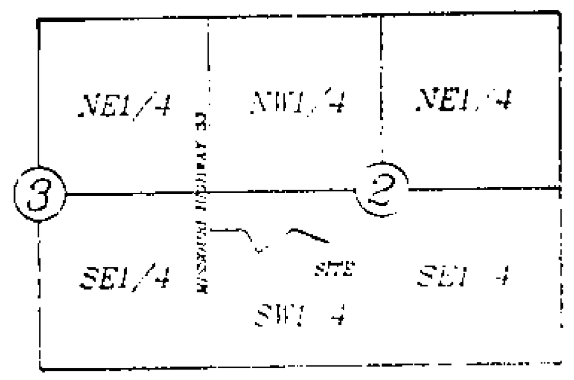
Clay County, Missouri
Land Survey Document

562222

STATE OF MO. CLAY COUNTY
I CERTIFY INSTRUMENT RECEIVED
2004 APR -6 AM 11:49 B
Robert E. Sevier
RECORDER OF DEEDS
Deputy

Scale: 1"=100'



Location Map

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

LOT	AREA SF	AREA ACRES
1	11,020	0.253
2	8,580	0.197
3	8,580	0.197
4	8,580	0.197
5	8,580	0.197
6	8,580	0.197
7	9,119	0.209
8	11,116	0.255
9	9,710	0.223
10	8,580	0.197
11	8,590	0.197
12	8,590	0.197
13	8,580	0.197
14	8,580	0.197
15	10,143	0.233

LOT SUMMARY

"THE VILLAGE OF RIVER MEADOWS"

A Planned Subdivision

Lot 1 through Lot 15
In the S.W. 1/4 of Sec. 2, Twp. 51N, Rg. 31W
Kearney, Clay County, Missouri

River Meadows, LLC
4740 Grand, Suite 110
Kansas City, Missouri 64112

NO.	DATE	REVISIONS	BY
1	7/11/03	Revise bearings & distances	RAC
2	12/11/03	Final Review	DRR
3	3/26/04	Corporate Name, Easements	DRR

PROJECT NAME	PROJECT NUMBER	SCALE
The Village of River Meadows	1246	HOR. 1"=100'
DATE: 05/20/03 DESIGN BY: RAC		VERT.
DR. BY: RAC CHKD BY: DRR		

LEGAL DESCRIPTION

Commencing at the N.W. corner of the S. 1/2 of Section 2, Township 52 North, Range 31 West, in the City of Kearney, Clay County, Missouri; thence S 00° 16' 07" W (Bearings are based on the North line of said S. 1/2 being S 89° 54' 30" E) along the West line of said S. 1/2 a distance of 1129.82'; thence S 89° 43' 53" E a distance of 372.04' to a point 94.25' West of the S.W. corner of Lot 3 – RIVER MEADOWS, FIRST PLAT, a subdivision in said City, County and State; thence S 89° 31' 40" E along the Westerly prolongation of, and the actual South lines of Lots 3 and 4 in said RIVER MEADOWS, FIRST PLAT, a distance of 351.62' to the S.E. corner of Lot 4 in said plat; thence N 26° 12' 31" W a distance of 50.86' to the S.W. corner of Lot 5 in said plat, thence N 64° 56' 54" E a distance of 145.10' to the S.E. corner of said Lot 5 said point being the True Point of Beginning of this tract, thence Northwesterly along a curve to the left having a radius of 425.00', a central angle of 03° 33' 30", a chord of [illegible] and a chord bearing of N 26° 55' 51" W, a distance of 26.39' to the Southwesterly prolongation of the Southerly lines of Lots 6 through 13 in said plat; thence N 58° 22' 14" E along said prolongation, and the Southerly lines of said Lots 6 through 13, a distance of 703.34' to the S.E. corner of said Lot 13; thence S 79° 25' 08" E along the Southerly lines of Lots 21 through 27, in RIVER MEADOWS, SECOND PLAT, a subdivision in said City, County and State, a distance of 622.51' to the S.E. corner of said Lot 27, thence S 10° 34' 52" W a distance of 95.00' to a point of curvature; thence Southwesterly along a curve to the right having a radius of 15.00' and a central angle of 90° 00' 00" a distance of 23.56' to a point of tangency; thence S 10° 34' 52" W a distance of 50.00'; thence N 79° 25' 08" W a distance of 484.00' to a point of curvature, thence Westerly along a curve to the left having a radius of 160.00' and a central angle of 42° 12' 38", a distance of 117.87' to a point of tangency; thence S 58° 22' 14" W a distance of 81.36' to a point of curvature, thence Southerly along a curve to the left having a radius of 15.00', a central angle of 90° 00' 00", a chord of 21.21' and a chord bearing of S 13° 22' 14" W, a distance of 23.56' to a point of tangency, thence S 58° 22' 14" W a distance of 50.00' to a point of curvature; thence Northwesterly along a curve to the left having a radius of 15.00', a central angle of 90° 00' 00", a chord of 21.21' and a chord bearing of N 76° 37' 46" W, a distance of 23.56' to a point of tangency; thence S 58° 22' 14" W a distance of 376.66' to a point of curvature, thence Southerly along a curve to the left having a radius of 15.00', a central angle of 76° 41' 38", a chord of 18.61' and a chord bearing of S 20° 01' 25" W, a distance of 20.08' to a point of tangency, thence S 71° 40' 36" W a distance of 50.00' to a point of curvature; thence Northerly along a curve to the left having a radius of 575.00', a central angle of 06° 49' 44", a chord of 68.49' and a chord bearing of N 21° 44' 16" W a distance of 68.53' to a point of tangency; thence N 25° 09' 11" W a distance of 66.69' to the point of beginning.

The above described tract contains 4.8648 acres, more or less, gross, and 3.1433 acres, more or less, net, excluding proposed street rights-of-way.

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 "THE VILLAGE OF RIVER MEADOWS".

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, sewage, 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 the aforesaid lines, and specifically there shall not be built thereon or there over 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 City Administrator.

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 Billy W. Still, President of Still Builders, Inc., Member, this 25th day of March 2004.

River Meadows, LLC By: Still Builders, Inc., Member

Billy W. Still, President

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

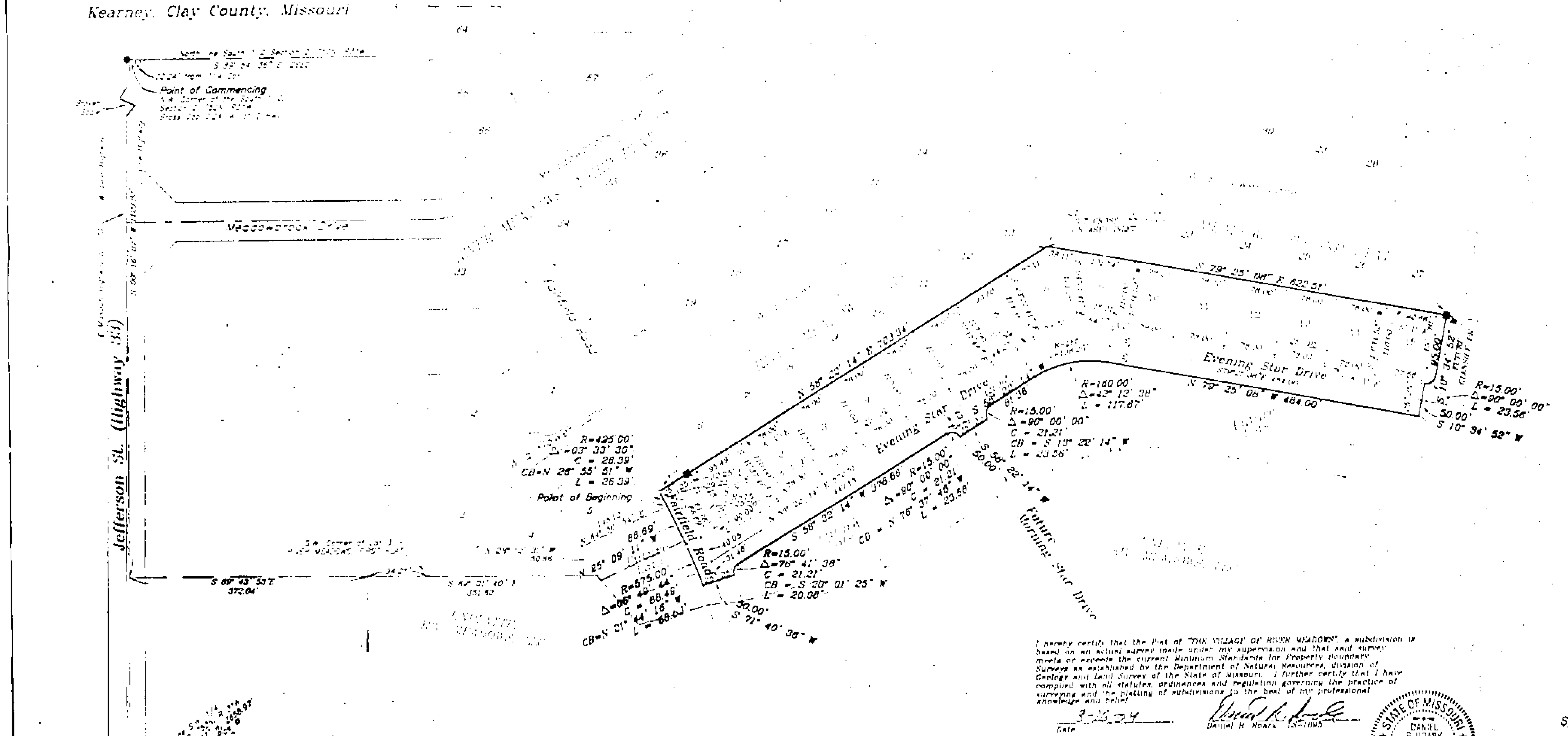
On this 25th day of March, in the year of 2004, before me a Notary Public in and for said State, Personally appeared Billy W. Still, President of Still Builders Inc., Member, who executed the within instrument and acknowledged to me that he executed the same as the free act and deed of said River Meadows, LLC.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.
My Commission Expires 4-3-07 Notary Public

VICKI L. TISCHER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: April 3, 2007

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. [illegible] duly authenticated as passed this [illegible] day of [illegible]. Witness the hand of the undersigned Mayor and City Clerk of Kearney, Missouri.

MAYOR CITY CLERK



I hereby certify that the plat of "THE VILLAGE OF RIVER MEADOWS", 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 regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

3-25-04
Date

Daniel R. Roark LS-01805

STATE OF MISSOURI
DANIEL R. ROARK
NUMBER LS-01805
REGISTERED LAND SURVEYOR

LEGEND

Building Line (B/L)
Utility /Drainage Easement (UD/E)
Easement (ESM'T.)
N.R. Not Radial
Bearings Based on Deed Bearing on N. Line S. 1/2 Sec. 2
All Lot Line Radii for Corner Lots=15'
■ = Set Permanent Monument, found or set. All other boundary Corner are Semi-Permanent

NOTES:

1. Streets are 26' wide in a 50' Right-of-way. Fairfield tapers from 28' at N. line of the plat, to 26' at N. side of Evening Star Drive.
2. All lots have a minimum of a 5' utility easement front and rear.
3. Glenside Road will remain unimproved until the sewer treatment plant is abandon.
4. All zoning is RP-1

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)

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

THE VILLAGE OF RIVER MEADOWS

CCE
COMBS-CRAIG ENGINEERING CORP.
202 East 18th Avenue, North Kansas City No. 64116
Phone: (816) 221-5681 Fax: (816) 221-5682

SHEET NO. 1 OF 1

Cal. F 5/4/04

http://www.ClayCoGov.com