Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
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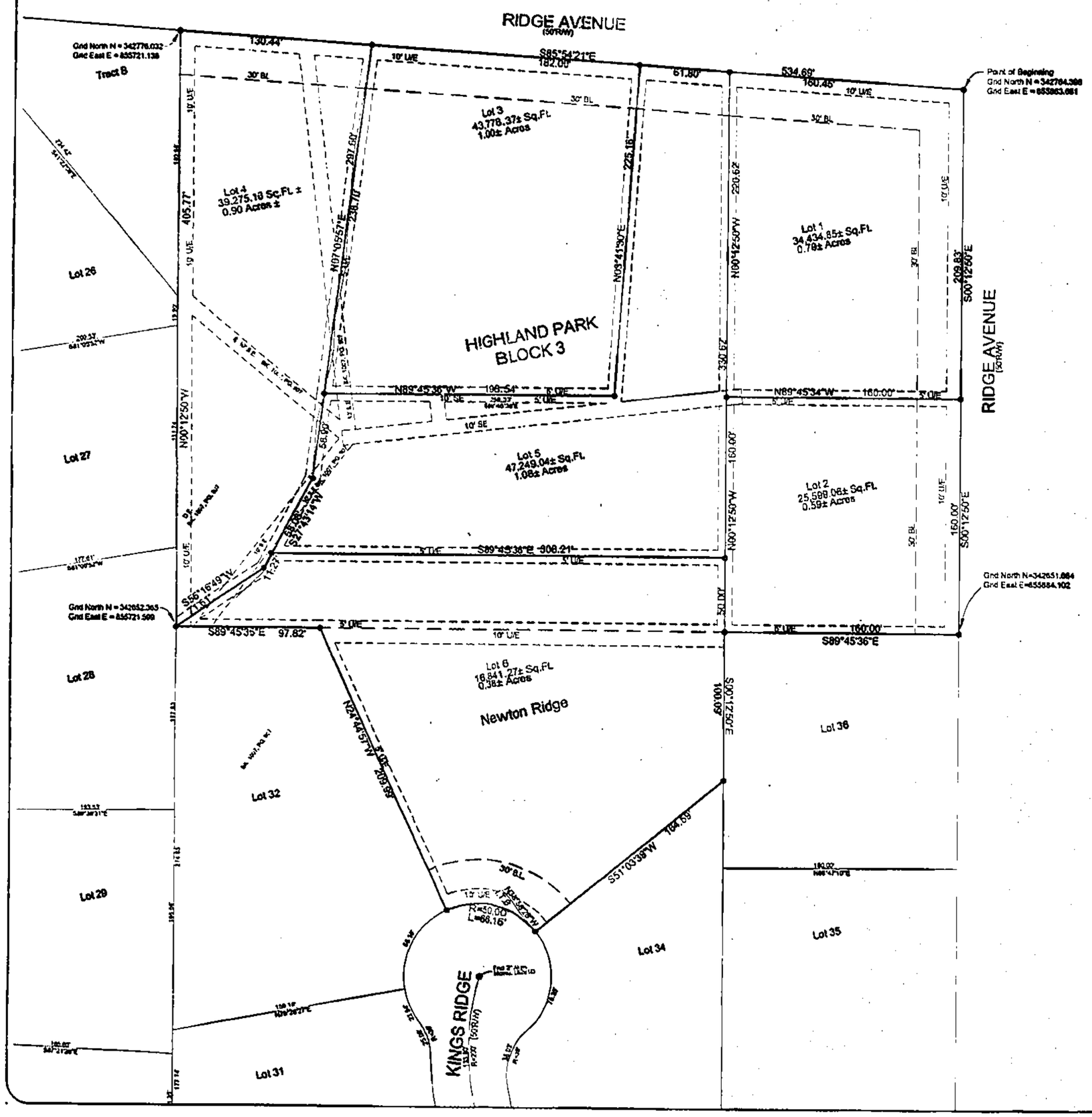
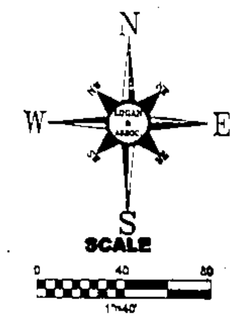
Charles DUGDALE, HARRY J
Grantee NEWTON PARK
Robert T Sevier, Recorder

FINAL PLAT NEWTON PARK

Replat of Block 3, Highland Park and Lot 33, Newton Ridge
Liberty, Clay County, Missouri
Section 6, Township 51N, Range 31W





Legend

- Found Monument as Noted
- Set 5/8" Rebar w/cap Ls 362D
- Fence

Basis of Bearings

Held with South Line of Block 3, HIGHLAND PARK, a subdivision in Liberty, Clay County, Missouri as S89°45'36"E

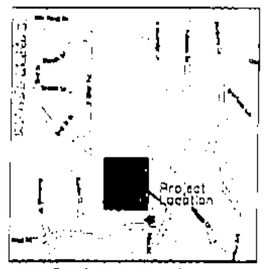
SURVEYOR'S GENERAL NOTES:

1). Information shown on this survey was taken from United Title Company, Commitment No. F32019 effective date, May 9, 2006, at 08:00 a.m. and Commitment No. U32188, July 5, 2006 at 08:00 a.m.

2). The subject property surveyed lies within a Flood Zone designated Zone (C) per F.I.R.M. Map, Panel No. 4 of 4, Community Panel No. 290086 0004B, Effective Date: February 1, 1985.

3). Property Owners: Block 3, Highland Park—Harry and Gail Dugdale, 710 N. Ridge Avenue, Liberty, Missouri 64068.

4). Property Owners: Lot 33, Newton Ridge—Craig and Nancy Newland, 808 Kings Ridge, Liberty, Missouri 64068



Project Location

Section 6, Township 51N, Range 31W
Not To Scale

PROPERTY DESCRIPTION:
All of Lot 33, NEWTON RIDGE, a subdivision in Liberty, Clay County, Missouri and all that part of Block 3, HIGHLAND PARK, a subdivision in Liberty, Clay County, Missouri, located in Section 6, Township 51 North, Range 31 West, being described as follows:
Beginning at the Northeast corner of said Block 3 and the intersection of the South and West right of way line of Ridge Avenue (as now established);
Thence S00°12'50"E along the East line of said Block 3 and said West right of way line, a distance of 209.83 feet to the Southeast corner of said Block 3 and the Northeast corner of said NEWTON RIDGE;
Thence N89°45'36"W along the North line of said NEWTON RIDGE and South line of said Block 3, a distance of 160.00 feet to the Northeast corner of said Lot 33;
Thence S00°12'50"E parallel to the East line of said Lot 33, a distance of 100.09 feet;
Thence S51°03'39"W along the southeasterly line of said Lot 33, a distance of 164.59 feet to a curve to the left having an initial tangent bearing of N34°56'21"W and a radius of 50.00 feet, also being a point on the northerly right of way line Kings Ridge (as now established);
Thence along said curve to the left and right of way line an arc distance of 55.16 feet;
Thence N24°44'57"W, a distance of 208.09 feet to the northwest corner of said Lot 33;
Thence N48°45'36"W, a distance of 97.82 feet;
Thence N00°12'50"W along the West line of said Block 3, a distance of 405.77 feet to the Northeast corner of said Block 3 and a point on the south right of way line of Ridge Avenue (as now established);
Thence S89°54'21"E along said South right of way line, a distance of 534.69 feet to the Point of Beginning.
Containing 60,033.62 square feet or 1.38 acres, more or less.

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 FINAL PLAT NEWTON PARK. It shall be a sufficient description of the lots on this plat to hereafter have the same by the number appearing near the center of the lot followed by the words FINAL PLAT NEWTON PARK, a subdivision of land in the City of Liberty, Clay County, Missouri, according to the recorded plat thereof.

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

BUILDING LINES: Building lines or setback lines, designated "B.L." 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.

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, or any or all of them over, under and along the strip of land outlined on this plat and designated "UTILITY EASEMENT" or "U.E.".

In Testimony Whereof:

Harry J. Dugdale and Gail A. Dugdale, Husband and Wife and Craig C. Newland and Nancy A. Newland, Husband and Wife have caused these presents to be executed this 16th day of November, 2006

Harry J. Dugdale, Husband
Gail A. Dugdale, Wife
Craig C. Newland, Husband
Nancy A. Newland, Wife

PAMELA L. GLAZIER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires 11-28-06

State of Missouri)
) SS
County of Clay)

Be it remembered on this 16th day of November, 2006, before me, a notary public in and for the County and State last above written, came Harry J. Dugdale and Gail A. Dugdale and Craig C. Newland and Nancy A. Newland, Husband and Wife to me personally known to be the same persons, who signed and acknowledged the within instrument as their free act and deed.

In Witness Whereof:

I have hereunto set my hand and affixed my notarial seal at my office on the day and year last above written.

My Commission Expires: 11-28-06
Notary Public

CITY OF LIBERTY, CLAY COUNTY, MISSOURI:

Approved by the Planning and Zoning Commission of the City of Liberty this 10th day of October, 2006.

Marianne Hill, Chairperson

Approved by the City Council of the City of Liberty this 23rd day of October, 2006.

Ordinance No. 7042

Roger Steinkamp
Mayor

Attest:

Brian Hess, P.E.
City Engineer

Janet Pickett Sharon, Deputy City Clerk

Revised 9-24-06 per city comments BWS

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY: That the Final Plat of FINAL PLAT NEWTON PARK, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying, and all the platting of subdivisions as established by the Missouri Board for Architects, Engineers, Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.

THIS SURVEY PREPARED FOR:
TJ Rahman
308 Maple Rd.
Liberty, Missouri 64068

Final Plat Newton Park
Replat of Block 3, Highland Park and Lot 33, Newton Ridge

SECTION 6 TOWNSHIP 51 NORTH, RANGE 31 WEST
LIBERTY, CLAY COUNTY, MISSOURI.

LOGAN & ASSOCIATES, INC.
Professional Engineers
Professional Land Surveyors
8807 Royal, Suite A
Pleasant Valley, Missouri 64068
(816) 781-7020
Fax (816) 781-7403

Job No: 06-0803
Filename: 06-0803.dwg
Scale: 1:40
Drawn By: Jeff Lewis/RKD Date: 10/02/2006
Check By: Date: 10/02/2006
Sheet No. 1 OF 1

http://www.ClayCoGov.com