Clay County, Missouri
Land Survey Document

N 57858

FINAL PLAT OF CLAY BROOKE, FIRST PLAT
LIBERTY, CLAY COUNTY, MISSOURI
NE 1/4 & NW 1/4 OF SEC 20 – T51N – R31W

STATE OF MO CLAY COUNTY LIBERTY RECD 97 17 15 PM 2 4 28 — Clay 6 slide 55 — By Mary Marauk Deputy

State PLANE TRAVERSE TABLE

Station	Grid Bearing	Ground Distance (m)	North (m)	East (m)
KC-8	S 89°10'23" E			
KC-5			338376.485	859210.900
	N 87°38'09" W	442.077		
E 1/4 Cor.			338394.719	858769.241
	N 89°39'41" W	489.333		
			338397.611	858279.963
	N 00°29'46" E	128.050		
			338525.644	858281.071
	N 00°31'00" E	30.471		
South East Plat Corner			338556.111	858281.346

Surveyor's Notes:

1. 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 0.9999059.
2. All coordinates are listed in meters. All distances are ground distances
3. All dwelling units are to maintain the following minimum side yard and rear yard setbacks:
4. This survey and plat are based on a commitment for title insurance by Thomson Land Title Corporation, file no. Clay Ridge West dated January 8, 1997 at 8:00 A.M.
5. 1/2" bar and cap, LS 234 D, to be set on all rear lot corners unless otherwise noted. Curbs to be notched at the extension of lot lines upon completion of street construction.
6. No vehicular access to Clay Brooke Drive shall be permitted from Lots 1,7,12,13,16,33,34,35,62,63,75,76,84,115,116,121,122,&136.

OWNER: ROBERTSON PROPERTIES

CLAY RIDGE FOURTH PLAT TRACT 12

DESCRIPTION:

A tract of land in the Northeast and Northwest Quarter of Section 20, Township 51 North of the Baseline, Range 31 West of the Fifth Principal Meridian, Liberty, Clay County, Missouri, more particularly described as follows:

Commencing at the East Quarter corner of said Section 20; thence North 89 degrees 39 minutes 41 seconds West, along the South line of the Northeast Quarter of said Section 20, a distance of 1605.42 feet, to the Southeast corner of a tract recorded in Book 1383 at Page 739 in the Clay County Recorders office, said point also being the Southwest corner of Clay Ridge Fourth Plat, a subdivision in Liberty, Clay County, Missouri; thence North 00 degrees 29 minutes 46 seconds East, (deed North 00 degrees 33 minutes 00 seconds East) along the East line of said tract and (plat North 00 degrees 30 minutes 02 seconds East), along the West line of said Clay Ridge Fourth Plat, a distance of 420.11 feet, (deed and plat 420.00 feet), to the POINT OF BEGINNING, said point also being the Southeast corner of a tract recorded in Book 2361 at Page 684 in the Clay County Recorders office; thence North 00 degrees 31 minutes 00 seconds East, (deed North 00 degrees 30 minutes 10 seconds East), along the East line of said tract, a distance of 99.97 feet, (deed 100.00 feet); thence North 89 degrees 39 minutes 01 seconds West, (deed North 89 degrees 39 minutes 10 seconds West), along the North line of said tract, a distance of 565.50 feet; thence North 24 degrees 25 minutes 42 seconds West, a distance of 551.37 feet; thence North 37 degrees 40 minutes 30 seconds West, a distance of 509.76 feet; thence North 22 degrees 11 minutes 25 seconds West, a distance of 400.09 feet; thence North 25 degrees 36 minutes 38 seconds West, a distance of 63.82 feet, to a point of curvature; thence along a curve to the right having a central angle of 68 degrees 36 minutes 09 seconds, a radius of 340.00 feet, and an arc length of 407.10 feet; thence South 47 degrees 02 minutes 46 East seconds, a distance of 110.13 feet; thence along a curve to the right having an initial tangent bearing of North 42 degrees 57 minutes 14 seconds East, a central angle of 30 degrees 14 minutes 23 seconds, a radius of 230.00 feet, and an arc length of 121.39 feet, to a point of tangency; thence North 73 degrees 11 minutes 37 seconds East, a distance of 88.08 feet, to a point of curvature; thence along a curve to the right having a central angle of 25 degrees 56 minutes 35 seconds, a radius 830.00 feet, and an arc length of 375.82 feet, to a point of tangency; thence South 80 degrees 51 minutes 48 seconds East, a distance of 107.42 feet, to a point of curvature; thence along a curve to left having a central angle of 115 degrees 45 minutes 19 seconds, a radius of 15.00 feet, and an arc length of 30.30 feet; thence North 73 degrees 22 minutes 53 seconds East, a distance of 60.00 feet; thence South 16 degrees 37 minutes 07 seconds East, a distance of 48.97 feet, to a point of curvature; thence along a curve to the left having a central angle of 64 degrees 14 minutes 41 seconds, a radius of 15.00 feet, and an arc length of 16.82 feet, to a point of tangency; thence South 80 degrees 51 minutes 48 seconds East, a distance of 38.60 feet; thence South 09 degrees 08 minutes 12 seconds West, a distance of 50.00 feet; thence along a curve to the left having an initial tangent bearing of North 80 degrees 51 minutes 48 seconds West, a central angle of 115 degrees 37 minutes 36 seconds, a radius of 15.00 feet, and an arc length of 30.27 feet, to a point of reverse curvature; thence along a curve to the right having a central angle of 25 degrees 37 minutes 38 seconds, a radius of 430.00 feet, and an arc length of 192.33 feet, to a point of tangency; thence South 09 degrees 08 minutes 12 seconds West, a distance of 260.59 feet; thence South 80 degrees 51 minutes 48 seconds East, a distance of 60.72 feet; thence South 82 degrees 13 minutes 30 seconds East, a distance of 173.40 feet; thence South 67 degrees 42 minutes 34 seconds East, a distance of 253.69 feet; thence South 83 degrees 21 minutes 56 seconds East, a distance of 31.65 feet; thence South 67 degrees 42 minutes 34 seconds East, a distance of 120.00 feet; thence North 22 degrees 17 minutes 26 seconds East, a distance of 11.68 feet; thence South 67 degrees 42 minutes 34 seconds East, a distance of 306.35 feet, to the West line of said Clay Ridge Fourth Plat; thence South 28 degrees 30 minutes 42 seconds West, (plat South 26 degrees 31 minutes 05 seconds West), along said West line, a distance of 728.26 feet; thence South 04 degrees 13 minutes 12 seconds West, (plat South 04 degrees 13 minutes 35 seconds West), along said West line, a distance of 159.75 feet; thence North 89 degrees 27 minutes 37 seconds East, (plat North 90 degrees 00 minutes 00 seconds East), along said West line a distance of 48.00 feet; thence South 11 degrees 45 minutes 32 seconds West, (plat South 11 degrees 45 minutes 55 seconds West), along said West line, a distance of 147.72 feet; thence North 89 degrees 39 minutes 41 seconds West, (plat North 89 degrees 39 minutes 18 seconds West), along said West line, a distance of 163.02 feet, (plat 163.00 feet), to the POINT OF BEGINNING, containing 41.62 acres, more or less.

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 BROOKE. It shall be a sufficient description of the lots on this plat hereafter designate the same by the lot number appearing near the center of the lot followed by the words of platted CLAY BROOKE, a subdivision in Liberty, Clay County, Missouri.
An easement or license is also hereby granted to the City of Liberty, Missouri, to locate, construct, maintain, and to authorize the location, construction, maintenance or use of conduits, for all and any purpose, water, gas, and sewers 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 "U/E".
An easement or license is also hereby granted to the City of Liberty, Missouri, to locate, construct, maintain, and to authorize the location, construction, maintenance or 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", 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 19th day of March 1997.
ROBERTSON PROPERTIES, INC.

By: James D. Robertson, President — Attest: Secretary

STATE OF MISSOURI)
COUNTY OF CLAY) s.s. On this 19th 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 acknowledged 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

Approved by the Planning and Zoning Commission of the City of Liberty this Feb 18, 1997

Larry Wapler, Chairman

Approved by the City Council of the City of Liberty this Feb. 24, 1997 / Sept. 9, 1997

by Ordinance No. 7537 / 7612 dlk

Stephen D. Hawkins, Mayor — Donna L. Holloway, Deputy City Clerk

Steven P. Hansen, City Engineer Michael J. Lawless

Certification

I hereby certify that a survey was made on the ground of the premises herein described and that the results of said survey are represented hereon. This survey was executed in accordance with the current minimum standards as published in 4 CSR 30-8.020 of the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

By: Thomas Dobson, RLS 2438 — Date: 3-11-97

Legend:

D/E	Drainage Easement
S/E	Sanitary Sewer Easement
○	Found monument as noted
●	Set 5/8" bar and cap, LS 234 D
U/E	Utility Easement
B/L	Building Line
▬	NO ACCESS

File name: FINPLAT.DWG
Plot Scale: 1=100
Xref Dwg: N\A.DWG
Rotation Angle: N\A
Base Point: 0,0
Date: 1-14-97
Rev. Drafter: TLD
Border Limits: 33.5"X23"
C:\SDSKPROJ\96102604\FINPLAT 2-18-97 9:03:03 am CST

No.	DATE	BY	REVISION
1	2-10	TD	REVISED PER CITY COMMENTS
2	2-14	TD	MOVE PLAT LINE ALONG LOTS 19-27,42-47
3	2-17	TD	REVISED LOT LAYOUT, LOTS 60-65,72-82
4	2-17	TD	REVISED LOT LAYOUT, LOTS 110,115

DATE: 1-14-97
DESIGNED BY: JLN
DRAWN BY: TLD
CHECKED BY: TLD

E. T. ARCHER CORPORATION
Engineers • Architects • Surveyors • Planners
CORPORATE OFFICE: 1101 Walnut, Suite 1500, Kansas City, MO. 64106
816-471-1255 • FAX 471-1460

OTHER OFFICE LOCATIONS

FINAL PLAT OF CLAY BROOKE, FIRST PLAT
DEVELOPER: ROBERTSON PROPERTIES
120 W. COLLEGE P.O. BOX 165
LIBERTY, MISSOURI 64068

PROJECT NO. 96102604
DRAWING NO. 1 OF 1

http://www.ClayCoGov.com