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

NEBO HILL ESTATES–SIXTH PLAT

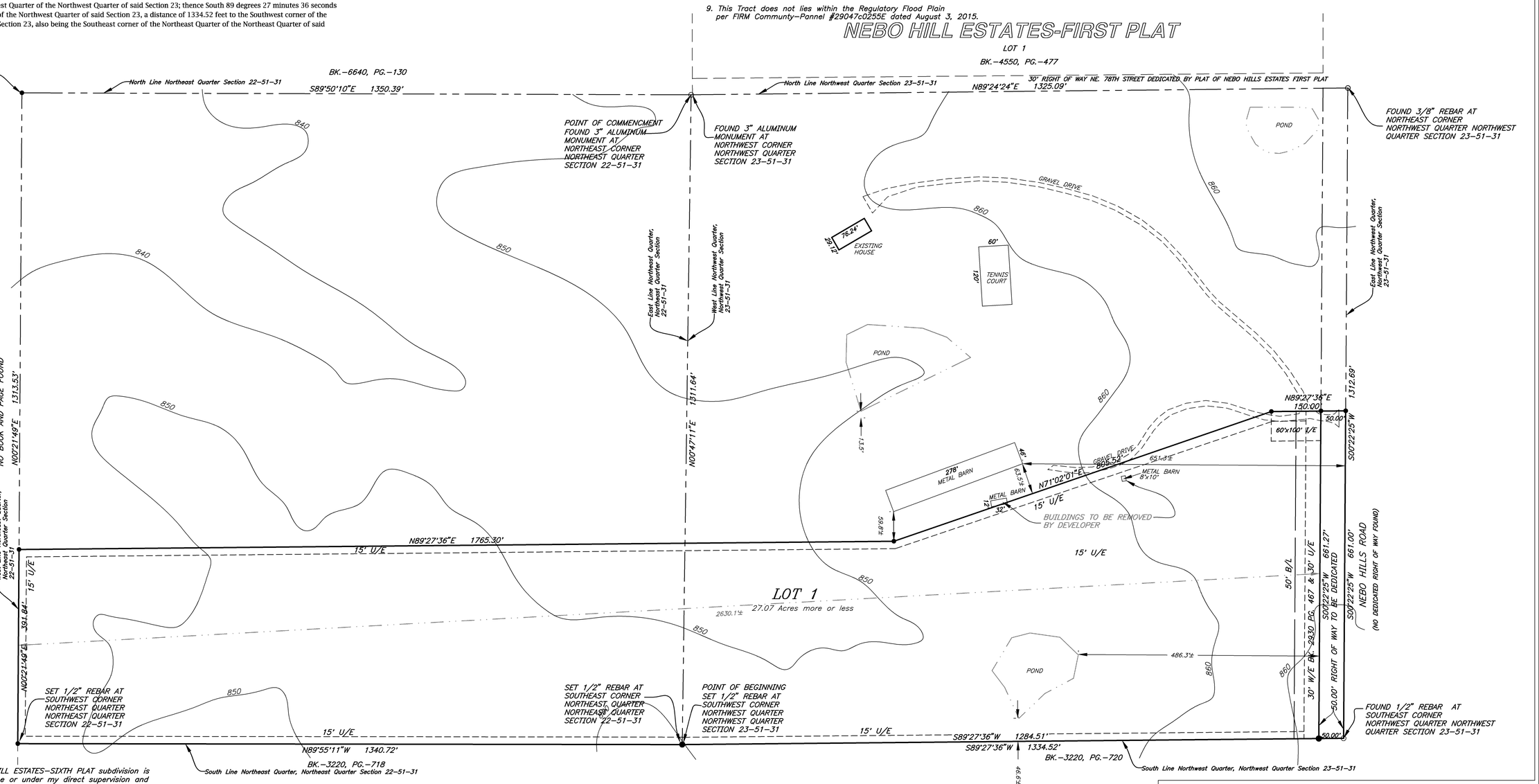
PRELIMINARY PLAT
A MINOR SUBDIVISION IN
Clay County, Missouri

LEGAL DESCRIPTION

All that part of the Northwest Quarter of Section 23 and all that part of the Northeast Quarter of Section 22, Township 51, Range 31, Clay County, Missouri; described as follows: Commencing at 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 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 Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 23, also being the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 22, said point being the Point of Beginning of the tract of land herein to be described as follows: 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 391.84 feet thence North 89 degrees 27 minutes 36 seconds East a distance of 1765.35 feet; thence North 71 degrees 02 minutes 01 second East a distance of 805.52 feet; thence North 89 degrees 27 minutes 36 second East a distance of 150.00 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 East line of the Northwest Quarter of the Northwest Quarter of said Section 23, 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 Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 23, also being the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 22; also the Point of Beginning.

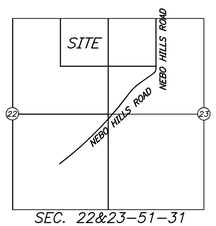
GENERAL NOTES:

1. Applicant: First Bank of Missouri
   1925 Burlington Street
   North Kansas City, MO 64116
2. Property Owner: First Bank of Missouri
3. Surveyor: Aylett Survey & Engineering Company
   201 NW. 72nd Street
   Gladstone, Missouri, 64118
4. Soil Type: Knox Silt Clay, Knox Silty Loam
5. Topography is taken from the Missouri City Quadrangle U.S.G.S. Map with an Interval of 10'.
6. This Tract is Currently Zoned "AG"
7. Water District– Clay County # 5
8. The Sewer is Septic.
9. This Tract does not lies within the Regulatory Flood Plain per FIRM Community–Pannel #29047c0255E dated August 3, 2015.



LEDGEN

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



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 Missouri Department of Agriculture, Division of Geological Survey and Resources Assessment, 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

PRELIMINARY 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 Bank of Missouri
1925 Burlington
North Kansas City, Missouri
PH. (816)472–0645

SHEET 1 OF 1

Drawn By: ZAB	File Name:50087PPA	SEC: 22&23-51-31	Date: 09/27/2015	Job No: 49950