Clay County, Missouri
Land Survey Document

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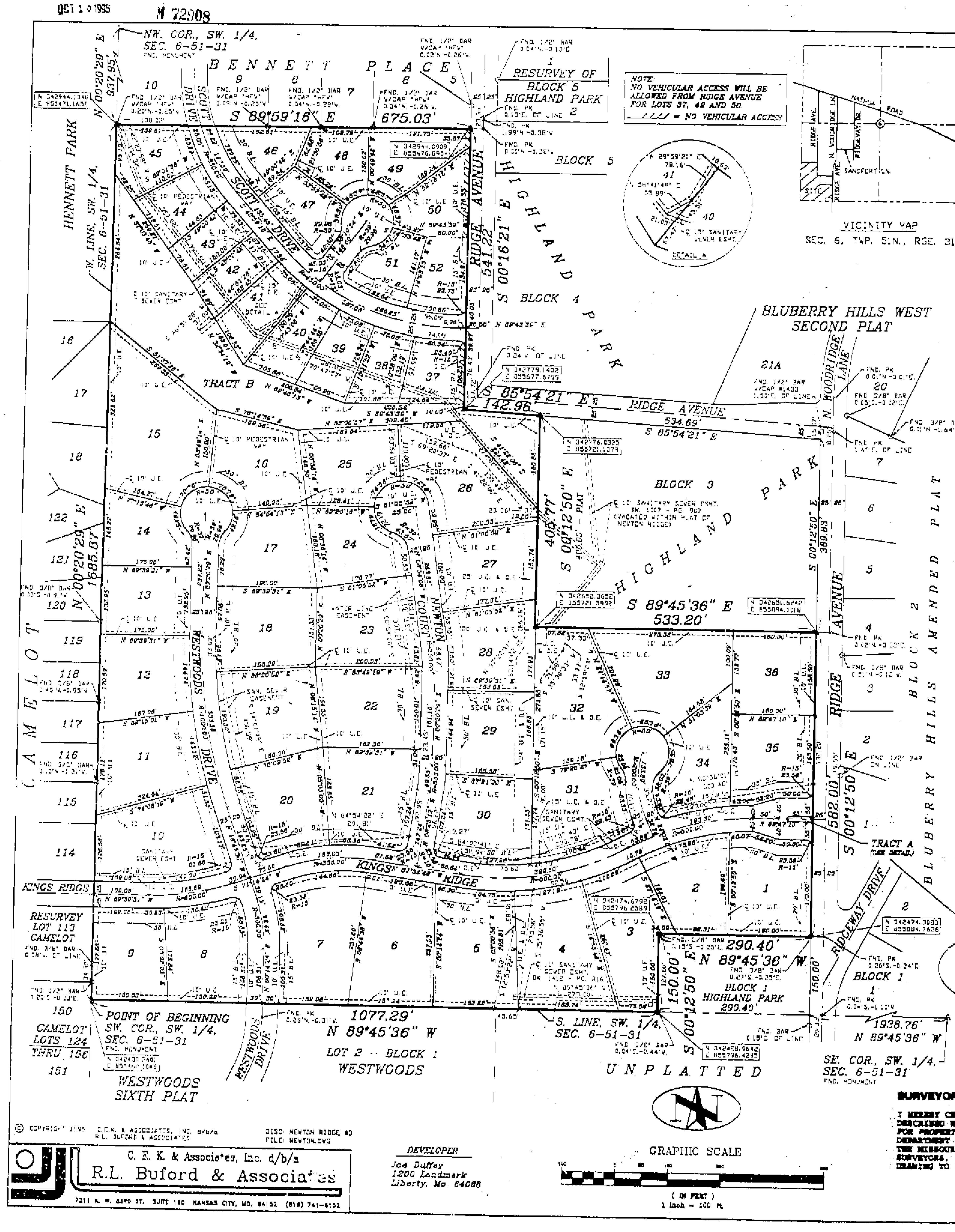

FINAL PLAT
NEWTON RIDGE
A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI
SEC. 6 – TWP. 51N. – RGE. 31W.

LEGAL DESCRIPTION:

CONTAINING 1,663,108 SQ. FT. OR 38.1797 ACRES

THIS IS A RESURVEY AND REPLAT OF PART OF BLOCKS 1 AND 18, AND ALL OF BLOCKS 2, 19 AND 20, HIGHLAND PARK, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER, SW 1/4, SECTION 6-T.51-R.31, SAID CORNER ALSO BEING THE SW CORNER OF BLOCK 20, SAID HIGHLAND PARK; THENCE N 00°-20'-29" E, ALONG THE WEST LINE OF SAID SW 1/4 AND THE WEST LINE OF SAID HIGHLAND PARK, 1685.87 FEET TO THE SOUTH LINE OF BENNETT PLACE, A SUBDIVISION IN SAID LIBERTY; THENCE S 89°-59'-16" E, ALONG THE SOUTH LINE OF SAID BENNETT PLACE, 675.03 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF N. RIDGE AVENUE; THENCE S 00°-16'-21" E, ALONG SAID RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF BLOCKS 18 AND 19, SAID HIGHLAND PARK, 541.22 FEET TO THE NORTH LINE OF SAID BLOCK 20; THENCE S 85°-54'-21" E, ALONG SAID LINE, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF N. RIDGE AVENUE, 142.96 FEET TO THE NE CORNER OF SAID BLOCK 20; THENCE S 00°-12'-50" E, ALONG THE EAST LINE OF SAID BLOCK 20, 405.77 FEET (PLAT = 405) TO THE NW CORNER OF SAID BLOCK 2; THENCE S 89°-45'-36" E, ALONG THE NORTH LINE OF SAID BLOCK 2, 533.20 FEET TO THE NE CORNER OF SAID BLOCK; THENCE S 00°-12'-50" E, ALONG THE EAST LINE OF BLOCK 2 AND BLOCK 1, SAID HIGHLAND PARK, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD, 582.00 FEET; THENCE N 89°-45'-36" W, PARALLEL WITH AND 150.00 FEET NORTH OF THE SOUTH LINE OF SAID SW 1/4, AND THE SOUTH LINE OF SAID HIGHLAND PARK, 290.40 FEET; THENCE S 00°-12'-50" E, PARALLEL WITH THE EAST LINE OF SAID HIGHLAND PARK, 150.00 FEET TO THE SOUTH LINE OF SAID SW 1/4 AND THE SOUTH LINE OF SAID HIGHLAND PARK; THENCE N 89°-45'-36" W, ALONG SAID LINE, 1077.29 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

NEWTON RIDGE

IT SHALL BE A SUFFICIENT DESCRIPTION OF THE LOTS ON THIS PLAT TO HEREAFTER DESIGNATE THE SAME BY THE NUMBER APPEARING NEAR THE CENTER OF THE LOT FOLLOWED BY THE WORDS: NEWTON RIDGE.

EASEMENTS:

AN EASEMENT OR LICENSE IS 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, ON ANY OR ALL OF THEM OPEN, UNDER AND ALONG THE STRIP OF LAND OUTLINED ON THIS PLAT AND DESIGNATED "UTILITY EASEMENT" OR "U.E".

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 AND USE OF SURFACE DRAINAGE WAYS AND INSTALLATIONS, AND UNDERGROUND DRAINAGE CONDUITS AND APPURTENANCES FOR DRAINAGE PURPOSES ON, UNDER AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT DESIGNATED "DRAINAGE EASEMENT" OR "D.E.".

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 AND USE OF SANITARY SEWER MAINS AND INSTALLATIONS, UNDER AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT DESIGNATED "SANITARY SEWER ESMT.".

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 AND USE OF WATER LINES AND WATER MAINS AND INSTALLATIONS, UNDER AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT DESIGNATED "WATER LINE EASEMENT".

AN EASEMENT IS ALSO HEREBY GRANTED FOR STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED "PEDESTRIAN WAY." USE AND MAINTENANCE OF SAID EASEMENTS ARE ADDRESSED IN THE HOMEOWNER'S ASSOCIATION BY-LAWS AND RESTRICTIVE COVENANTS.

STREETS:

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES:

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.

CITY PLANNING AND ZONING COMMISSION
LIBERTY, MISSOURI

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY, MISSOURI THIS 16 DAY OF May 1995.

Aaron M. Reuck — AARON M. REUCK, CHAIRMAN

CITY COUNCIL
LIBERTY, MISSOURI

APPROVED BY THE CITY COUNCIL OF CITY OF LIBERTY, MISSOURI THIS 23 DAY OF May, 1995.

NO. 7032 ORDINANCE

MAYOR – BILL HENDREN

DEPUTY CITY CLERK – DONNA L. HOLLIDAY

CITY ENGINEER – MARK P. JONES

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SEMI-PERMANENT MONUMENTATION:
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2379" SET AT LOT CORNERS.
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED "▲".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN "○" OR "△", IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT IS THE PLAT OF HIGHLAND PARK, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI.

4. ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY METRO CONTROL MONUMENT CLAY USING A COMBINED GRID FACTOR OF 0.9999032. THE FOLLOWING TRAVERSE TABLE REFLECTS THE FIELD TRAVERSE FROM THIS MONUMENT TO THE PLAT SHOWN HEREON:

FROM	TO	BEARING	DISTANCE
KC MON "DEER"	KC MON "CLAY"	S 26°-23'-19" W	4939.74'
KC MON "CLAY"	TP-210	S 26°-23'-19" W	27.05'
TP-210	TP-211	N 87°-03'-23" E	2750.77'
TP-211	TP-19	N 83°-54'-38" E	3638.12'
TP-19	TP-18	N 38°-51'-43" W	1526.11'
TP-18	TP-63	N 16°-45'-02" E	462.02'
TP-63	TP-53	N 02°-11'-46" E	626.61'
TP-53	SW CORNER OF NEWTON RIDGE	S 74°-46'-39" E	143.51'

5. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE *MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS*.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT *MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS* AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Charles E. Roth 10-5-95
CHARLES E. ROTH LS-2379

IN TESTIMONY WHEREOF:

NEWTON-DUFFEY COMPANY, A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 5th DAY OF October, 1995.

NEWTON-DUFFEY COMPANY

BY: Joe H. Duffey — JOE H. DUFFEY, PRESIDENT

Edward Steil — EDWARD STEIL, ASSISTANT SECRETARY

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 5th DAY OF October, 1995, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED JOE H. DUFFEY AND EDWARD STEIL, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN BY ME, DID SAY THAT THEY ARE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF NEWTON-DUFFEY COMPANY, AND THAT THIS INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID JOE H. DUFFEY AND EDWARD STEIL ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: May 28, 1996

Gail Ann Thompson — NOTARY PUBLIC

GAIL ANN THOMPSON
NOTARY PUBLIC STATE OF MISSOURI
COUNTY OF CLAY
MY COMMISSION EXPIRES MAY 28, 1996

11/7/95 Calvert E

DEVELOPER
Joe Duffey
1200 Landmark
Liberty, Mo. 64068

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DISC: NEWTON RIDGE #3
FILE: NEWTON.DWG

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R.L. Buford & Associates
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http://www.ClayCoGov.com