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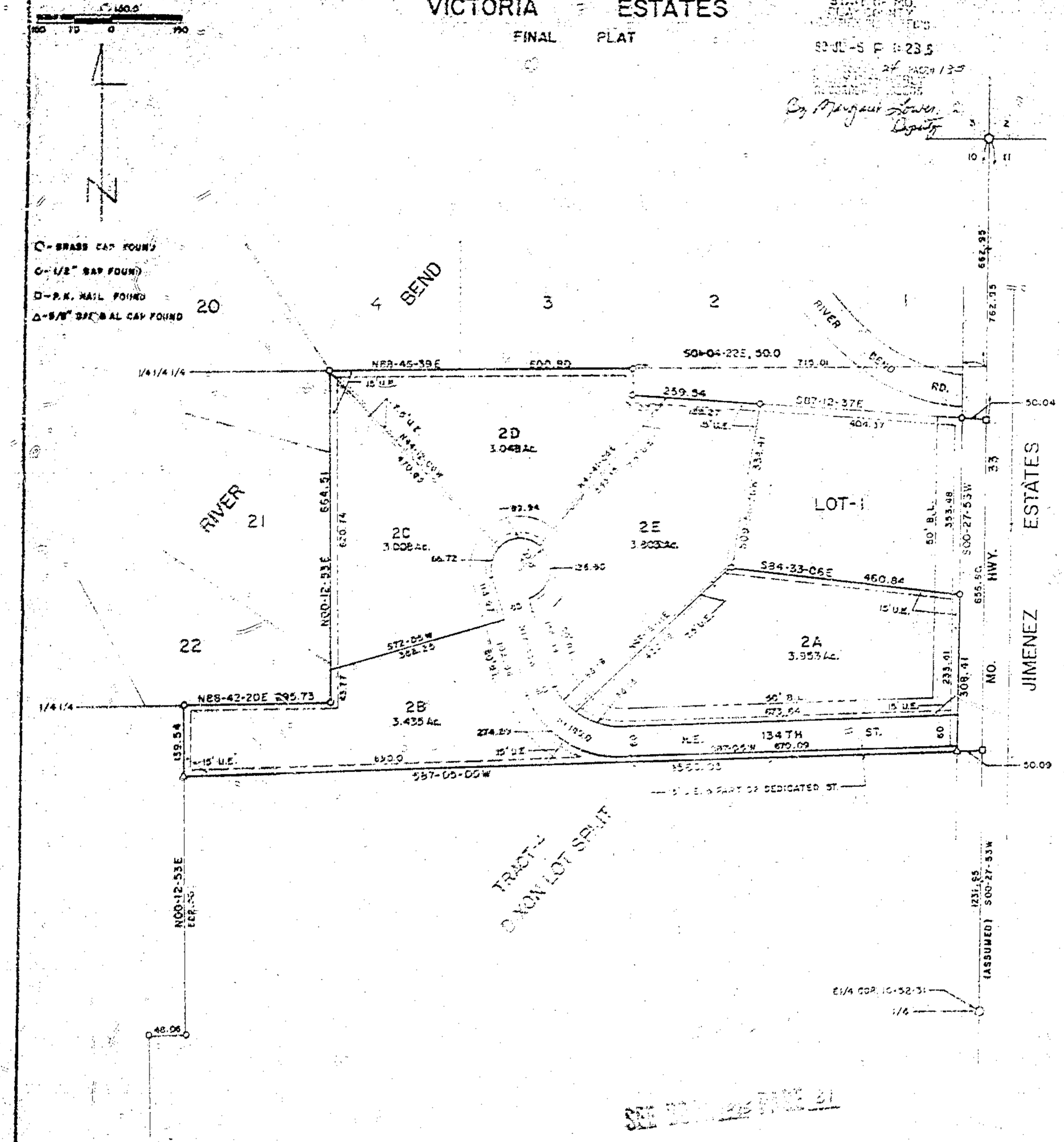
Clay County, Missouri
Land Survey Document

G 7135 JUL 5 1990

VICTORIA ESTATES

FINAL PLAT

STATE OF MO.
FILED FOR REC'D
90 JUL -5 P 1:23.5
24 PGS 135
By Margaret Lower Deputy



DESCRIPTION

Lot 2 in Replat Tracts 1, 2 and 3 of the Dixon Lot Split Subdivision situated in the NE¼ of section 10, T52N, R31W of the 5th P.M., Clay County, Missouri. Containing 18.94 acres.

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 VICTORIA ESTATES and shall consist of a total of five (5) lots.

In testimony whereof, Robert W. and Victoria R. Bush, husband and wife, have subscribed their names this 20 day of June, 1990.

Robert W. Bush — Victoria R. Bush

STATE OF MISSOURI)
COUNTY OF CLAY)

On this 20th day of June, in the year 1990, before me a Notary Public in and for said State, personally appeared Robert W. and Victoria R. Bush, 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 day and date last written above.

My commission expires:
MATTHEW D. THOMSON, NOTARY PUBLIC
CLAY COUNTY, STATE OF MISSOURI
MY COMMISSION EXPIRES 7/12/91

Matthew D. Thomson
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.

NOTES:

1. Developers: Robert W. and Victoria R. Bush and Edward D. and Madeline L. Weir
   P.O. Box 186, Liberty, Missouri 64068
   816-792-1438
2. Surveyor: David J. Monroe, P.O. Box 83, Richmond, Mo.
3. Subdivision in Flood Hazard Zone "C".
4. Subdivision zoned R-1.
5. Soil type: Sharpsburg-Mackeburg Association.
6. The pond on Lots 2A will not be a hazard to development.
7. 1/2" bars set at all lot corners.
8. Topography taken from the Kearney, Missouri 7.5 minute government quadrangle.
9. There will not be vehicular access to Lot 2A from Missouri Highway 33.

APPROVALS AND ACCEPTANCES

This plat of VICTORIA ESTATES has been submitted to and considered by the Clay County Planning and Zoning Commission and is hereby approved.
Dated this 5th day of July, 1990.

Chairman, Planning Commission — Director, Planning Commission

Presiding Commissioner — Eastern Commissioner

Western Commissioner — County Counselor

4/25/91 9AM
Slides-Plats

SURVEYOR'S CERTIFICATION

I hereby certify that the plan, plat, map, survey or report is 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 and the boundary survey is does ☐ does not ☐ meet ☐ exceed the current Missouri minimum standards for property boundary surveys, 0.N.P. 10 CSR 30-2.010.

Date: 10-3-1989 Signed: David J. Monroe MO. REG. NO. 1431

	M & W LAND SURVEYING SERVICE, INC. 113 SOUTH COLLEGE P.O. BOX 83, INC. KEARNEY, MO. OFFICE 816-628-7400 816-792-1438
SURVEY FOR	WEIR CONSTRUCTION CO. LIBERTY, MO.
10-3-1989	1" = 100' DM 89-2248