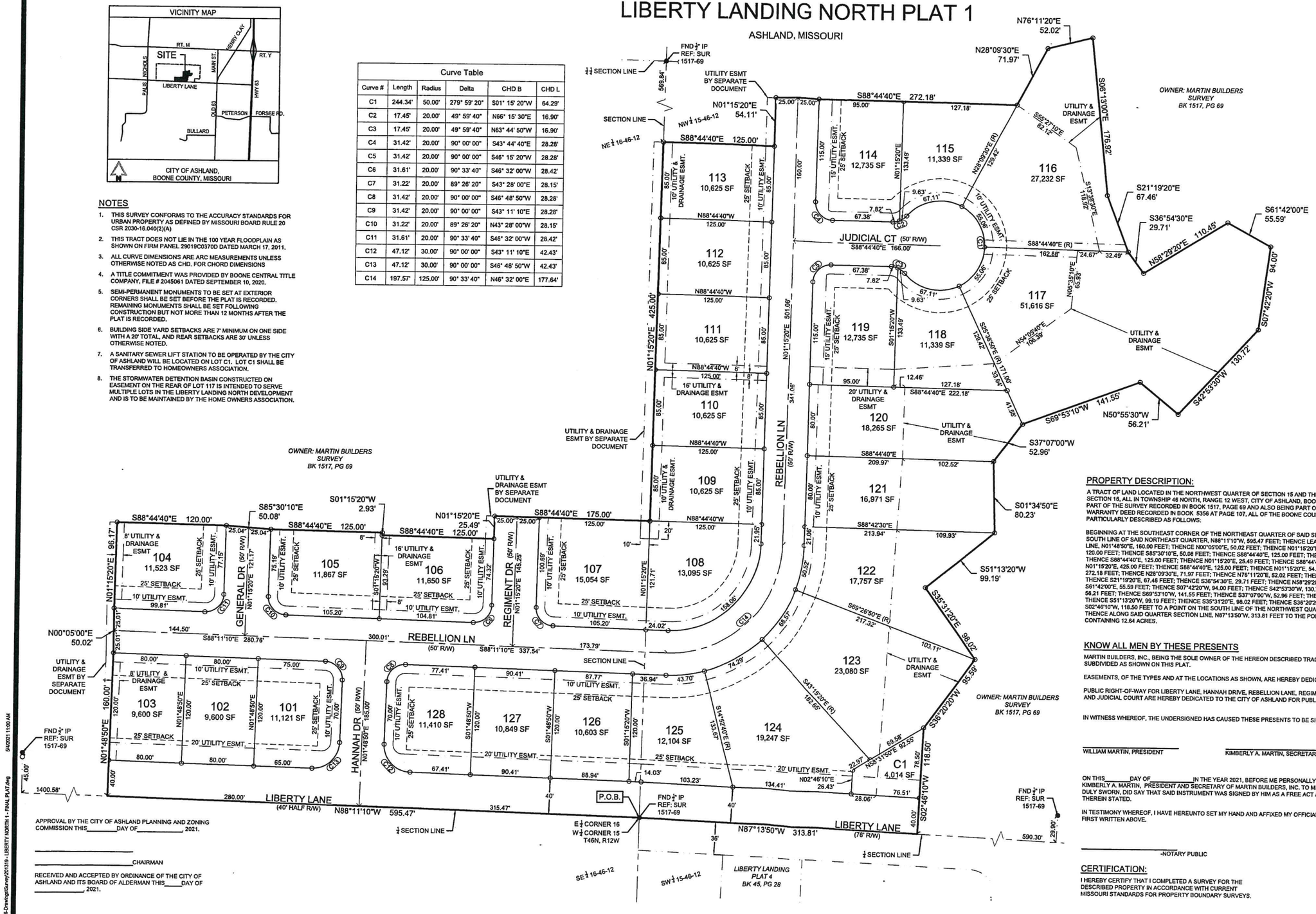
FINAL PLAT
LIBERTY LANDING NORTH PLAT 1
ASHLAND, MISSOURI

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	244.34'	50.00'	279° 59' 20"	S01° 15' 20"W	64.29'
C2	17.45'	20.00'	49° 59' 40"	N66° 15' 30"E	16.90'
C3	17.45'	20.00'	49° 59' 40"	N63° 44' 50"W	16.90'
C4	31.42'	20.00'	90° 00' 00"	S43° 44' 40"E	28.28'
C5	31.42'	20.00'	90° 00' 00"	S46° 15' 20"W	28.28'
C6	31.61'	20.00'	90° 33' 40"	S46° 32' 00"W	28.42'
C7	31.22'	20.00'	89° 26' 20"	S43° 28' 00"E	28.15'
C8	31.42'	20.00'	90° 00' 00"	S46° 48' 50"W	28.28'
C9	31.42'	20.00'	90° 00' 00"	S43° 11' 10"E	28.28'
C10	31.22'	20.00'	89° 26' 20"	N43° 28' 00"W	28.15'
C11	31.61'	20.00'	90° 33' 40"	S46° 32' 00"W	28.42'
C12	47.12'	30.00'	90° 00' 00"	S43° 11' 10"E	42.43'
C13	47.12'	30.00'	90° 00' 00"	S46° 48' 50"W	42.43'
C14	197.57'	125.00'	90° 33' 40"	N46° 32' 00"E	177.64'

NOTES

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A)
2. THIS TRACT DOES NOT LIE IN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM PANEL 29019C0370D DATED MARCH 17, 2011.
3. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
4. A TITLE COMMITMENT WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE # 2045061 DATED SEPTEMBER 10, 2020.
5. SEMI-PERMANENT MONUMENTS TO BE SET AT EXTERIOR CORNERS SHALL BE SET BEFORE THE PLAT IS RECORDED. REMAINING MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
6. BUILDING SIDE YARD SETBACKS ARE 7' MINIMUM ON ONE SIDE WITH A 20' TOTAL, AND REAR SETBACKS ARE 30' UNLESS OTHERWISE NOTED.
7. A SANITARY SEWER LIFT STATION TO BE OPERATED BY THE CITY OF ASHLAND WILL BE LOCATED ON LOT C1. LOT C1 SHALL BE TRANSFERRED TO HOMEOWNERS ASSOCIATION.
8. THE STORMWATER DETENTION BASIN CONSTRUCTED ON EASEMENT ON THE REAR OF LOT 117 IS INTENDED TO SERVE MULTIPLE LOTS IN THE LIBERTY LANDING NORTH DEVELOPMENT AND IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.


FND ½" IP REF: SUR 1517-69
SECTION LINE
NW¼ 15-46-12
NE¼ 16-46-12
569.84'
UTILITY ESMT BY SEPARATE DOCUMENT
N01°15'20"E 54.11'
S88°44'40"E 125.00'
S88°44'40"E 272.18'
N76°11'20"E 52.02'
N28°09'30"E 71.97'
S06°13'00"E 176.92'
OWNER: MARTIN BUILDERS SURVEY BK 1517, PG 69
UTILITY & DRAINAGE ESMT
S55°27'10"E 82.15'
N39°09'30"E (R) 126.42'
S15°35'10"E 118.50'
S21°19'20"E 67.46'
S36°54'30"E 29.71'
S61°42'00"E 55.59'
N58°29'20"E 110.45'
S07°42'20"W 94.00'
S42°53'30"W 130.72'
N50°55'30"W 56.21'
S69°53'10"W 141.55'
S37°07'00"W 52.96'
S01°34'50"E 80.23'
S51°13'20"W 99.19'
S35°31'20"E 98.02'
S36°20'20"W 95.59'
S88°44'40"E (R) 162.88'
24.67'
32.49'
N05°35'10"E 65.83'
S88°44'40"E 166.00'
JUDICIAL CT (50' R/W)
113 10,625 SF
114 12,735 SF
115 11,339 SF
116 27,232 SF
117 51,616 SF
118 11,339 SF
119 12,735 SF
120 18,265 SF
121 16,971 SF
122 17,757 SF
123 23,080 SF
124 19,247 SF
125 12,104 SF
126 10,603 SF
127 10,849 SF
128 11,410 SF
109 10,625 SF
110 10,625 SF
111 10,625 SF
112 10,625 SF
103 9,600 SF
102 9,600 SF
101 11,121 SF
104 11,523 SF
105 11,867 SF
106 11,650 SF
107 15,054 SF
108 13,095 SF
C1 4,014 SF
REBELLION LN (50' R/W)
REGIMENT DR (50' R/W)
GENERAL DR (50' R/W)
HANNAH DR (50' R/W)
LIBERTY LANE (40' HALF R/W)
LIBERTY LANE (76' R/W)
N88°11'10"W 595.47'
N87°13'50"W 313.81'
P.O.B.
FND ½" IP REF: SUR 1517-69
E¼ CORNER 16
W¼ CORNER 15
T46N, R12W
SECTION LINE
SE¼ 16-46-12
SW¼ 15-46-12
LIBERTY LANDING PLAT 4 BK 45, PG 28
UTILITY & DRAINAGE ESMT BY SEPARATE DOCUMENT
UTILITY & DRAINAGE ESMT
OWNER: MARTIN BUILDERS SURVEY BK 1517, PG 69
N00°05'00"E 50.02'
N01°48'50"E 160.00'
S88°11'10"E 280.76'
S88°44'40"E 120.00'
S85°30'10"E 50.08'
S01°15'20"W 2.93'
N01°15'20"E 25.49'
S88°44'40"E 175.00'
N88°44'40"W 125.00'
S88°42'30"E 213.94'
S88°44'40"E 222.18'
N02°46'10"E 26.43'
S02°46'10"W 118.50'
N01°15'20"E 425.00'
N01°15'20"E 501.06'
1400.58'
280.00'
315.47'
590.30'
144.50'
300.01'
173.79'
337.54'
341.06'
160.00'
175.00'
95.00'
127.18'
102.52'
109.93'
68.57'
74.29'
103.17'
69.58'
92.55'
78.50'
76.51'
41.58'
S43°15'20"E (R) 182.55'
S69°26'50"E (R) 217.32'
S14°15'40"E (R) 133.97'
S25°38'50"E (R) 129.42'
S43°28'00"E (R) 171.00'
S01°15'20"W 133.49'
N01°15'20"E 133.49'
S01°48'50"W 120.00'
N01°48'50"E 120.00'
N88°44'40"W 125.00'
S88°44'40"E 125.00'
S88°44'40"E 175.00'
N01°15'20"E 121.71'
S01°15'20"W 93.29'
N01°15'20"E 145.25'
N01°15'20"E 121.17'
N01°15'20"E 96.17'
S88°44'40"E 120.00'
S88°44'40"E 125.00'
N88°44'40"W 125.00'
N88°44'40"W 125.00'
N88°44'40"W