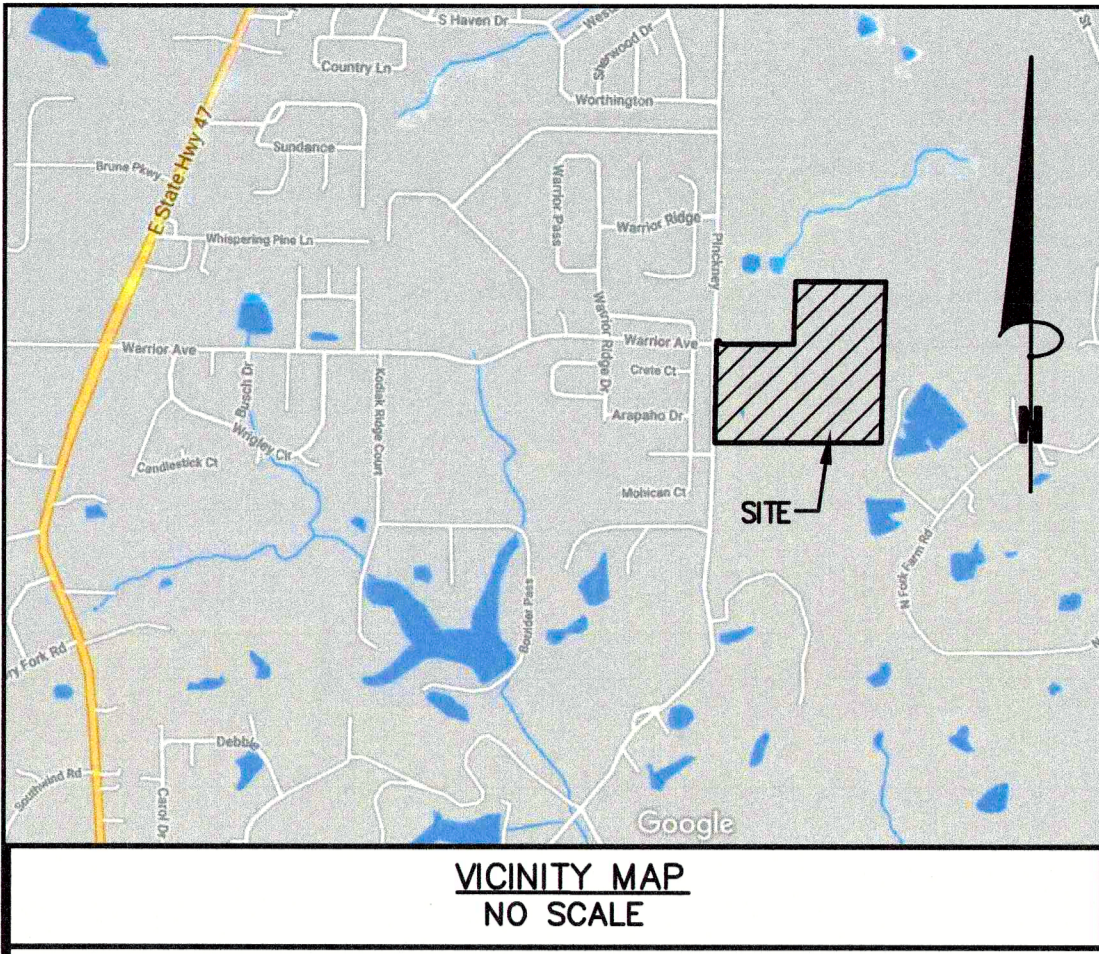


PINKNEY RIDGE SUBDIVISION PLAT

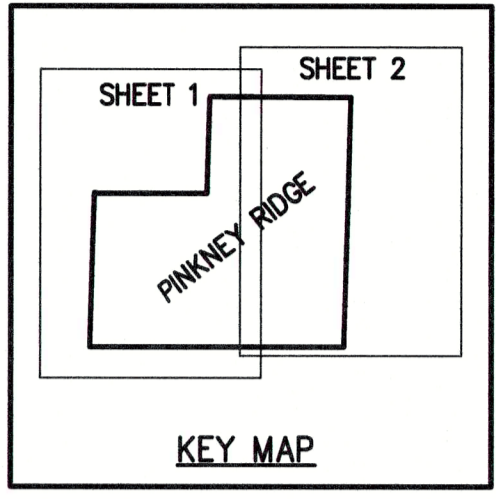
LEGAL DESCRIPTION OF SUBDIVISION BOUNDARY:

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 47 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

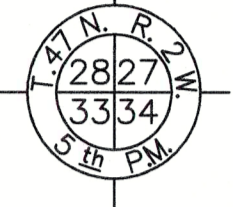
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE, ALONG THE WEST LINE OF SAID SECTION 34, SOUTH 01 DEGREES 36 MINUTES 40 SECONDS WEST, A DISTANCE OF 1282.59 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, DEPARTING SAID WEST LINE OF SECTION 34, NORTH 87 DEGREES 55 MINUTES 42 SECONDS EAST, A DISTANCE OF 20.10 FEET TO A POINT; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.97 FEET, A CHORD DIRECTION OF SOUTH 44 DEGREES 12 MINUTES 18 SECONDS EAST, AND A CHORD LENGTH OF 35.85 FEET TO A POINT; THENCE, NORTH 89 DEGREES 59 MINUTES 42 SECONDS EAST, A DISTANCE OF 577.28 FEET TO A POINT; THENCE, NORTH 01 DEGREES 35 MINUTES 42 SECONDS EAST, A DISTANCE OF 505.98 FEET TO A POINT; THENCE, SOUTH 89 DEGREES 43 MINUTES 18 SECONDS EAST, A DISTANCE OF 728.75 FEET TO A POINT; THENCE, SOUTH 01 DEGREES 32 MINUTES 09 SECONDS WEST, A DISTANCE OF 573.79 FEET TO A POINT; THENCE, SOUTH 01 DEGREES 31 MINUTES 13 SECONDS WEST, A DISTANCE OF 726.07 FEET TO A POINT; THENCE, SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST, A DISTANCE OF 1353.67 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF SECTION 34; THENCE, ALONG SAID WEST LINE, NORTH 01 DEGREES 36 MINUTES 40 SECONDS EAST, A DISTANCE OF 822.48 FEET BACK TO THE POINT OF BEGINNING.



VICINITY MAP
NO SCALE

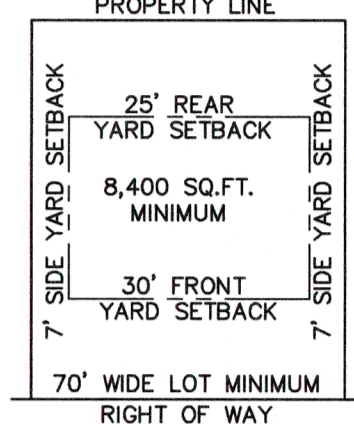


KEY MAP

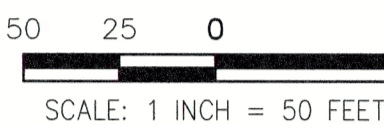


FOUND COTTON PICKER SPINDLE

POINT OF COMMENCEMENT



TYPICAL SINGLE FAMILY LOT DETAIL
NOT TO SCALE

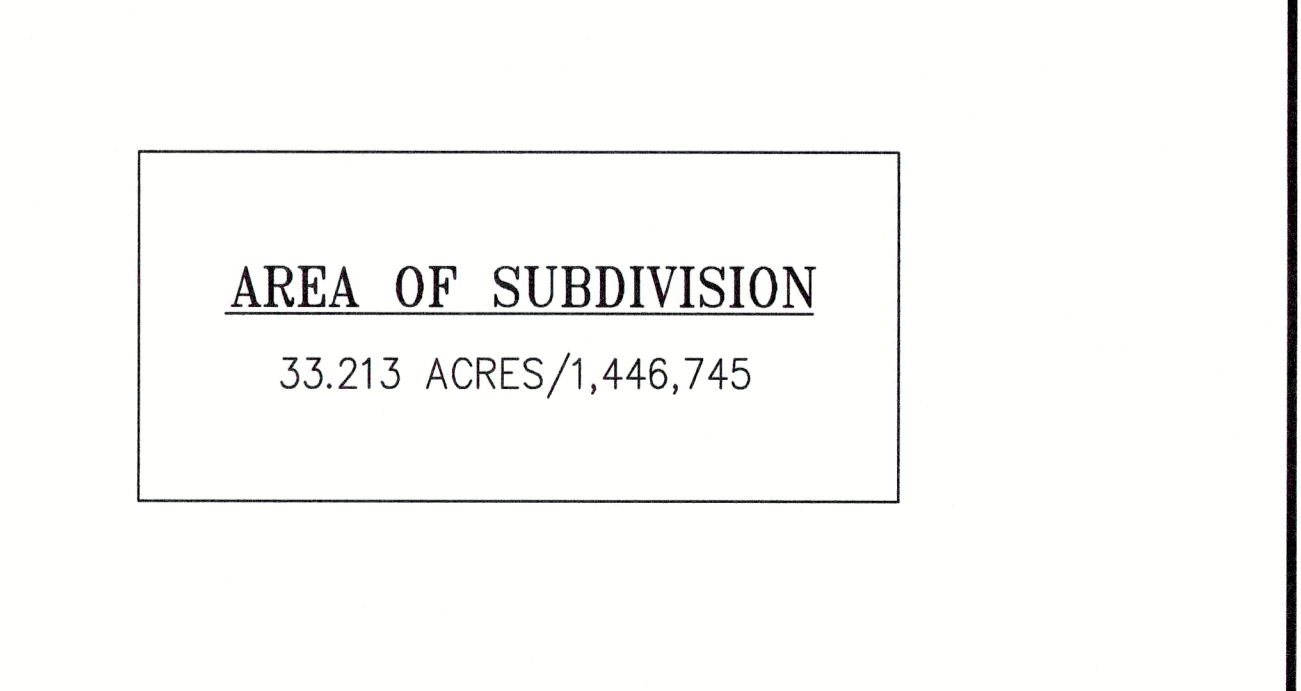
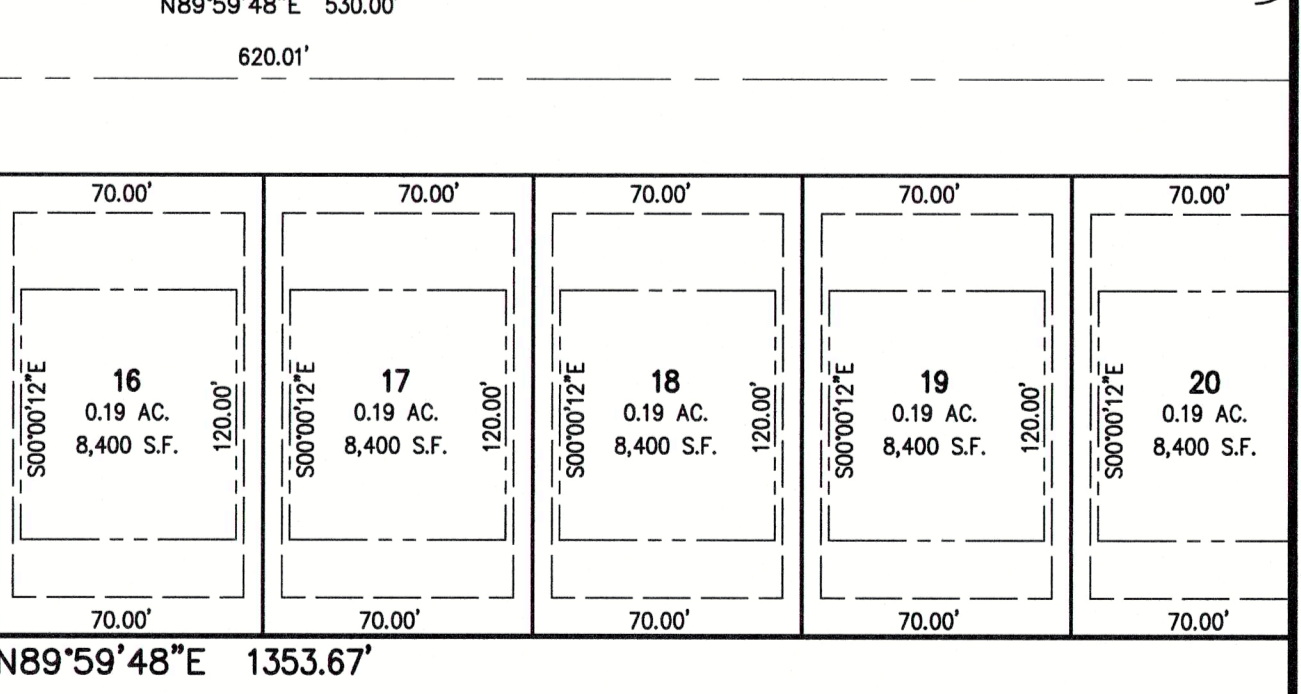
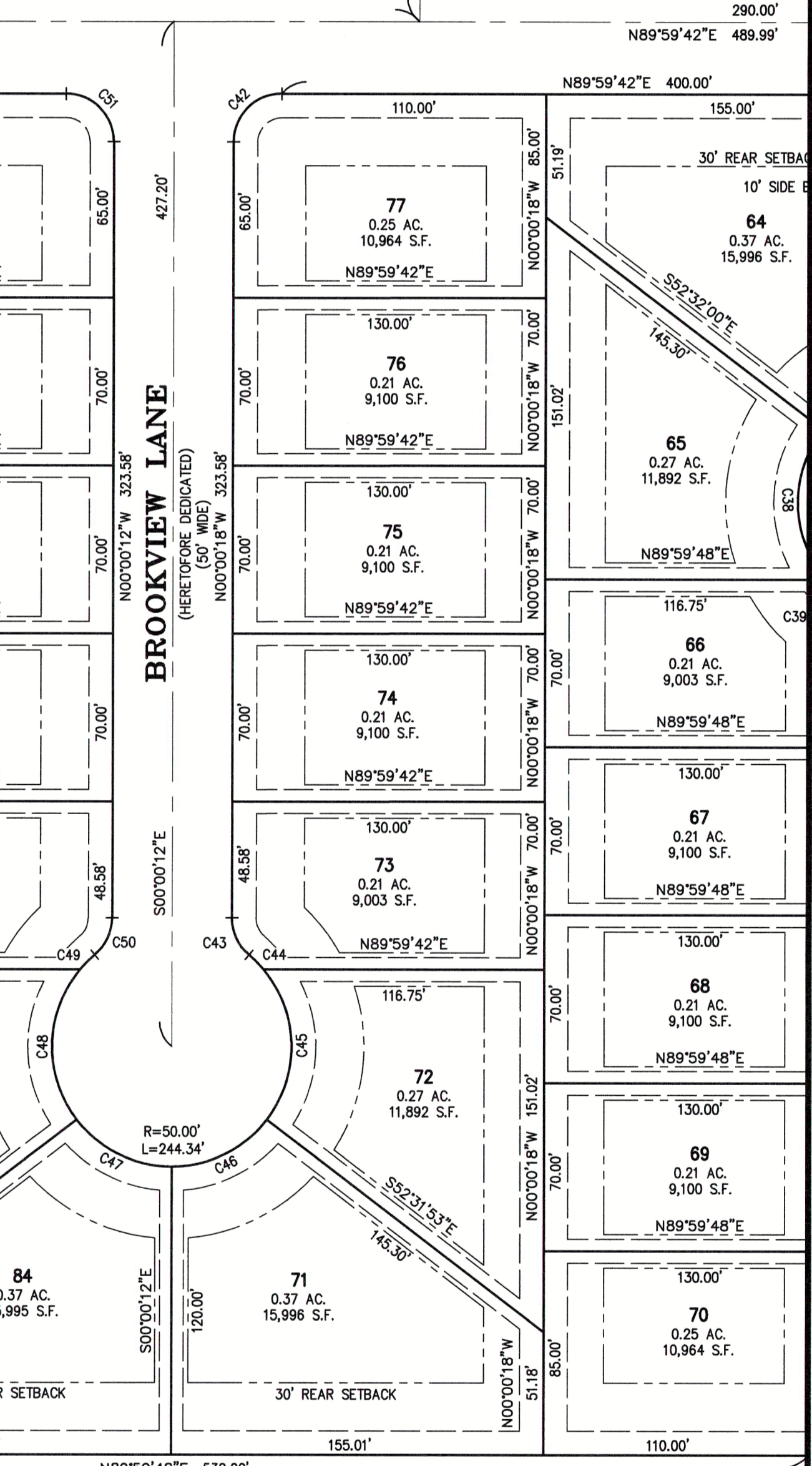
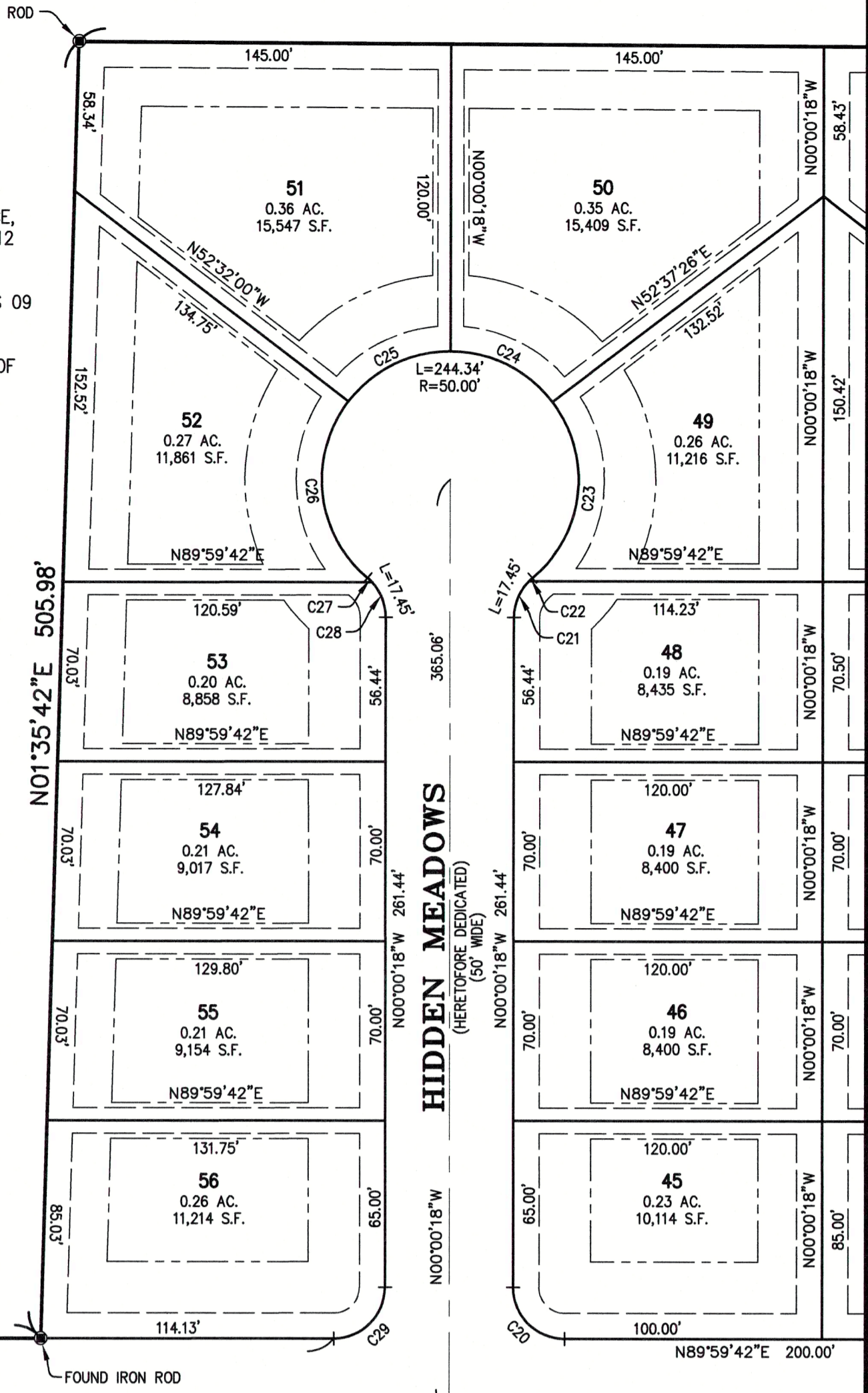


SCALE: 1 INCH = 50 FEET

OCTOBER 2020

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- NEW RIGHT OF WAY
- NEW EASEMENT
- EXISTING EASEMENT
- BUILDING SETBACK
- FOUND COTTON PICKER SPINDLE
- FOUND IRON ROD



POINT OF BEGINNING

MOHAWK COURT
(50' WIDE)

WARRIOR AVENUE
(HERE TO FORE DEDICATED)
(60' WIDE)

RIDGE
WARRIOR
OF
VILLAGES

PINKNEY DRIVE
(HERE TO FORE DEDICATED)
(60' WIDE)

HILL FARM ROAD
(HERE TO FORE DEDICATED)
(50' WIDE)

COUNTRYSIDE COURT
(HERE TO FORE DEDICATED)
(50' WIDE)

BROOKVIEW LANE
(HERE TO FORE DEDICATED)
(50' WIDE)

HIGHLAND POINT
(HERE TO FORE DEDICATED)
(50' WIDE)

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF GRAIN VALLEY LESLIE AND ITS DESIGNATED UTILITY PROVIDERS UNDER FRANCHISE FROM THE CITY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE HEREON DRAWN PLAT BY DASHED LINES AND MARKED "P.U. & D.E." TO INSTALL, CONSTRUCT, RENEW, OPERATE, MAINTAIN, RELOCATE, AND EXTEND SANITARY SEWERS, STORM SEWERS, DRAIN LINES, SURFACE DRAINAGE COURSES, WATERMANS, MANHOLES, INLETS, VAULTS, GAS MAINS, TELEPHONE LINES, T.V. CABLES, ELECTRICAL CONDUITS, CABLES, WIRES, POLES, PEDESTALS, TRANSFORMERS, AND OTHER APPURTENANCES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJACENT PROPERTY WITH SANITARY SEWERS, WATER, GAS, TELEPHONE, CABLE T.V., DRAINAGE AND ELECTRICAL SERVICE. THE RIGHT IS GRANTED TO CUT, TRIM OR REMOVE TREES, BUSHES AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED, AND THE RIGHT TO ENTER UPON SAID PROPERTY FOR ALL SUCH PURPOSES STATED HEREIN. NO PERMANENT BUILDINGS SHALL BE PLACED WITHIN SAID EASEMENT; HOWEVER, THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

ACCESS EASEMENT PROVISIONS
AN ACCESS EASEMENT IS HEREBY RESERVED AND GRANTED OVER ALL AREAS DESIGNATED AS ACCESS EASEMENTS (A.E.) FOR THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS, OVER, UPON AND ALONG SAID EASEMENT PREMISES.

AREA OF SUBDIVISION
33.213 ACRES/1,446,745

N/F
PATRICK BENJAMIN
SANDRA KAY
HERTENS
(DOC# 201907769)

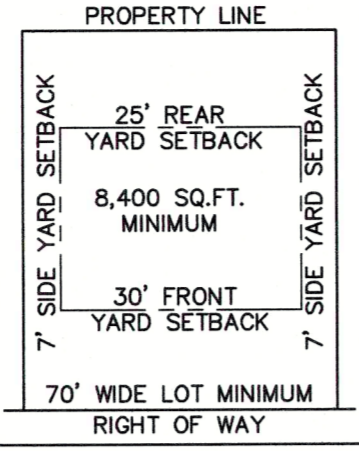
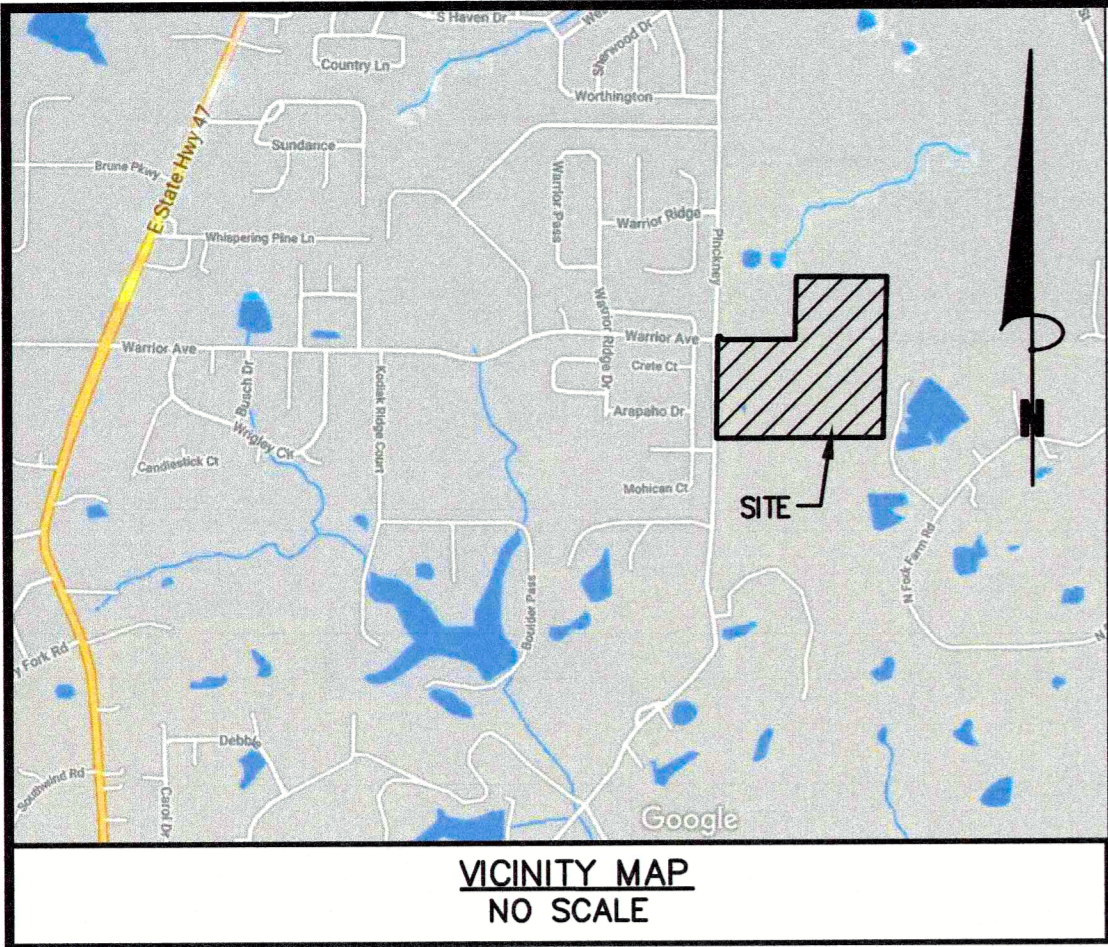
NO.	DATE	REVISION	BY	APP'D BY
1	MAY 2021		MBC	MBC
2			MBC	MBC

SUBDIVISION PLAT
THE ESTATES AT PINCKNEY RIDGE (PHASE 1)
WARRENTON, MISSOURI

530A Independence Dr
Union, Missouri 63084
636-584-0540 (tel.)
636-584-0512 (fax)
wentmail@cochranseng.com

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

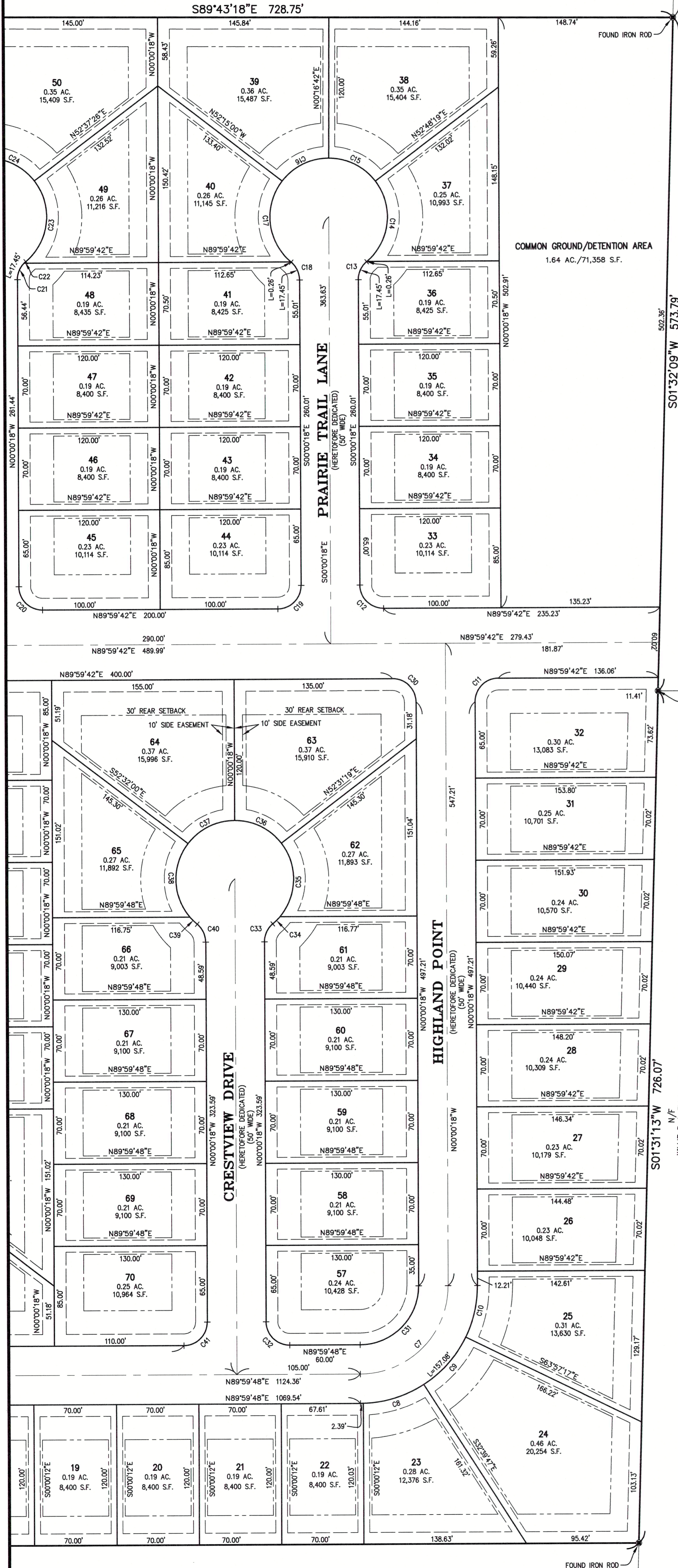
PINKNEY RIDGE SUBDIVISION



NE CORNER
NW 1/4, N 1/4
SECTION 34-147N-R2W

NUMBER	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	23.18'	25.00'	N24°57'38"W	22.36'
C2	15.38'	25.00'	S72°22'05"W	15.14'
C3	31.42'	20.00'	N45°00'15"W	28.28'
C4	31.42'	20.00'	N44°59'48"E	28.28'
C5	16.79'	25.00'	S70°45'40"E	16.48'
C6	15.38'	25.00'	N72°22'08"E	15.14'
C7	117.81'	75.00'	N44°59'45"E	106.07'
C8	54.61'	100.00'	N72°58'58"E	53.94'
C9	54.61'	100.00'	N41°41'28"E	53.94'
C10	45.47'	100.00'	N13°01'12"E	45.08'
C11	31.42'	20.00'	N44°59'42"E	28.28'
C12	31.42'	20.00'	S45°00'18"E	28.28'
C13	17.45'	20.00'	S24°59'34"W	16.90'
C14	75.82'	50.00'	S06°14'47"W	68.76'
C15	45.84'	50.00'	S63°27'29"E	44.25'
C16	45.84'	50.00'	N64°00'51"E	870.13'
C17	76.31'	50.00'	N05°58'25"W	871.74'
C18	17.45'	20.00'	N25°00'09"W	16.90'
C19	31.42'	20.00'	N44°59'42"E	28.28'
C20	31.42'	20.00'	S45°00'18"E	28.28'
C21	15.59'	20.00'	S22°19'18"W	15.20'
C22	1.86'	20.00'	S47°19'09"W	1.86'
C23	76.33'	50.00'	S06°15'22"W	69.13'
C24	45.84'	50.00'	S63°43'29"E	44.25'
C25	45.84'	50.00'	N63°43'51"E	44.25'
C26	76.33'	50.00'	N06°16'00"W	69.13'
C27	2.56'	20.00'	N46°20'20"W	2.55'
C28	14.90'	20.00'	N21°20'29"W	14.55'
C29	31.42'	20.00'	N44°59'42"E	28.28'
C30	31.42'	20.00'	S45°00'18"E	28.28'
C31	31.42'	20.00'	S45°00'15"E	28.28'
C32	17.45'	20.00'	S24°59'33"W	16.90'

NUMBER	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C33	8.63'	50.00'	S45°02'46"W	8.62'
C34	67.70'	50.00'	S01°18'44"W	62.65'
C35	45.84'	50.00'	S63°44'29"E	44.25'
C36	45.84'	50.00'	N63°43'51"E	44.25'
C37	67.70'	50.00'	N01°19'16"W	62.64'
C38	8.63'	50.00'	N45°03'16"W	8.62'
C39	17.45'	20.00'	N25°00'08"W	16.90'
C40	31.42'	20.00'	N44°59'45"E	28.28'
C41	31.42'	20.00'	S44°59'42"W	28.28'
C42	17.45'	20.00'	S25°00'08"E	16.90'
C43	8.64'	50.00'	S45°02'56"E	8.63'
C44	67.69'	50.00'	S01°18'54"E	62.64'
C45	45.84'	50.00'	S63°43'56"W	44.25'
C46	45.84'	50.00'	N63°44'22"W	44.25'
C47	67.69'	50.00'	N01°18'22"E	62.64'
C48	8.64'	50.00'	N45°02'21"E	8.63'
C49	17.45'	20.00'	N24°59'33"E	16.90'
C50	31.42'	20.00'	N45°00'18"W	28.28'
C51	31.42'	20.00'	S44°59'45"W	28.28'
C52	31.42'	20.00'	S45°00'12"E	28.28'
C53	31.42'	20.00'	N44°59'48"E	28.28'
C54	17.45'	20.00'	N25°00'02"W	16.90'
C55	8.65'	50.00'	N45°02'23"W	8.64'
C56	67.67'	50.00'	N01°18'26"W	62.62'
C57	45.84'	50.00'	N63°43'51"E	44.25'
C58	45.84'	50.00'	S63°44'29"E	44.25'
C59	67.68'	50.00'	S01°17'54"W	62.63'
C60	8.65'	50.00'	S45°01'59"W	8.64'
C61	17.45'	20.00'	S24°59'39"W	16.90'
C62	31.42'	20.00'	S45°00'12"E	28.28'
C63	78.54'	50.00'	N44°59'45"E	70.71'



EAST LINE NW 1/4 N 1/4 SECTION 34-147-R2W
S01°32'09"W 788.32'

S01°32'09"W 573.79'

S01°31'13"W 726.07'

FOUND IRON ROD

FOUND IRON ROD

HICKORY RIDGE FAMILY, LLC
(DOC# 200608654)

WILLIE B & ELIA LUE
DEVELOPER
(DOC# 20170267)

REPRESENTATIVE OF HICKORY RIDGE FAMILY, LLC

DATE

LIABILITY CORPORATION OF THE STATE OF MISSOURI AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN IN THE STATE AND COUNTY AFORESAID.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

PRINTED NAME: _____

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