46 minutes 22 seconds, a length of 60.39 feet; thence South 79 degrees 25 minutes 08 seconds East, a distance of 61.72 feet; thence North 10 degrees 34 minutes 52 seconds East, a distance of 140.00 feet; thence North 79 degrees 25 minutes 08 seconds East, a distance of 93.54 feet; thence South 88 degrees 10 minutes 42 seconds East, a distance of 349.28 feet; thence South 10 degrees 34 minutes 52 seconds West, a distance of 100.00 feet; thence South 79 degrees 25 minutes 08 seconds East, a distance 98.00 feet; thence South 10 degrees 34 minutes 52 seconds West, a distance of 50 feet to a point of curvature; thence along a curve to the right having a radius of 15 feet, a central angle of 90 degrees 00 minutes 00 seconds, with an initial tangent bearing of South 79 degrees 25 minutes 08 seconds East, and a distance 23.56 feet; thence South 10 degrees 34 minutes 52 seconds West, a distance of 85 feet; thence North 79 degrees 25 minutes 08 seconds West, a distance of 622.51 feet; thence North 00 degrees 03 minutes 25 seconds West, a distance of 148.95 feet; to the Point of Beginning, and containing 3.77 acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "RIVER MEADOWS, SECOND PLAT".

EASEMENT DEDICATION: An easement is hereby granted to the City of Kearney, Missouri and to the utility companies franchised to operate in the City of Kearney, Missouri for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewer, telephone, cable TV and surface drainage including, but not limited to underground pipes and conduits, pad mounted transformers, service pedestals any or all of them upon, over, under and along the strips of land designated utility easements (U/E). Where other easements are designated for a particular purpose the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or the reconstruction and proper safe and continuous maintenance of of the aforesaid lines; and specifically there shall not be built thereon or thereover any structure (except driveways, paved area, grass, shrubs and fences); nor shall there be any obstruction to interfere with the agents and employees of the City of Kearney, Missouri and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works.

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 the building line and the street right-of-way.

IN TESTIMONY WHEREOF: The undersigned proprietor has caused this instrument to be executed by Dr. William F. Denman, President, on this 14th day of February 1996.

SADENCO, INC.

Dr. William F. Denman

STATE OF MISSOURI
SS
COUNTY OF CLAY

On this 14th day of February in the year of 1996, before me a Notary Public in and for said State. Personally appeared Dr. William Denman, who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.
IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.
My Commission Expires 3/11/98

Notary Public

COUNCIL: This is to certify that the foregoing plat was duly submitted to and approved by the Council of the City of Kearney, Missouri, by Ordinance No. 147-95 duly authenticated as passed this 12th day of December, 1995. Witnessed the hand of the undersigned Mayor and City Clerk of Kearney, Missouri

MAYOR

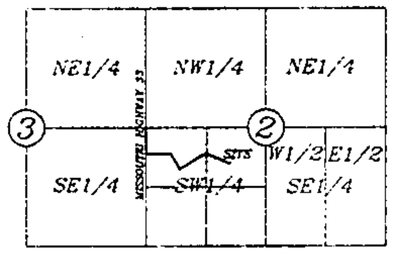
CITY CLERK

Bearings Based on Deed Bearing on N. Line S. 1/2 Sec.2

All Lot Line Radii for Corner Lots=15'

■ = Set Permanent Monument. All other boundary Corners Are Semi-Permanent

BENCHMARK: Missouri Highway Department B.M. #2 Chiseled "□" Northeast corner of East Headwall of 10' x 4' Reinforced Concrete Box on Missouri Highway No.33 Elev. 788.78 (Fishing River Bridge Plans)



Location Map
S 1/2, Sec. 2-T52N-R31W
Kearney, Clay County, Missouri

I hereby certify that the Plat of RIVER MEADOWS, SECOND PLAT, a subdivision is based on an actual survey made under my supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulation governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Date: 12-14-95

Daniel R. Roark LS-1895

HCE
HUNTER-COMBS ENGINEERING, L.C.
6504-A NW Prairie View Rd., Kansas City, MO 64151
Phone: (816) 746-5667 Fax: (816) 746-5680

http://www.ClayCoGov.com