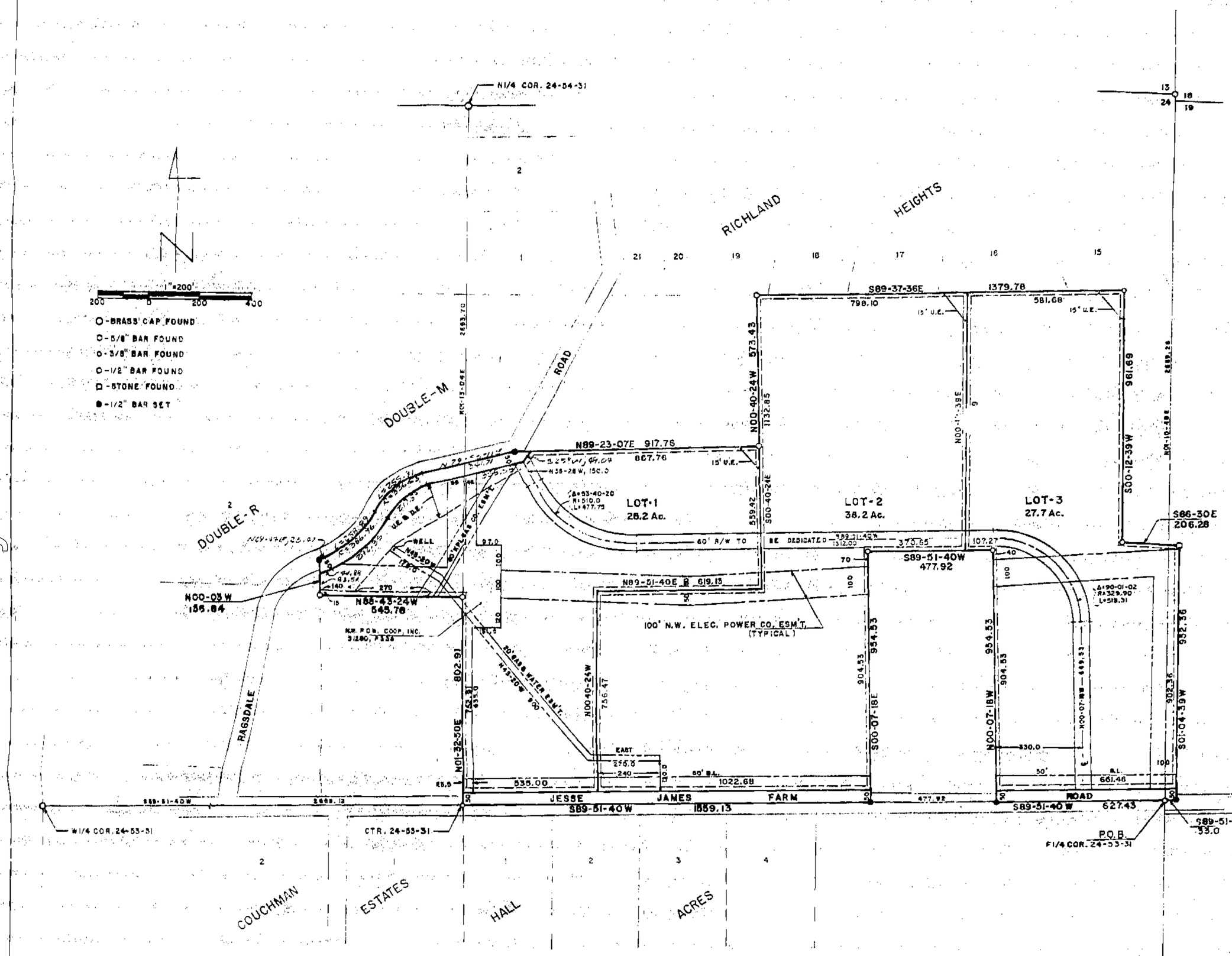
ELLINGTON ESTATE

FINAL PLAT



DESCRIPTION

THAT PORTION OF THE N½ OF SECTION 24, T53N, R31W OF THE 5TH P.M., CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE E¼ CORNER OF SAID SECTION 24; THENCE S89-51-40W, 627.43 FEET ALONG THE SOUTH LINE OF SAID N½; THENCE N00-03W, 156.84 FEET; THENCE S89-51-40W, 677.92 FEET; THENCE S00-07-18E, 954.53 FEET TO SAID SOUTH LINE; THENCE S89-51-40W, 1859.13 FEET TO THE CENTER OF SAID SECTION 24; THENCE N01-32-50E, 802.91 FEET; THENCE N88-43-24W, 545.78 FEET; THENCE N00-03W, 156.84 FEET TO THE CENTERLINE OF RAGSDALE ROAD; THENCE N39-44W, 155.97 FEET ALONG SAID CENTERLINE; THENCE N53-24W, 289.6 FEET ALONG SAID CENTERLINE; THENCE N74-50-11E, 406.2 FEET ALONG SAID CENTERLINE; THENCE N89-23-07E, 917.76 FEET; THENCE N00-40-24W, 573.43 FEET; THENCE S89-37-36E, 1379.78 FEET ALONG THE SOUTH LINE OF RICHLAND HEIGHTS; THENCE S00-12-39W, 961.69 FEET; THENCE S86-30E, 206.28 FEET; THENCE S01-04-39W, 932.36 FEET; THENCE S89-51-40W, 33.00 FEET TO THE POINT OF BEGINNING. CONTAINING 94.1 ACRES, EXCEPT A 4 X 4 PART THEREOF OWNED BY N.W. ELECTRIC POWER COMPANY. BEARING SYSTEM IS ASSUMED. THIS SURVEY COMPLIES WITH MISSOURI'S 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 SHALL BE KNOWN AS ELLINGTON ESTATES AND SHALL CONSIST OF A TOTAL OF THREE (3) LOTS.

IN TESTIMONY WHEREOF, WILBERT ELLINGTON AND DOROTHA ELLINGTON, HUSBAND AND WIFE, HAVE SUBSCRIBED THEIR NAMES THIS 11th DAY OF June, 1987.

WILBERT ELLINGTON — DOROTHA ELLINGTON

STATE OF MISSOURI)
COUNTY OF CLAY) SS

ON THIS 11th DAY OF June IN THE YEAR 1987, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILBERT ELLINGTON AND DOROTHA ELLINGTON, HUSBAND AND WIFE, WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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: BEVERLY McCOY, NOTARY PUBLIC - STATE OF MISSOURI, COMMISSIONED IN CLAY COUNTY, MY COMMISSION EXPIRES FEB. 18, 1989 — NOTARY PUBLIC

THE STREETS SHOWN ON THIS PLAT NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THEIR DESIGNATED USE.

APPROVALS AND ACCEPTANCES

THIS PLAT OF ELLINGTON ESTATES WAS SUBMITTED TO AND CONSIDERED BY THE CLAY COUNTY PLANNING COMMISSION AND IS HEREBY APPROVED THIS 22nd DAY OF June, 1987.

CHAIRMAN, PLANNING COMMISSION — DIRECTOR, PLANNING COMMISSION

PRESIDING COMMISSIONER — EASTERN COMMISSIONER

WESTERN COMMISSIONER — COUNTY COUNSELOR

FILED FOR RECORD THIS _____ DAY OF _____, 1987 AT _____ AND RECORDED IN PLAT BOOK _____ PAGE _____.

CLAY COUNTY RECORDER

NOTES:

1. DEVELOPER: WILBERT ELLINGTON, RR 2, BOX 242, KEARNEY, MISSOURI 64060
2. SURVEYOR: DAVID J. MONROE, P.O. BOX 83, RICHMOND, MISSOURI 64085
3. SUBDIVISION IN FLOOD HAZARD ZONE "C".
4. TOPOGRAPHY TAKEN FROM HOLT, MISSOURI 7.5 MINUTE GOVERNMENT QUADRANGLE.
5. SUBDIVISION ZONED AGRICULTURE.
6. SOIL TYPE: ARMSTER-LAGONDA-SHARPSBURG ASSOCIATION.
7. 1" BARS SET AT ALL LOT CORNERS.
8. THE PONDS ON THIS SUBDIVISION POSES NO HAZARD TO DEVELOPMENT.

SURVEYOR'S CERTIFICATE

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: JANUARY 19, 1987 — DAVID J. MONROE, MISSOURI R.L.S. #1939

Filed for Record this 25 day of June A.D. 1987 o'clock 9 o'clock A.M. and Recorded in Book 22 at page 86
RECORDER — DEPUTY

F 76250 - Protective Covenants
Filed 6-25-87 BK 1777 Pg 222

M&M LAND SURVEYING SERVICE, INC.
816-776-6543 RICHMOND, MO. 64085 P.O. BOX 83

SURVEY FOR:	BEN ELLINGTON LATHROP, MO.			
6-2-1987	87-56	1" = 200'	DM	87-1300

Farm Survey Documents
http://www.ClayCoGov.com