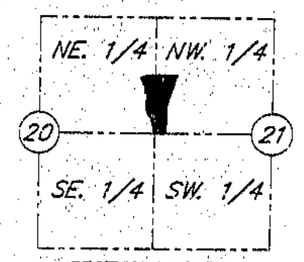
SEP 9 1993 M 32765

CLAY RIDGE THIRD PLAT

LIBERTY, CLAY COUNTY, MISSOURI

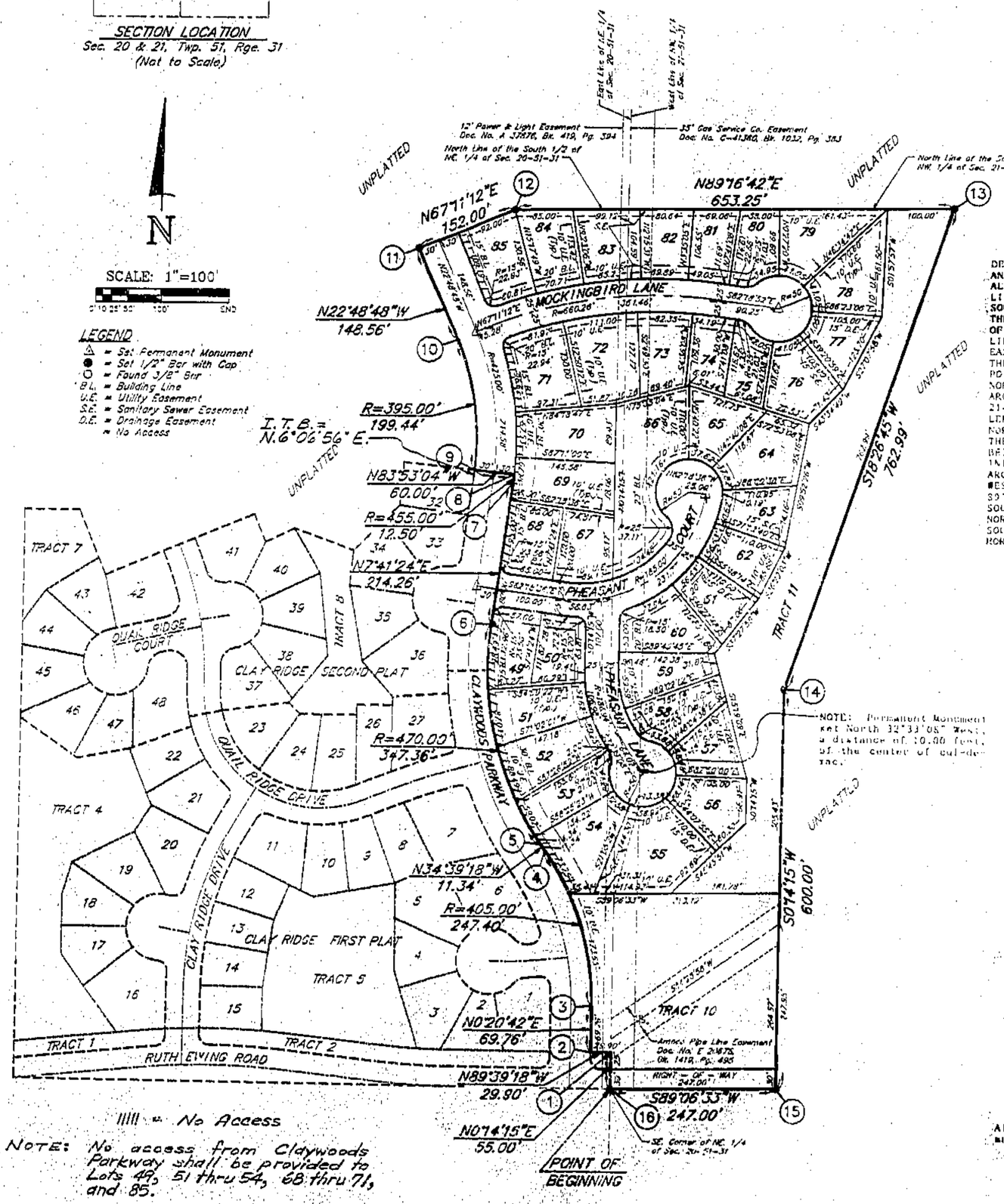


SECTION LOCATION
Sec. 20 & 21, Twp. 51, Rge. 31
(Not to Scale)

N

SCALE: 1"=100'

LEGEND
△ = Set Permanent Monument
● = Set 1/2" Bar with Cap
○ = Found 3/8" Bar
B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
= No Access



NOTE: No access from Claywoods Parkway shall be provided to Lots 49, 51 thru 54, 68 thru 71, and 85.

NOTE: Permanent Monument set North 32°33'08" West, a distance of 10.00 feet, of the center of cul-de-sac.

DESCRIPTION: A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 51, RANGE 31; AND ALSO, A RESURVEY OF TRACT 9, CLAY RIDGE - 2ND PLAT, A SUBDIVISION, ALL IN LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°14'15" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 55.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 9; THE FOLLOWING SEVEN COURSES ARE ALONG THE SOUTH AND WESTERLY LINES OF SAID TRACT 9: NORTH 89°39'18" WEST, 29.90 FEET; NORTH 0°20'42" EAST, 69.76 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 405.00 FEET, AN ARC DISTANCE OF 247.40 FEET TO A POINT OF TANGENCY; NORTH 34°39'18" WEST, 11.34 FEET TO A POINT OF CURVATURE; NORTHERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AN ARC DISTANCE OF 347.36 FEET TO A POINT OF TANGENCY; NORTH 7°41'24" EAST, 214.26 FEET TO A POINT OF CURVATURE; NORTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, AN ARC DISTANCE OF 12.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT 9; THENCE NORTH 83°53'04" WEST, 60.00 FEET TO THE NORTHEAST CORNER OF LOT 22, SAID CLAY RIDGE - 2ND PLAT, SAID POINT ALSO BEING ON A CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF NORTH 6°06'56" EAST, A RADIUS OF 395.00 FEET, AN ARC DISTANCE OF 199.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 22°48'48" WEST, 148.56 FEET; THENCE NORTH 67°11'12" EAST, 152.00 FEET; THENCE NORTH 87°76'42" EAST, 653.25 FEET; THENCE SOUTH 18°26'45" WEST, 762.99 FEET; THENCE SOUTH 0°14'15" WEST, 600.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°06'33" WEST ALONG SAID SOUTH LINE, 247.00 FEET TO THE POINT OF BEGINNING; CONTAINING 16.3 ACRES, MORE OR LESS.

STATE PLANE COORDINATES

PT. NO.	NORTHING	EASTING
1	338,411.460	852,759.298
2	338,411.513	858,760.185
3	338,432.775	858,760.313
4	338,503.710	858,736.410
5	338,506.352	858,736.453
6	338,609.173	858,712.329
7	338,671.886	858,721.067
8	338,675.669	858,721.525
9	338,677.617	858,703.343
10	338,737.119	858,694.611
11	338,778.856	858,677.056
12	338,996.813	858,719.757
13	338,799.521	858,918.833
14	338,578.731	858,845.257
15	338,395.870	858,864.489
16	338,394.698	858,769.228

STATE PLANE
TRAVERSE TABLE
(Ground Distances)

Starting at Monument KC-9 (338,376.465 m.N., 859,210.900 m.E.) with an initial backsight to KC-8; thence N. 87°38'19" W., 1450.42 feet to the East Quarter Corner of Section 20, said Point also being the Southwest corner of this Plat.

NOTE: The bearings and coordinates shown hereon are based on the Missouri State Plane Coordinate System (1983) and as amended, West Zone and using a combined grid factor of 0.9999038. The coordinates are listed in meters.

All dwelling units are to maintain the following minimum side and rear yard setbacks:

Side Yard, Short Yard = 3 feet
Side Yard, Long Yard = 7 feet
Rear Yard, = 20 feet

DEDICATION: The undersigned proprietor of the property described herein has caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as CLAY RIDGE THIRD PLAT. It shall be a same by the number appearing near the center of the lot followed by the words: of platted CLAY RIDGE THIRD PLAT, a subdivision in Liberty, Clay County, Missouri.

An easement or license is also hereby granted to the City of Liberty, Missouri, to locate, construct, and maintain, and to authorize the location, construction, maintenance or use of conduits, for all and any purpose, water, gas, and sewer mains, poles, wires, anchors and appurtenances thereto or any or all of them upon, under, and along the strips of land outlined on this plat and designated "Utility Easement" or "U.E.", Drainage and Storm Sewer Improvements in areas designated "Drainage Easement" or "D.E.", and Sanitary Sewer and appurtenances in areas designated "Sewer Easement" or "S.E.".

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

Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built or otherwise located between this line and the lot or street line.

IN TESTIMONY WHEREOF: ROBERTSON PROPERTIES, INC. has by authority of its Board of Directors, caused this instrument to be executed by its President and its Corporate seal to be hereto affixed by its Secretary this 30th day of August, 1994.

ROBERTSON PROPERTIES, INC.

By: James D. Robertson, President Attest: Dee Ewing, Secretary

STATE OF MISSOURI)
COUNTY OF CLAY) s.s. On this 30th day of August, 1994, before me, appeared James D. Robertson, to me personally known, who being by me duly sworn, did say that he is the President of ROBERTSON PROPERTIES, INC. and that the seal affixed to this instrument is the seal of said Corporation and that said instrument was signed in behalf of said Corporation by the authority of its governing body and that said James D. Robertson acknowledged said instrument to be the free act and deed of said Corporation, and he duly acknowledges the execution of the same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in said County and State above mentioned the day and year last above written.

My Commission Expires: 6-13-98 Notary Public

Approved by the Planning and Zoning Commission of the City of Liberty, this Sept. 21, 1993.

Aaron M. Rueck, Chairman

Approved by the City Council of the City of Liberty, this Oct. 4 1993 by Ordinance No. 6671.

Robert J. Saunders, Mayor Donna L. Holloway, Deputy City Clerk

Mark D. James, City Engineer

SURVEYOR'S CERTIFICATION: I hereby certify that this plat was executed in accordance with the Current Minimum Standards for a Suburban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors to the best of my professional knowledge and belief.

James M. Hardin, Jr. PLS 1648

STATE OF MISSOURI JAMES M. HARDIN JR. NUMBER PLS-1648 PROFESSIONAL LAND SURVEYOR

11/3/94 Filed Cab D

HANDS • FARROW • WEISKIRCH
ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

CLAY RIDGE THIRD PLAT
LIBERTY, CLAY COUNTY, MISSOURI

Job No.	1481
Scale:	Noted
Date:	8-26-93
Drawn:	P.J.S./C.D.F.
Ch'k'd:	JMF
Appv'd:	
Revisions:	4-13-93, 2-8-94, 3-18-94, 8-18-94
Sheet No.	1 of 1

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com

D-59