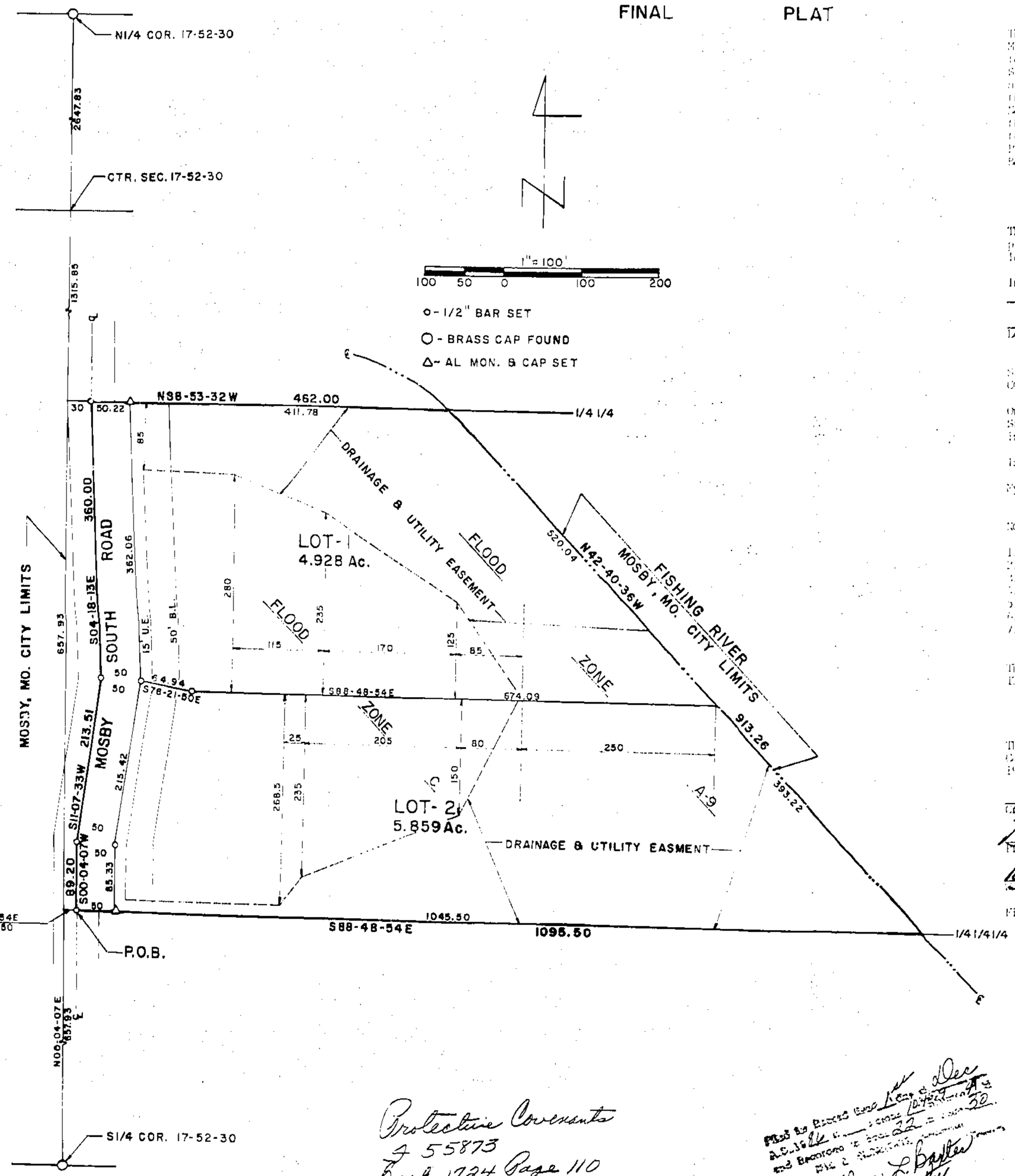
F 55872 DEC 1 1986

FISHING RIVER MANOR

FINAL PLAT



Protective Covenants
55873
Book 1724 Page 110
Filed 12/1/86

Filed for Record this 1st day of Dec A.D. 1986 at 10:00 A.M. and Recorded in Book 22 Page 30
Wilma L. Baker
Deputy

LANE BLUEPRINT CO. 231-2390

DESCRIPTION

That portion of the E. ½ of the SW¼ of the SW¼ of Section 17, T52N, R30W of the 5th P.M., Clay County, Missouri described as follows: Commencing at the S. corner of said Section 17; thence S00-04-07E, 657.93 feet to the S. corner of a 2.32ASBL; thence S89-56-54E, 16.50 feet along the South line of said W2SW¼ SW¼ to the point of beginning of the tract of land to be described; thence N88-48-54E, 1095.50 feet along said South line to the centerline of Fishing River (Ivy); thence N42-40-36W, 913.26 feet along the thread of Fishing River to the North line of said W2SW¼SW¼; thence S88-53-32E, 462.00 feet along said North line to the centerline of Ivy South Road; thence S00-18-13E, 360.00 feet along said centerline; thence S11-07-33W, 213.51 feet along said centerline; thence S00-04-07E, 89.20 feet along said centerline to the point of beginning. Said portion contains 11.74 acres. Bearing system referred to the Missouri State Coordinate System, West Zone. This survey complies with the Missouri Minimum Standards for Property Boundary Surveys.

DEDICATION

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision is to be known as FISHING RIVER MANOR and shall consist of a total of two (2) lots.

In testimony thereof, Leroy Means and Edna M. Means, husband and wife, have subscribed their names this 12th day of Nov., 1986.

Leroy Means — Edna M. Means

STATE OF MISSOURI)
COUNTY OF CLAY)ss

On this 12th day of Nov. in the year 1986, before me a Notary Public in and for said State, personally appeared Leroy Means and Edna M. Means, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

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

My Commission Expires: HOWARD E. FERRIL Commissioned in Clay County Notary Public - State of Missouri My Commission Expires February 3, 1990

Howard E. Ferril
Notary Public

NOTES:

1. Developer: Leroy Means and Edna M. Means, P.O. Box 121, Mosby, Missouri 64073
2. Surveyor: David J. Monroe, P.O. Box 83, Richmond, Missouri 64085
3. Subdivision in Flood Zones A-9 and C as shown.
4. Subdivision zoned agriculture.
5. Soil type: Zook-Mexico-Bremer Association.
6. Lot 1 gets free water rights to well on Lot 2 by appropriate easement.
7. Lot lines marked with 1/2" bars.

The streets shown on this plat not heretofore dedicated to public use are hereby so dedicated. Ex easements shown on this plat are hereby dedicated for their designated use.

APPROVALS AND ACCEPTANCE

This plat of FISHING RIVER MANOR has been submitted to and considered by the Clay County Planning Commission and is hereby Approved. Dated this 1st day of December, 1986.

Sonia L. Dice — Chairman, Planning Commission
Marie Johnson — Secretary, Planning Commission
Don Hoagland — Recording Commissioner
Bobbie A. Baldwin — Circuit Clerk
Eastern Commissioner
Glenn A. Miller — County Counselor

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

Clay County Recorder

5/19/87 9AM
Book 28

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: 10-21-1986 Signed: David J. Monroe — David J. Monroe MO. REG. NO. 1453

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: LEROY MEANS
MOSBY, MO.

10-21-1986	86-51	1"=100'	DM	86-987

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