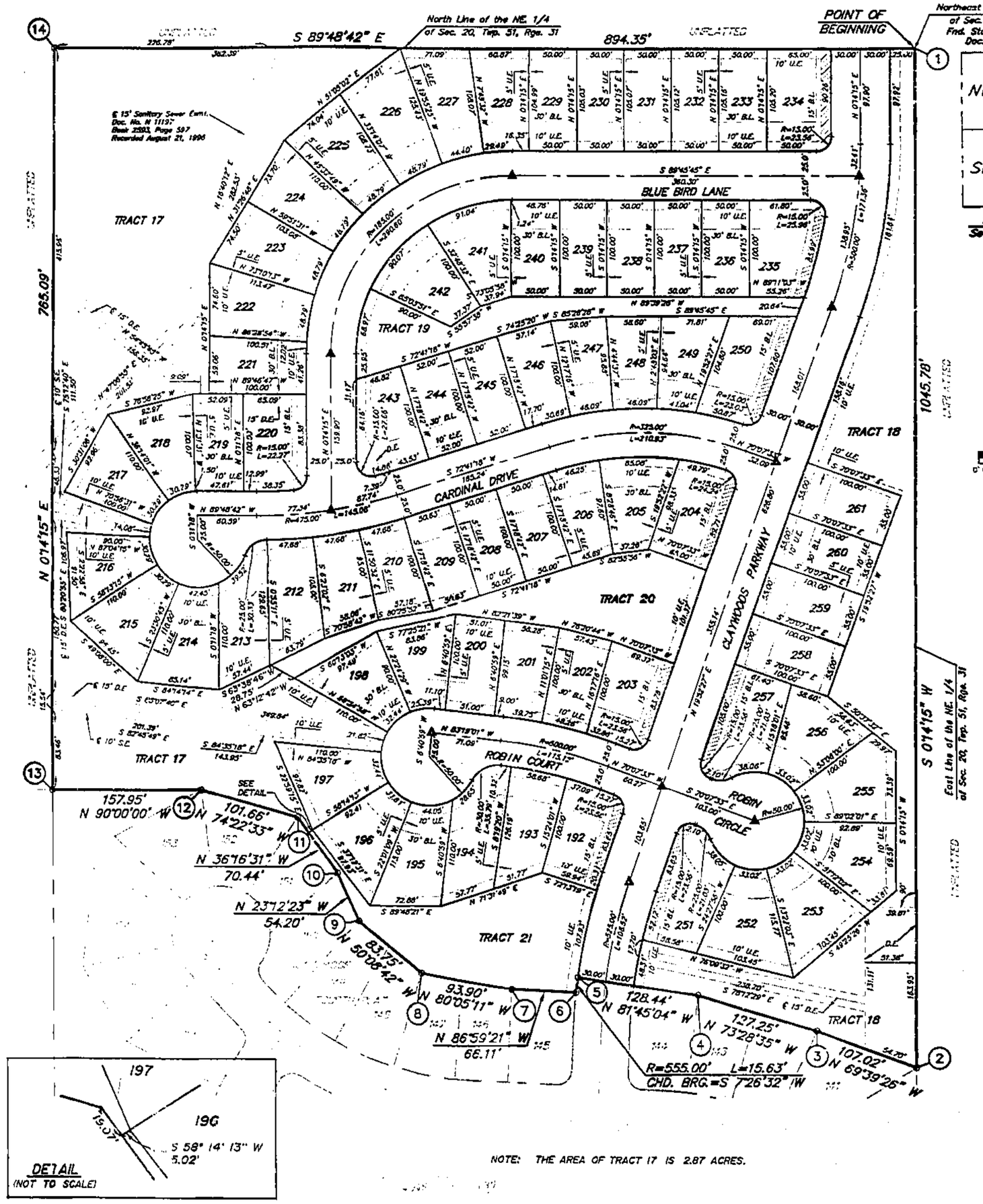
N 36995 APR 3 1997

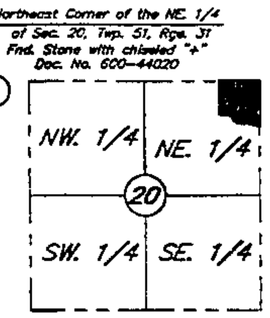
STATE OF MO
CLAY COUNTY
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN LIBERTY
RECORDER OF DEEDS
97 AP -3 PM 3:15

CLAY RIDGE FIFTH PLAT

A Subdivision in Liberty, Clay County, Missouri.

THOMSON TITLE CORP.
(816) 792-0077





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

N

SCALE: 1"=60'
0' 6' 15' 30' 60' 120'

LEGEND

- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement
- W.E. = Water Main Easement
- △ Denotes Existing Permanent Monument
- ▲ Denotes Permanent Monument to be Set after Street Construction
- ○ Denotes Found Existing Bar
- ● Denotes 1/2" Bar to be Set with Plastic Cap # 1658
- ////// Denotes NO DIRECT ACCESS to Claywoods Parkway

STATE PLANE COORDINATES

PT#	Northing	Easting
1	339200.215	858772.507
2	338881.494	858771.246
3	338892.833	858740.664
4	338903.863	858703.462
5	338909.480	858664.741
6	338904.756	858664.124
7	338905.815	858644.004
8	338910.741	858615.814
9	338927.098	858596.221
10	338942.280	858589.712
11	338959.587	858577.010
12	338967.932	858547.171
13	338967.932	858499.033
14	339201.111	858499.999

DEVELOPER:

ROBERTSON PROPERTIES, INC.
P.O. BOX 165
LIBERTY, MO 64068

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 51, RANGE 31 IN LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID QUARTER SECTION; THENCE SOUTH 0°14'15" WEST ALONG THE EAST LINE OF SAID QUARTER SECTION, 1045.78 FEET TO THE NORTHEAST CORNER OF LOT 141, CLAY RIDGE FOURTH PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY,MISSOURI; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF LOTS 141 THRU 152 INCLUSIVE OF SAID CLAY RIDGE FOURTH PLAT, THE FOLLOWING ELEVEN COURSES: NORTH 69°39'26" WEST, 107.02 FEET; NORTH 73°28'35" WEST, 127.25 FEET; NORTH 81°45'04" WEST, 128.44 FEET TO A POINT ON A CURVE; SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 555 FEET, A CHORD BEARING OF SOUTH 7°26'32" WEST AND AN ARC OF 15.63 FEET; NORTH 86°59'21" WEST, 66.11 FEET; NORTH 80°05'11" WEST, 93.90 FEET; NORTH 50°08'42" WEST, 83.75 FEET; NORTH 23°12'23" WEST, 54.20 FEET; NORTH 36°16'31" WEST, 70.44 FEET; NORTH 74°22'33" WEST, 101.66 FEET; NORTH 90°00'00" WEST, 157.95 FEET; THENCE NORTH 0°14'15" EAST, 765.09 FEET TO A POINT ON THE NORTH LINE OF THE SAID QUARTER SECTION; THENCE SOUTH 89°48'42" EAST ALONG THE SAID NORTH LINE, 894.35 FEET TO THE POINT OF BEGINNING, CONTAINING 18.6 ACRES MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE PROPERTY DESCRIBED HEREON HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS CLAY RIDGE FIFTH PLAT. 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 OF PLATTED CLAY RIDGE FIFTH 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.", SANITARY SEWER AND APPURTENANCES IN AREAS DESIGNATED "SEWER EASEMENT" OR "S.E.", AND WATER MAIN AND APPURTENANCES IN AREAS DESIGNATED "WATER EASEMENT" OR "W.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 HEREUNTO AFFIXED WITH ITS SECRETARY THIS 26th DAY OF March 1997

ROBERTSON PROPERTIES, INC.

BY: James D. Robertson, Jr. — JAMES D. ROBERTSON, PRESIDENT

ATTEST: Dee Baldwin — DEE BALDWIN, SECRETARY

STATE OF MISSOURI } S.S.
COUNTY OF CLAY } ON THIS 26th DAY OF March 1997 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: June 13 1998 — NOTARY PUBLIC

NOTARY SEAL — JAMES M. STRELL — STATE OF MISSOURI — COUNTY OF CLAY — My Commission Expires June 13, 1998

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY THIS 20 DAY OF August 1996

LARRY WEPLER, CHAIRMAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF LIBERTY THIS 26 DAY OF August 1996 BY ORDINANCE NO. 7329

BILL HERSTEN, MAYOR — DONNA L. HOLLOWAY, DEPUTY CITY CLERK

MARK P. JONES, CITY ENGINEER — Steven P. Hansen

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

ALL DWELLING UNITS SHALL MAINTAIN A MINIMUM 10 FOOT SEPARATION.

STATE PLANE TRAVERSE

FROM MONUMENT KC-9 (338,378.485 METERS NORTH, 859,210.900 METERS EAST); THENCE NORTH 28°01'08" WEST, 933.096 METERS TO THE NORTHEAST CORNER 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 GRID FACTOR OF 0.9999059. THE COORDINATES ARE LISTED IN METERS.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR A URBAN 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. FARROW, MO LS NO. 1658
3-26-97

SIGNATURE AND STAMP IN PURPLE INK INDICATES AN ORIGINAL SIGNED COPY BY THIS SURVEYOR, ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

HANDS • FARROW • WEISKIRCH
ENGINEERS
200 1/2 NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

CLAY RIDGE FIFTH PLAT
LIBERTY, CLAY COUNTY, MISSOURI

JOB NO.	2111
SCALE:	NOTED
DATE:	3-12-97
DRAWN:	P.J.S.
CHKD:	
APPRVD:	
REVISIONS:	3-26-97
SHEET NO.	1 of 1

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