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Clay County Missouri
Land Survey Document

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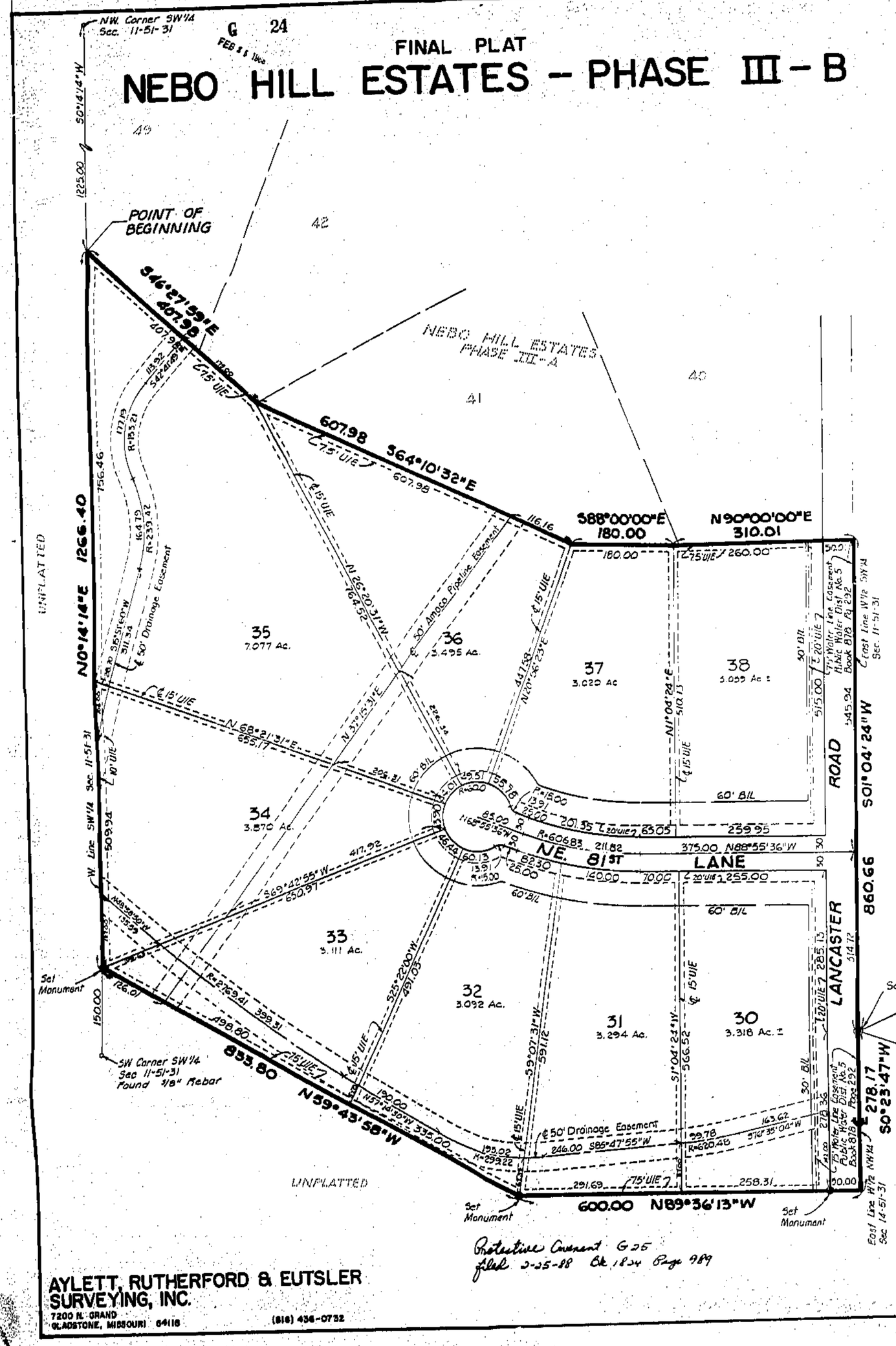
FEB 8 1988

FINAL PLAT
NEBO HILL ESTATES – PHASE III – B



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

STATE OF MO
CLAY COUNTY
I CERTIFY THIS RECORD
88 FE 25 P 1:32
RECORDED BOOK 23 PAGE 42
MARY E. MOBERLY
RECORDER OF DEED
By Linda Edwards Deputy

DESCRIPTION: This is a subdivision of part of the West one half of the Southwest Quarter of Section 11 and part of the West one half of the Northwest Quarter of Section 14, Township 51 North, Range 31, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 11; thence South 0 degrees, 14 minutes, 14 seconds West along the West line of the Southwest Quarter of said Section 11, a distance of 1225.00 feet to the Point of Beginning of the tract of land herein to be described; thence South 46 degrees, 27 minutes, 59 seconds East along the Southwesterly line of lots 42 and 49, NEBO HILL ESTATES - PHASE III-A, a subdivision of land in Clay County, Missouri, a distance of 407.98 feet to the most Southerly corner of said Lot 42; thence South 64 degrees, 10 minutes, 32 seconds East along the Southerly line of lot 41 of said NEBO HILL ESTATES - PHASE III-A, a distance of 607.98 feet to an angle point in the Southerly line of said lot 41; thence South 88 degrees, 00 minutes, 00 seconds East along the Southerly line of said lot 41, a distance of 180.00 feet to an angle point in the Southerly line of said lot 41; thence North 90 degrees, 00 minutes, 00 seconds East along the Southerly line of Lots 40, and 41 of said NEBO HILL ESTATES - PHASE III-A, and the Easterly prolongation thereof, a distance of 310.01 feet to a point in the East line of the West one half of the Southwest Quarter of said Section 11; thence South 01 degrees, 04 minutes, 24 seconds West along the East line of the West one half of the Southwest Quarter of said Section 11, a distance of 860.66 feet to the Southeast corner of the West one half of the Southwest Quarter of said Section 11; thence South 0 degrees, 23 minutes, 47 seconds West along the East line of the West one half of the Northwest Quarter of said Section 14, a distance of 278.17 feet; thence North 89 degrees, 36 minutes, 13 seconds West, a distance of 600.00 feet; thence North 0 degrees, 14 minutes, 14 seconds East along the West line of the Southwest Quarter of said Section 11; thence North 59 degrees, 43 minutes, 58 seconds West, a distance of 833.80 feet to a point on the East line of the Southwest Quarter of said Section 11; thence North 0 degrees, 14 minutes, 14 seconds East along the West line of the Southwest Quarter of said Section 11, a distance of 1266.40 feet to the Point of Beginning.

The above described tract of land contains 35.784 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-PHASE III-B".

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 other pipes, poles or wires, overhead and underground, along, over and under the areas delineated on this plat as reserved by the words "Utility Easement" or "U/E".

BUILDING LINES: Building Lines or Setback Lines are hereby established as shown on the accompanying plat and no building or portion thereof to be built between that line and the street line.

IN WITNESS WHEREOF: The undersigned proprietors of the above described tract of land have hereunto set their hands this 15th day of February, 1988.

Charles L. Eulen
Owner L. Eulen

Marilyn L. Eulen
Owner L. Eulen

Dan A. Eulen
Owner A. Eulen

Victoria D. Eulen
Owner D. Eulen

STATE OF MISSOURI
COUNTY OF CLAY } ss.

On this 15th day of February, 1988, before me the undersigned Notary Public personally appeared Charles L. Eulen and Marilyn L. Eulen, husband and wife, Dan A. Eulen and Victoria D. Eulen, 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.

Sandra K. Hiskett
Notary Public

My Commission Expires August 24, 1991

SANDRA K. HISKETT
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires Aug. 24, 1991

APPROVAL AND ACCEPTANCE
This plat of "NEBO HILL ESTATES - PHASE III-B" has been reviewed and approved by the Clay County, Missouri Planning Commission and is hereby accepted this 25th day of February, 1988.

CLAY COUNTY COMMISSIONERS

Ed Bangman
Chas. L. Bryant
William Forsythe

Planning Commission

Tyler Hellman, County Counselor
Rich Sax

SCALE: 1" = 100'
0 100 200

NOTE: Monuments and lot corners will be set after construction of streets.

NOTE: The bearings shown on this plat are based upon the North line of the Southwest Quarter of Section 11, Township 51, Range 31 having an assumed bearing of North 90 degrees East.

Note: 9 Lots of 20 - Phase III-B

I hereby certify: that the plat of NEBO HILL ESTATES - PHASE III-B subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum 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 subdivisions to the best of my professional knowledge and belief.

DATE: Jan 21, 1988

Harold L. Rutherford, LS-2911

9/1/88 9AM
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