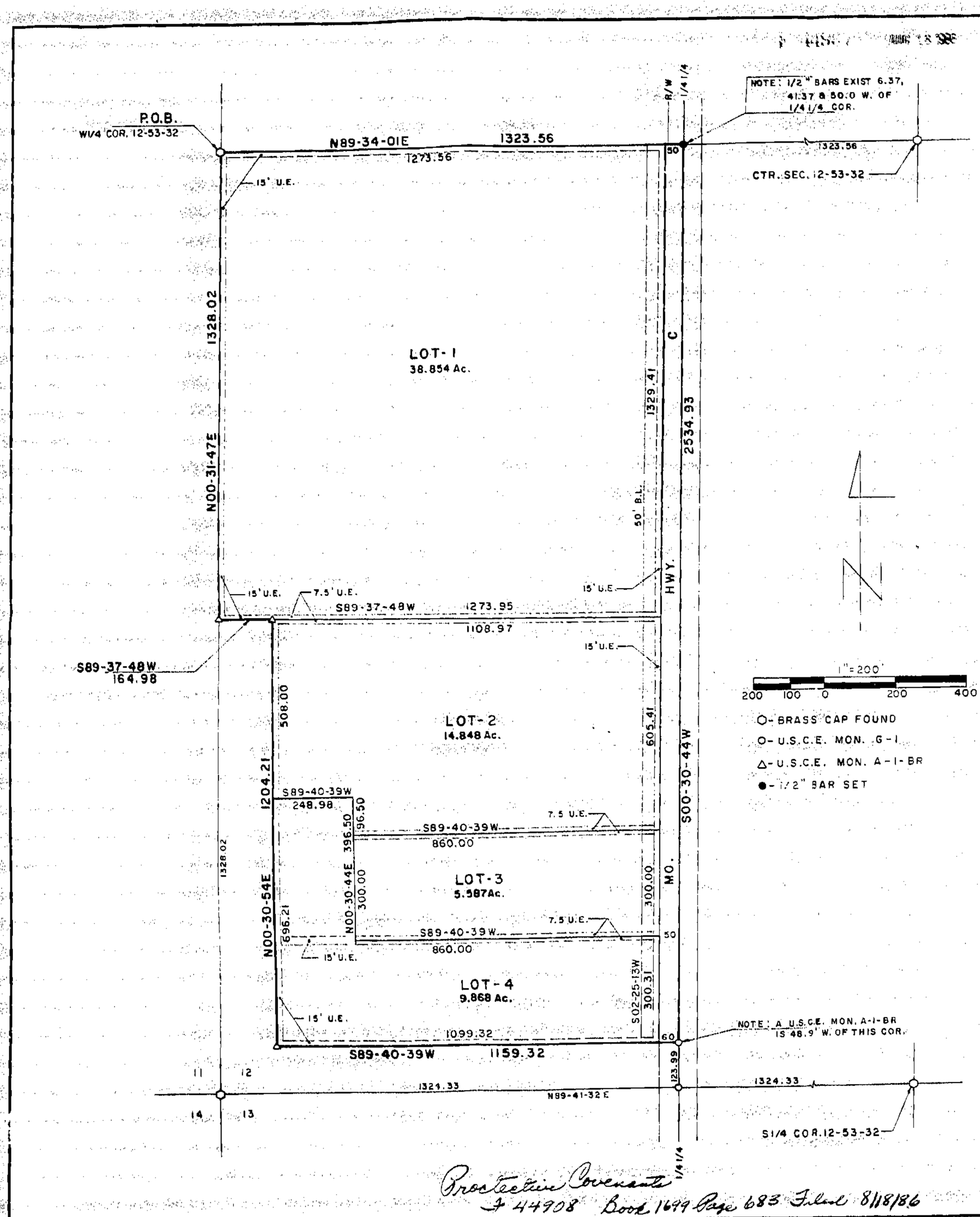
Clay County, Missouri
Land Survey Document



MONTAGUE ESTATES

FINAL PLAT

DESCRIPTION

That portion of the S½ of the SW¼ of Section 12, T53N, R32W of the 5th P.M., Clay County, Missouri described as follows: Beginning at the SW corner of said Section 12; thence S89-34-01E, 1323.56 feet along the North line of said W½SW¼ to the NE corner thereof; thence S00-30-44W, 2534.93 feet along the East line of said W½SW¼; thence S89-40-39W, 1159.32 feet along the Smithville Lake Boundary; thence N00-30-54E, 1204.21 feet along the Smithville Lake Boundary; thence S89-37-48W, 164.98 feet along the Smithville Lake Boundary to the SW corner of the N½ of said W½SW¼; thence N00-31-47E, 1328.02 feet along the West line of said W½SW¼ to the point of beginning. Said portion contains 72.44 acres. Bearings based on the Missouri Plane Coordinate System, West Zone. The survey complies with the Missouri Minimum Standards for Property Boundary Surveys.

DEDICATION

The undersigned proprietor of the described tract has caused the same to be subdivided as shown on this plat, which subdivision shall be known as MONTAGUE ESTATES and shall consist of a total of four (4) lots.

In testimony whereof, Mrs. G.N. Nelson, has subscribed her name this 12 day of August, 1986.

Mrs. G.N. Nelson (Margaret M)
Mrs. G.N. Nelson

STATE OF MISSOURI)
COUNTY OF CLAY)

On this 12th day of August in the year 1986, before me a Notary Public in and for said State, personally appeared Mrs. G.N. Nelson, she executed the within instrument and acknowledged to me that she executed the same for the purposes therein stated.

In witness thereof, I have hereunto set my hand and affixed my seal, the year and date last written above.

My Commission expires: 2-17-87 Phyllis Beyle
Notary Public

Easements on this plat are hereby dedicated to public use, unless otherwise indicated.
Streets on this plat are hereby dedicated for public use.

NOTES:

1. Developer: Mrs. G.N. Nelson, Route 1, Box 156, Trimble, Missouri 64492
2. Surveyors: David J. Monroe, P.O. Box 83, Richmond, Missouri 64085
3. Subdivision Perimeter is Lots "A".
4. 5/8" iron pins at all lot corners.
5. Subdivision used as residential.
6. Subdivision is a Family Association.

11/14/86 JJM
Plats

APPROVALS AND ACCEPTANCES

The plat of MONTAGUE ESTATES has been submitted to and considered by the Clay County Planning Commission and is hereby approved, dated this 15 day of August, 1986.

Chairman, Planning Commission — Director, Planning Commission — Presiding Commissioner
Eastern Commissioner — Western Commissioner — County Counselor

Filed for record this _____ day of _____, 1986 at _____
and recorded in Plat Book _____, Page _____

Clay County Recorder

Certificate of record
Filed for record this 18 day of Aug
A.D., 19 86 10 o'clock 58 minutes A.M.
and Recorded in Book 21 on Page 89
ERNA L. ELDRIDGE, Recorder
By

SURVEYOR'S CERTIFICATION

I hereby certify that this plan, plat, map, survey or report was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of MISSOURI.

Date: 7-10-1986 Signed: David J. Monroe MO. REG. NO. 1433

M & M LAND SURVEYING SERVICE, INC.
RAY COUNTY COURTHOUSE
P.O. BOX 83, RICHMOND, MO 64085
OFFICE 816 / 776-6343 HOME 816 / 398-4576

SURVEY FOR: MRS. G.N. NELSON
TRIMBLE, MO.

7-10-1986	86-50	1"=200'	DM	86-836

Protective Covenants
44908 Book 1699 Page 683 Filed 8/18/86

LANE BLUEPRINT CO. 221-2500

http://www.ClayCoGov.com