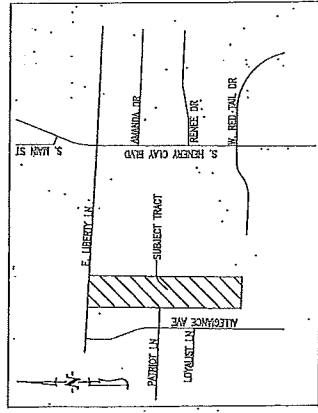


PRELIMINARY PLAT FOR  
**LIBERTY POINT**

LOCATED IN THE SOUTHWEST QUARTER OF  
SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST  
ASHLAND, BOONE COUNTY, MISSOURI  
DECEMBER 2018



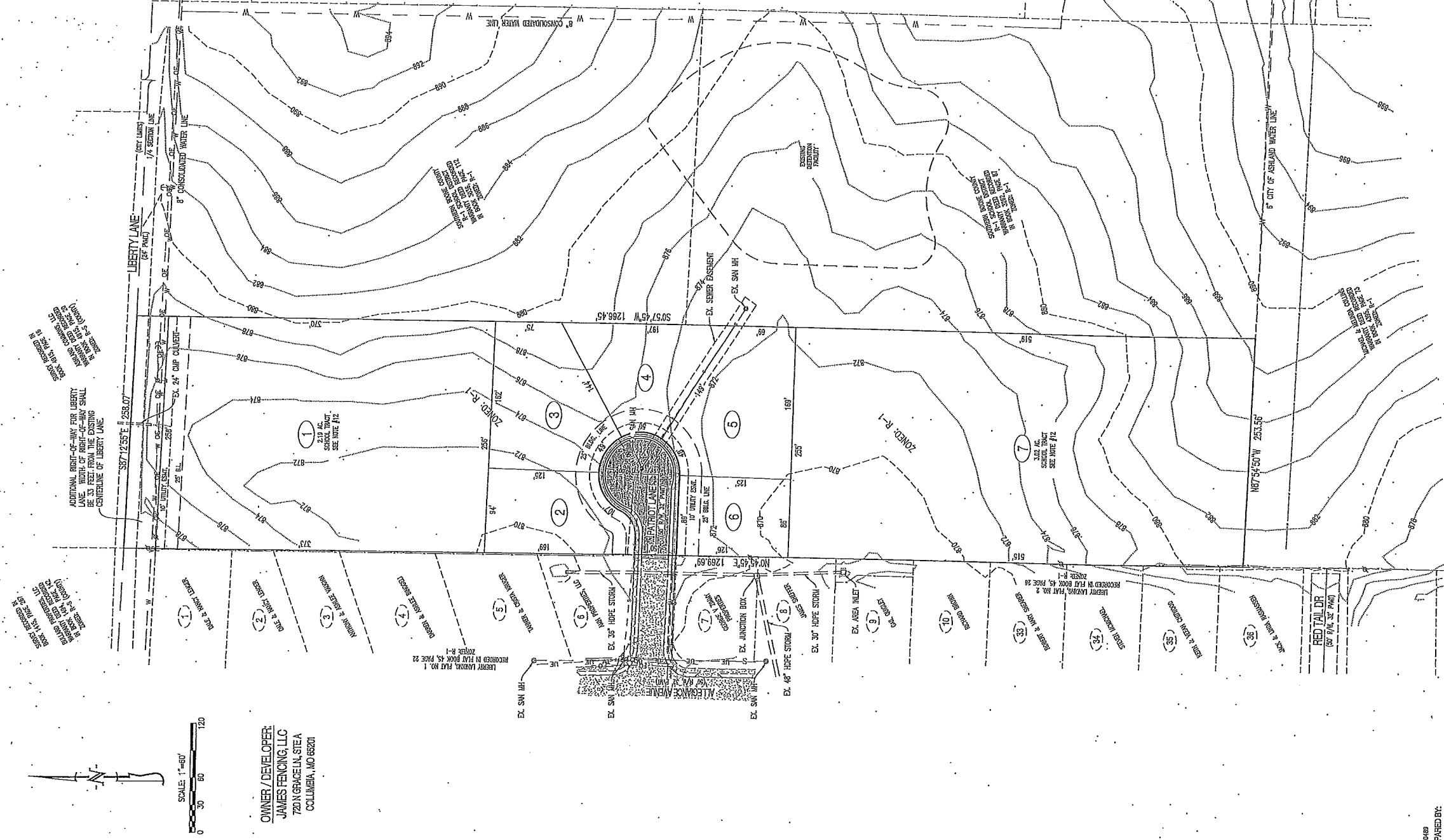
LOCATION MAP  
NOT TO SCALE

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1634, PAGE 112 AND CONTAINING 7.44 ACRES.

NOTES:

- NO PART OF THIS TRACT LESS THAN THE 100 YEAR FLOODPLAIN AS SHOWN BY FEMA FIRM PANELS NO. 28018C0270 DATED MARCH 17, 2011.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE FRONT OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- WATER DISTRIBUTION TO BE PROVIDED BY THE CITY OF ASHLAND.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS R-1.
- THIS PLAT CONTAINS 7.44 ACRES.
- ALL ROADS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE TO THE CITY OF ASHLAND STREET STANDARDS FOR A LOCAL ROAD. A STANDARD 47 FOOT RIGHT-OF-WAY AND A 40 FOOT CUL-DE-SAC BUILT WILL BE CONSTRUCTED FOR PATRIOT LANE.
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 16 INCHER DIAMETER EXCEPT NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LACED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUALLY TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET.
- DRAINAGE EASEMENTS HAVING A MINIMUM WIDTH OF 16' SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FORM FROM A 100 YEAR RAINFALL EVENT.
- PROPOSED FRONT YARD SETBACKS TO CONFORM TO THE ASHLAND ZONING CODE.
- IF 5' OF THE WIDTH OF LOTS 1 & 7 TO BE TRANSFERRED OVER TO THE SOUTHERN BOONE COUNTY CITY OF ASHLAND TO PROVIDE WITH THEIR PROPERTY ADJOINING TO THE EAST, UPON APPROVAL OF THE FINAL PLAT.
- STORMWATER DETENTION FOR THIS DEVELOPMENT WILL BE CONTAINED IN THE EXISTING DETENTION BASIN FACILITY THAT WAS CONSTRUCTED AS PART OF THE SOUTHERN BOONE COUNTY R-1 SCHOOL DISTRICT OFFICE SCHOOL, OFFICE & OFFICE ALONG PATRIOT LANE. THE DETENTION FACILITY IS OTHER THAN THE DETENTION FACILITY FOR THIS DEVELOPMENT. STORMWATER CALCULATIONS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AT THE TIME OF FINAL DESIGN PLANS.

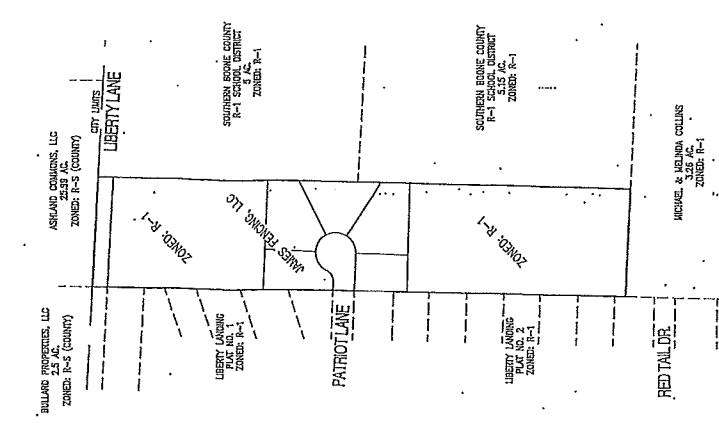


ADDITIONAL RIGHT-OF-WAY FOR LIBERTY LANE. RIGHT-OF-WAY SHALL BE 33 FEET FROM THE EXISTING CENTERLINE OF LIBERTY LANE.

EX. 24\"/>



OWNER / DEVELOPER:  
JAMES FENCING, LLC  
720 N GRACIELA STE A  
COLUMBIA, MO 65201



I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION, I FURNISH CERTIFY THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI.



David T. Butcher  
DAVID T. BUTCHER - PLS-200301608

PREPARED BY:  
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12/14/2018 PLAN REVISION  
12/11/2018 CITY COMMENTS  
11/20/2018 ORIGINAL