BLACKBERRY SECOND PLAT

AND REPLAT OF PART OF LOT 3, BLACKBERRY FIRST PLAT
A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI

Recorded in Clay County, Missouri
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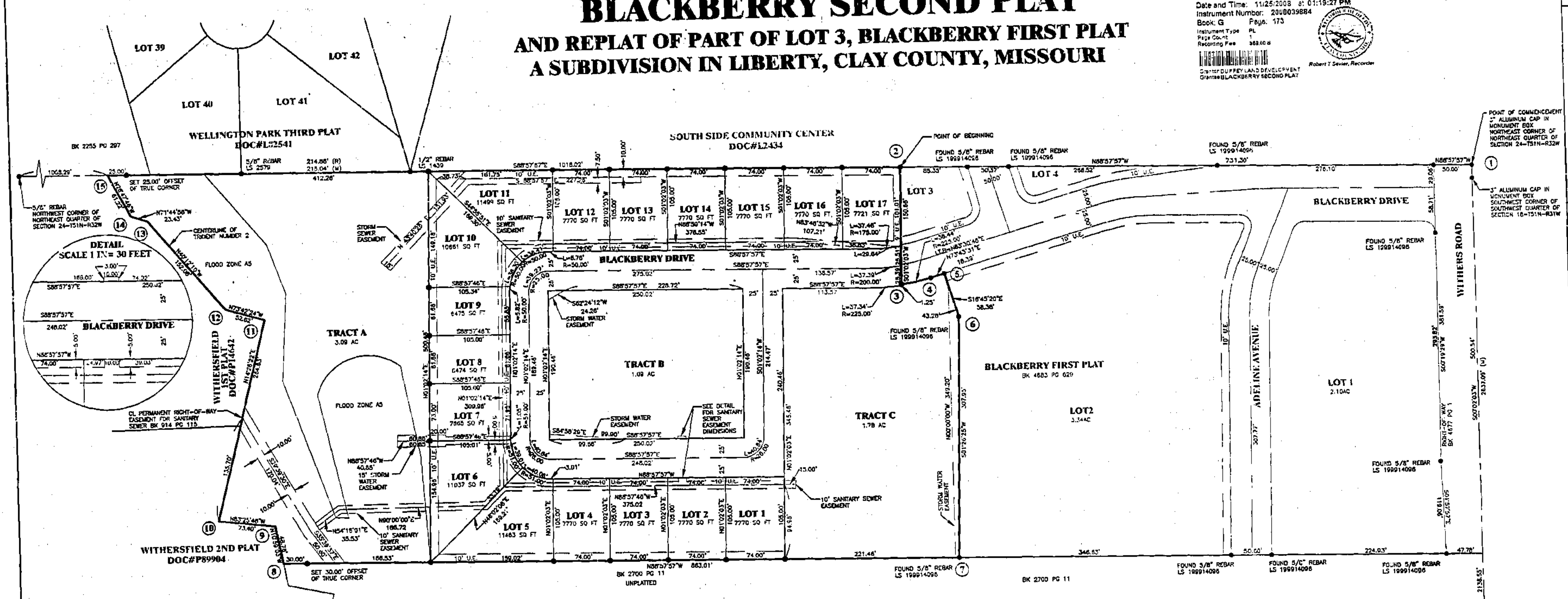
Grantor DUFFEY LAND DEVELOPMENT
Grantee BLACKBERRY SECOND PLAT
Robert T Sevier, Recorder

OWNER/DEVELOPER:
JOE H. DUFFEY, MANAGING PARTNER
DUFFEY LAND DEVELOPMENT, LLC
1730 SOUTH WITHERS ROAD
LIBERTY MO 64068



STATE PLANE TRAVERSE TABLE IN METERS. GRID FACTOR=0.9999049

STATION	BEARING	DISTANCE	NORTHING	EASTING
CL-94			339247.303	855429.102
1	S37°04'05"E	25.926	339226.618	855444.727
2	N88°57'57"W	222.931	339230.641	855221.881
3	S01°02'03"W	45.921	339184.728	855221.052
4	N75°37'10"E	11.701	339187.036	855232.523
5	N73°43'31"E	5.605	339188.607	855237.904
6	S16°45'20"E	17.794	339171.573	855243.032
7	S01°26'25"W	93.883	339077.749	855240.673
8	N88°57'57"W	263.048	339092.494	854977.695
9	N10°59'03"W	14.868	339097.089	854974.863
10	N83°25'46"W	22.372	339090.850	854952.639
11	N14°26'22"E	80.659	339177.754	854972.751
12	N73°42'24"W	16.039	339182.252	854957.357
13	N40°12'10"W	46.354	339217.652	854927.441
14	N71°44'56"W	7.141	339219.889	854920.656
15	N28°47'46"W	18.660	339236.240	854911.869
P.O.B.	S88°57'57"E	310.348		

SCALE: 1 IN = 60 FEET

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, WHICH SUBDIVISION AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS "BLACKBERRY SECOND PLAT". IT SHALL BE 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: BLACKBERRY SECOND PLAT, 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 AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

EASEMENT:
AN EASEMENT 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 ANY AND ALL PURPOSE, WATER, GAS, AND SEWER MAINS, POLES, WIRES, ANCHORS, AND APPURTENANCES THERETO, ANY OR ALL OF THEM OVER, UNDER, AND ALONG THE STRIP OF LAND DEDICATED BY THIS PLAT AND DESIGNATED "UTILITY EASEMENT" OR "U.E.".

BUILDING LINE SETBACK:
SETBACKS ARE AS APPROVED FOR RN ZONING WITH THE FOLLOWING EXCEPTIONS. LOTS 2, 4, 5, 7, 11, 13, 14, 15, 16 AND 17, THE MINIMUM SIDE YARD SETBACKS IS 0.00 FEET ON ONE SIDE AND 5.00 FEET ON THE OTHER SIDE. LOTS 2, 4, 5, 7, 11, 13, 14, 15, 16 AND 17, THE MINIMUM FRONT YARD GARAGE SETBACK IS 30.00 FEET. LOTS 1, 3, 8, 9 AND 12, THE MINIMUM SIDE YARD SETBACK IS 0.00 FEET ON ONE SIDE AND 5.00 FEET ON THE OTHER SIDE. LOTS 1, 3, 8, 9 AND 12, THE MAXIMUM FRONT YARD DWELLING SETBACK IS 35.00 FEET. THE MINIMUM FRONT YARD GARAGE SETBACK IS 25.00 FEET. THE MINIMUM STREET FRONTAGE FOR LOT 6 AND 10 IS 35.00 FEET. THE MINIMUM SIDE YARD SETBACK IS 5.00 FEET ON BOTH SIDES AND THE MINIMUM FRONT YARD GARAGE SETBACK IS 30.00 FEET.

IN TESTIMONY WHEREOF: JOE H. DUFFEY, MANAGING PARTNER OF DUFFEY LAND DEVELOPMENT, LLC HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 20TH DAY, November 2008.

JOE H. DUFFEY, MANAGING PARTNER

STATE OF MISSOURI)
)SS
COUNTY OF CLAY)

ON THIS 20th DAY OF November, 2008, BEFORE ME APPEARED JOE H. DUFFEY MANAGING PARTNER OF DUFFEY LAND DEVELOPMENT, LLC TO ME PERSONALLY KNOWN TO BE THE SAME, WHO SIGNED AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE YEAR AND DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: October 29, 2011

NOTARY PUBLIC

STEPHANIE WALKER
Notary Public, Notary Seal
State of Missouri
Clay County
Commission # 07335940
My Commission Expires October 29, 2011

CITY PLANNING AND ZONING COMMISSION:
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY, MISSOURI, ON THIS 13th DAY OF May, 2008.

CHAIRPERSON: DEE ROSEKRANS

CITY COUNCIL
THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF THE CITY OF LIBERTY, MISSOURI, BY ORDINANCE NO. 9906 DULY AUTHENTICATED AS PASSED THIS 20th DAY, OF Nov, 2008.

MAYOR: ROBERT STEINKAMP

DEPUTY CITY CLERK: JANET PITTMAN

CITY ENGINEER: BRIAN HESS, P.E.

THIS SURVEY WAS BASED ON INFORMATION PROVIDED BY THE CLIENT AND TITLE POLICY COMMITMENT ISSUED BY SOURCE ONE TITLE, COMMITMENT NO. C-2006100015, DATED OCTOBER 9, 2006.

THIS PARCEL CONTAINS 10.63 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE.

THIS SURVEY WAS PERFORMED BETWEEN FEBRUARY 1, 2007 AND NOVEMBER 7, 2008.

THIS PROPERTY IS DESIGNATED AS ZONE C, EXCEPT FOR THAT PORTION IN TRACT A SHOWN AS ZONE A5, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 290095 003 B, MAP REVISION DATE, FEBRUARY 1, 1983.

ALL ACRE AND SQUARE FEET CALCULATIONS SHOWN HEREON ARE MORE OR LESS CALCULATIONS.

DESCRIPTION OF PARENT TRACT:
ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 02 MINUTES, 22 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 500.54 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 39 SECONDS WEST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1532.34 FEET TO THE POINT ON THE CENTERLINE OF LITTLE SHOAL CREEK TRIDENT NO. 2 (THE FOLLOWING COURSES AND DISTANCES ALONG SAID CENTERLINE); THENCE NORTH 10 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 48.75 FEET; THENCE NORTH 83 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 73.40 FEET; THENCE NORTH 14 DEGREES 26 MINUTES 40 SECONDS EAST, DISTANCE OF 264.63 FEET; THENCE NORTH 73 DEGREES 42 MINUTES 08 SECONDS WEST, A DISTANCE OF 52.62 FEET; THENCE NORTH 40 DEGREES 11 MINUTES 53 SECONDS WEST, A DISTANCE OF 152.08 FEET; THENCE NORTH 71 DEGREES 44 MINUTES 38 SECONDS WEST, A DISTANCE OF 23.43 FEET; THENCE NORTH 28 DEGREES 47 MINUTES 28 SECONDS WEST, A DISTANCE OF 61.22 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 88 DEGREES 57 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1749.32 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROADS, IF ANY.

DESCRIPTION OF BLACKBERRY SECOND PLAT:
ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE N88°57'57"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 731.30 FEET TO THE POINT OF BEGINNING; THENCE S01° 02'29"W, A DISTANCE OF 150.86 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N83°30'48"E, A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 9°47'17"; THENCE NORTHEASTERLY ALONG THE ARC OF THAT CURVE, A DISTANCE OF 38.44 FEET; THENCE N73°43'31"E A DISTANCE OF 18.39 FEET TO THE NORTHWEST CORNER OF LOT 2, BLACKBERRY FIRST PLAT, A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI; THENCE S16°45'20"E, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 58.39 FEET; THENCE S01°26'25"W, CONTINUING ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 307.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BEING ON THE NORTH LINE OF A TRACT OF LAND RECORDED IN BOOK 2700 AT PAGE 11; THENCE N88°57'57"W, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 863.01 FEET; THENCE N10°59'03"W, A DISTANCE OF 48.78 FEET; THENCE N83°25'46"W, A DISTANCE OF 73.40 FEET; THENCE N14°26'22"E, A DISTANCE OF 264.63 FEET; THENCE N73°42'24"W, A DISTANCE OF 52.62 FEET; THENCE N40°12'10"W, A DISTANCE OF 152.08 FEET; THENCE N71°44'56"W, A DISTANCE OF 23.43 FEET; THENCE N28°47'46"W, A DISTANCE OF 61.22 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S88°57'57" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1018.02 FEET TO THE POINT OF BEGINNING. CONTAINING 10.63 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT BLACKBERRY SECOND PLAT IS A SUBDIVISION 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 ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TYPE URBAN. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY MCLAUGHLIN MUELLER, INC.:
DIGITAL MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT. ONLY AN ORIGINAL SIGNED AND SEALED DRAWING SHOULD BE CONSIDERED THE ORIGINAL.

DATE: 11-20-08 MARK A. MUELLER, LS 2487

STATE OF MISSOURI — MARK A. MUELLER — NUMBER LS-2487 — REGISTERED LAND SURVEYOR

LEGEND
U.E. = UTILITY EASEMENT
R/W = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET
AC = ACRE
● = DENOTES 5/8" REBAR WITH PLASTIC CAP LS 1999141096 TO BE SET AFTER CONSTRUCTION OF UTILITIES AND STREETS. SAME TO BE SET ON LOT CORNERS.
● = FOUND MONUMENT AS NOTED

LOCATION MAP
SECTION 24-51-32
LIBERTY, CLAY COUNTY, MISSOURI

No.	Revision	By	Date
1	REVISED LEGAL / ADDED 10'UE / 11-7-08		

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McLaughlin Mueller, Inc.
PROFESSIONAL LAND SURVEYORS
215 WEST MILL STREET
LIBERTY, MO 64068
PHONE 407-0002 FAX 407-0003

Designed By: MAM
Drawn By: MTW
Checked By: MAM
Approved By: MAM
Date: NOV. 20, 2008

BLACKBERRY SECOND PLAT
LIBERTY, CLAY COUNTY, MISSOURI

Sht. No. 1

Project No. 06053

Cab G 12-1-08 Gm

CLACKBERRYPH2-3.DWG