Drawn By: ZAB	File Name: 50087FPc	Job No: 50087

NEBO HILLS ~ SIXTH PLAT

FINAL PLAT
A MINOR SUBDIVISION IN
Clay County, Missouri

LEGAL DESCRIPTION

All that part of the Northeast Quarter of Section 22, Township 51, Range 31 and all that part of the Northwest Quarter of Section 23, Township 51, Range 31, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 22, also being the Northwest corner of the Northwest Quarter of said Section 23; thence South 00 degrees 47 minutes 11 seconds West along the East line of the Northeast Quarter of said Section 22, also being the West line of the Northwest Quarter of said Section 23, a distance of 1311.64 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 22, also being the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 23 and the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 55 minutes 11 seconds West along the South line of the Northeast Quarter of the Northeast Quarter of said Section 22, a distance of 1340.72 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence North 00 degrees 21 minutes 49 seconds East along the West line of the Northeast Quarter of the Northeast Quarter of said Section 22, a distance of 656.76 feet; thence South 89 degrees 52 minutes 40 seconds East, a distance of 1345.55 feet; thence South 84 degrees 19 minutes 53 seconds East, a distance of 353.18 feet; thence North 86 degrees 27 minutes 27 seconds East, a distance of 829.89 feet; thence North 89 degrees 27 minutes 36 seconds East, a distance of 150.02 feet to the East line of the Northwest Quarter of the Northwest Quarter of said Section 23; thence South 00 degrees 22 minutes 25 seconds West along said line a distance of 661.00 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 23; thence South 89 degrees 27 minutes 36 seconds West along the South line of the Northwest Quarter of the Northwest Quarter of said Section 23, a distance of 1334.52 feet to the Point of Beginning.

IN TESTIMONY WHEREOF: FIRST MISSOURI BANK has subscribed their names this _____day of _____, 20____.

_____ ,President _____ , Secretary

STATE OF MISSOURI }
COUNTY OF } s.s.

Be it remembered that on this_____day of _____, 20____, before me the undersigned notary public in and for the County and State above mentioned, came _____ FIRST MISSOURI BANK, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri on the day and year last written.

My Commission Expires: _____ _____ NOTARY PUBLIC

This plat of NEBO HILL ESTATES–SIXTH PLAT has been submitted to and approved by the Clay County Planning and Zoning Commission this _____ day of _____, 20____.

_____ Chairman, Planning and Zoning Commission _____ Director, Planning and Zoning Commission

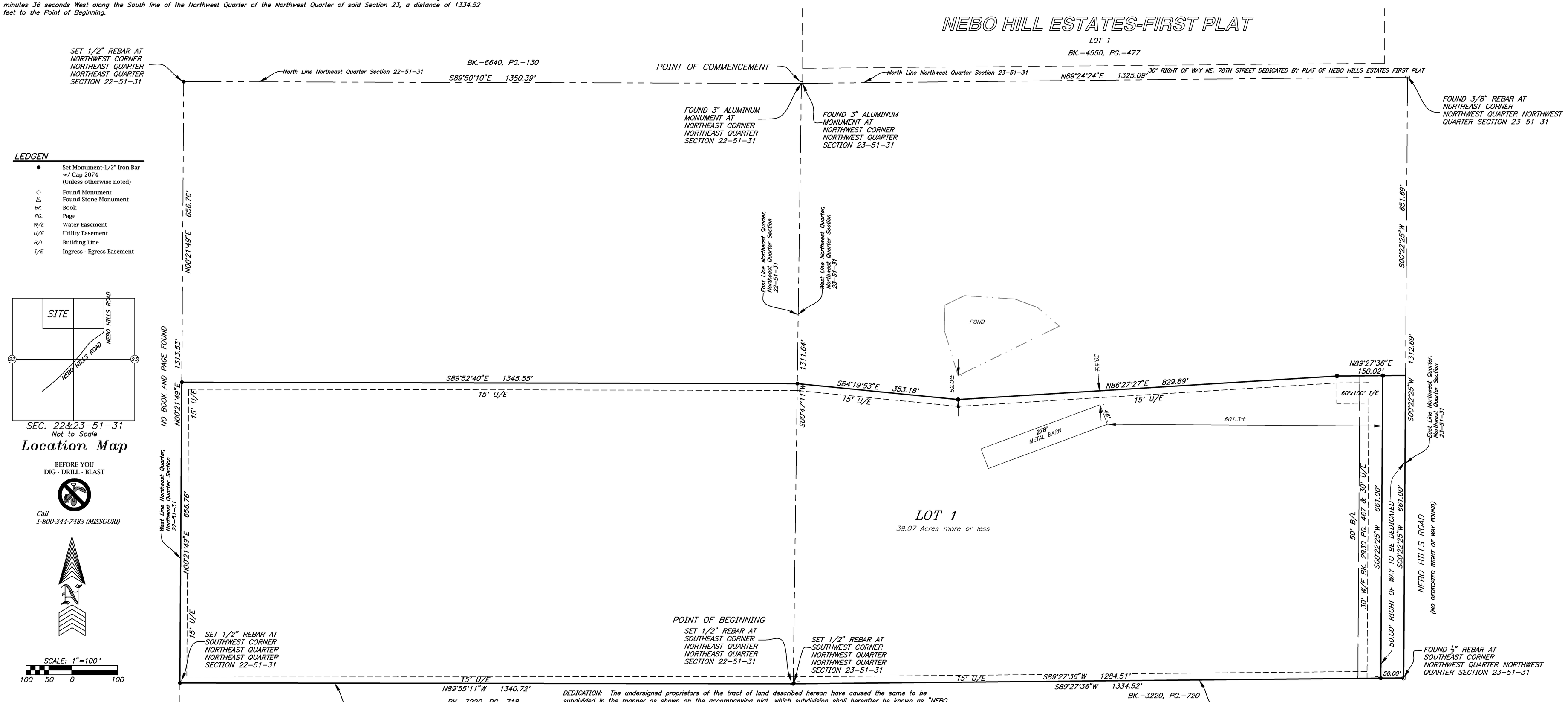
These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this _____ day of_____, 20____, Resolution # _____

ATTEST:

_____ Presiding Commissioner

_____ County Counselor _____ Western District Commissioner

_____ County Clerk _____ Eastern District Commissioner



LEDGEN

●	Set Monument-1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)
○	Found Monument
	Found Stone Monument
BK.	Book
PG.	Page
W/E	Water Easement
U/E	Utility Easement
B/L	Building Line
I/E	Ingress - Egress Easement

SEC. 22&23–51–31
Not to Scale
Location Map

BEFORE YOU DIG - DRILL - BLAST

Call 1-800-344-7483 (MISSOURI)

SCALE: 1"=100'
100 50 0 100

I hereby state that the plat of NEBO HILL ESTATES–SIXTH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Department of Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state 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:_____ _____ Sam A. Aylett, PLS #2074

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "NEBO HILL ESTATES–SIXTH PLAT".

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.). All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structures (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonable necessary in exercising the rights granted by the easement.

STREETS: Streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

INGRESS / EGRESS EASEMENT: The Ingress/ Egress easement shown on this plat is for the benefit of Lot 1 and the tract of land to the North of this plat.

FINAL PLAT
NEBO HILL ESTATES-SIXTH PLAT
A Minor Subdivision in Clay County, Missouri

AYLETT SURVEY & ENGINEERING CO.
LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING
201 NW. 72ND ST. ~ GLADSTONE, MO 64118
PH. (816) 436–0732 ~ FAX (816) 436–0767

Prepared For:
First Missouri Bank
1925 Burlington
North Kansas City, Missouri
PH. (816)472–0645

SHEET 1 OF 1

Drawn By: ZAB	File Name:50087FPc	SEC: 22&23-51-31	Date: 03/01/2015	Job No: 49950