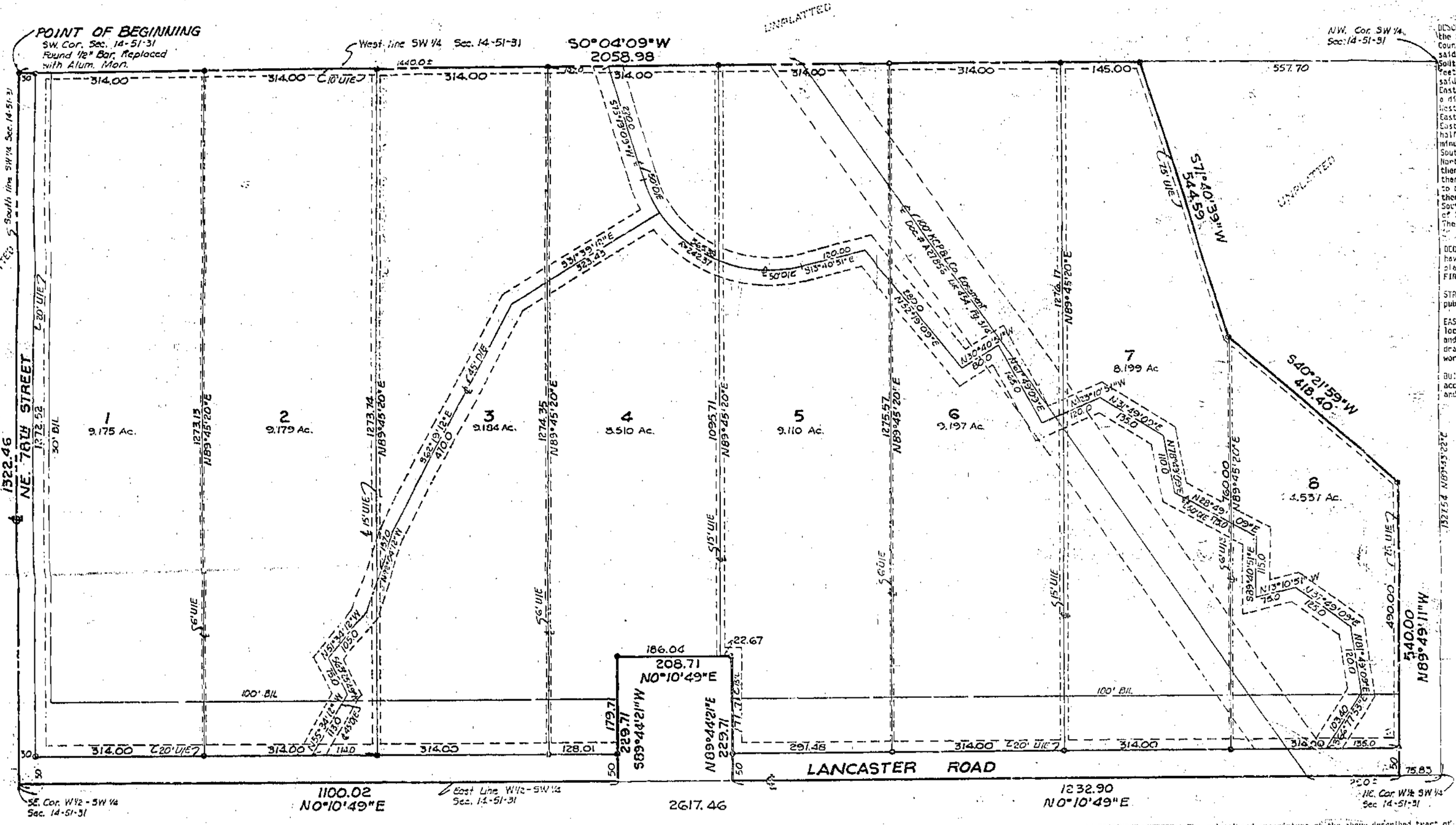
FINAL PLAT

NEBO HILL ESTATES - FIRST PLAT



DESCRIPTION: This is a subdivision of all that part of the West One-half of the Southwest Quarter of Section 14, Township 51 North, Range 31 West in Clay County, Missouri, described as follows: Beginning at the Southwest corner of said Section 14; thence North 89 degrees 45 minutes 20 seconds East along the South line of the Southwest Quarter of said Section 14, a distance of 1322.46 feet to the Southeast corner of the West One-half of the Southwest Quarter of said Section 14; thence North 0 degrees 10 minutes 49 seconds East along the East line of the West One-half of the Southwest Quarter of said Section 14, a distance of 1100.02 feet; thence South 89 degrees 49 minutes 21 seconds West, a distance of 229.71 feet; thence North 2 degrees 10 minutes 49 seconds East, a distance of 208.71 feet; thence North 89 degrees 44 minutes 21 seconds East, a distance of 229.71 feet to a point on the East line of the West One-half of the Southwest Quarter of said Section 14; thence North 0 degrees 10 minutes 49 seconds East along the East line of the West One-half of the Southwest Quarter of said Section 14, a distance of 1232.90 feet; thence North 89 degrees 49 minutes 11 seconds West, a distance of 540.00 feet; thence South 40 degrees 21 minutes 59 seconds West, a distance of 418.40 feet; thence South 71 degrees 40 minutes 39 seconds West, a distance of 544.59 feet to a point on the West line of the Southwest Quarter of said Section 14; thence South 0 degrees 04 minutes 49 seconds West along the West line of the Southwest Quarter of said Section 14, a distance of 2058.98 feet to the Point of Beginning.
The above described tract of land contains 70.645 Acres more or less.

DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "NEBO HILL ESTATES-FIRST PLAT".

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

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, sewer 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 "UE".

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.

NOTE: The bearings shown on this plat are based upon the North line of the Southwest Quarter of Section 14, Township 51, Range 32 having an assumed bearing of North 89 degrees East.

NOTE: ○ denotes Monument Set
● Denotes 3/8 Inch rebar Set

I hereby certify that the plat of NEBO HILL ESTATES-FIRST PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri 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 this subdivision to the best of my professional knowledge and belief.

DATE: April 8th 1986 — Harold E. Rutherford, L.S. 2001

IN TESTIMONY WHEREOF: The undersigned proprietors of the above described tract of land have hereunto set their hands this 7th day of April, 1986.

Dwaine L. Enloe — Marsha L. Enloe — Dan A. Enloe
Victoria D. Enloe — Don A. Enloe — Dianne Enloe

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 7th day of April, 1986, before me the undersigned Notary Public personally appeared Dwaine L. Enloe and Marsha L. Enloe, husband and wife, Dan A. Enloe and Victoria D. Enloe, husband and wife, and Don A. Enloe and Dianne Enloe, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri the day and year last above written.

My Commission Expires: _____ NOTARY PUBLIC

BETTIE J. WRAY
Notary Public, State of Missouri
Commissioned in Clay County
My Commission Expires September 30, 1989

I certify that with filing for record this 14 day of April A.D. 1986, I have issued Clay County Mo and recorded in book 21 page 203 NW & SURVEY Recorder
By Mary E. Roberts

APPROVALS AND ACCEPTANCE

This plat of "NEBO HILL ESTATES-FIRST PLAT" has been submitted to and considered by the Clay County, Missouri Planning Commission and is hereby approved dated this 14th day of April, 1986.

PLANNING COMMISSION

CLAY COUNTY COMMISSIONERS

6/17/86 JMM Plats 200-21

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7200 N. GRAND
GLADSTONE, MISSOURI 64118 (816) 436-0732

Protective Covenants-
I-51483 BK. 1069 Page 57
(Recorded) 4-14-86

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com