

# South Ridge

## PLAT I FINAL PLAT

APRIL 4, 2018

### LAND DESCRIPTION

BEARINGS ARE BASED ON GRID NORTH OF CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATIONS UTILIZING THE MCOOT RTK NETWORK.

A TRACT OF LAND IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 53 NORTH, RANGE 14 WEST AND WEST PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 53 NORTH, RANGE 13 WEST, MOBERLY, RANDOLPH COUNTY, MISSOURI, BEING PART OF THAT TRACT DESCRIBED BY DEED RECORDED IN BOOK 757, PAGE 700 OF THE RANDOLPH COUNTY MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING, BEING THE EAST 1/4 CORNER OF SECTION 13, TOWNSHIP 53 NORTH, RANGE 14 WEST, THENCE N 89°12'25" W ALONG THE 1/4 SECTION LINE, NORTHEAST 1/4 SHOWN AS THE EAST HALF OF DEER CREEK SUBDIVISION PLAT 1; THENCE N 23°03'50" E, ALONG SAID DEER CREEK PLAT 1 AND ITS EXTENSION, 619.74 FEET; THENCE S 87°42'40" E, 168.77 FEET; THENCE N 32°17'00" E, 175.06 FEET; THENCE N 52°11'15" E, 89.08 FEET; THENCE N 15°02'15" E, 164.86 FEET; THENCE S 32°28'15" E, 187.88 FEET; THENCE S 47°53'05" E, 132.07 FEET; THENCE N 39°46'40" E, 70.56 FEET; THENCE S 32°48'45" E, 164.41 FEET; THENCE S 37°26'45" E, 165.80 FEET; THENCE S 32°48'45" E, 168.78 FEET; SECTION LINE IN SECTION 18-53-13, THENCE N 88°07'55" W ALONG 1/4 SECTION RANGE 14 WEST, THENCE N 12°34'30" E, ALONG THE RANGE LINE, 58.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.47 ACRES

- ### LEGEND
- ① PROPOSED LOT NUMBER
  - 100.00' LOT DIMENSION
  - LOT LINE
  - - - BUILDING SETBACK LINE
  - - - UTILITY EASEMENT
  - - - ADJOINING PROPERTY LINE
  - IRON PIPE SET THIS PLAT UNLESS DENOTED "E" FOR EXISTING
  - FENCE CORNER POST

SCALE 1" = 50'

### Section A.01 Certificate of Ownership, Consent and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt into plan of subdivision with my (our) free consent, and in accordance with my (our) best judgment, the minimum building restriction lines, and irrevocably offer for dedication to the public all streets, alleys, walks, parks, other open spaces, the public all streets, utilities, and the required public improvements as shown on the subdivision plat, construction plans and landscaping plans.

(Weekday, Month and Day) 2018.

\_\_\_\_\_  
DON MUTTER (Owner)

### Section A.03 Certificate of Fire Protection Measures

I hereby certify that the plan shown and described herein and the improvements shown and approved as part of the Drainage Study and Construction Documents meet the minimum applicable Federal, State, County and City Fire Codes and fire protection measures, including water pressure and flow for providing adequate fire protection.

(Weekday, Month and Day) 2018

\_\_\_\_\_  
(Registered Engineer) NATHANAE E. KOHL

\_\_\_\_\_  
(City of Moberly Fire Chief)

### Section A.04 Certificate of the Approval of Public Improvements

I hereby certify:

A. That streets, utilities and other improvements have been included in accessible manner and according to the City specifications in the subdivision entitled: \_\_\_\_\_ or \_\_\_\_\_

B. That a security bond in the amount of \$ \_\_\_\_\_ has been posted with the Governing Body to assure completion on all required improvements in case of default; or \_\_\_\_\_

C. That a development agreement between the subdivider and the City has been adopted by the Governing Body and recorded in the Office of Randolph County Recorder of Deeds in Book No. \_\_\_\_\_ Page No. \_\_\_\_\_ providing security for and construction of required public improvements.

(Weekday, Month and Day) 2018

\_\_\_\_\_  
(Director of Public Works)

\_\_\_\_\_  
(Director of Public Utilities)

Attest: \_\_\_\_\_  
(City of Moberly City Clerk)

### Section A.05 Certificate of the Approval of the Final Plat

The Final Plat for the subdivision entitled SOUTHRIDGE, PLAT I, is hereby approved by the City of Moberly, Planning and Zoning Commission.

(Weekday, Month and Day) 2018

\_\_\_\_\_  
(Chairperson)

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for the City of Moberly, Missouri with the exception of such variances, if any as noted in the minutes of the City Council meeting. The City hereby accepts dedication of, and responsibility for maintenance of all streets, utilities and other public areas as indicated on the final plat subject to any development agreements relating to improvement of the same referenced on the face of the Final Plat. The Final Plat for the subdivision entitled SOUTHRIDGE, PLAT I, is hereby approved for filing in the Office of the City Clerk and recording in the Office of the Randolph County Recorder of Deeds.

(Weekday, Month and Day) 2018

\_\_\_\_\_  
(Mayor, City of Moberly)

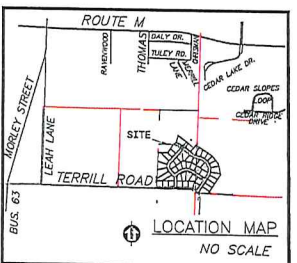
Attest: \_\_\_\_\_  
(City of Moberly City Clerk)

### CITY CLERK CERTIFICATION

I, \_\_\_\_\_, CITY CLERK OF THE CITY OF MOBERLY, RANDOLPH COUNTY, MISSOURI, DO HEREBY CERTIFY THAT SOUTHRIDGE - PLAT I WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF MOBERLY, MISSOURI, AND APPROVED BY ORDINANCE NO. \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

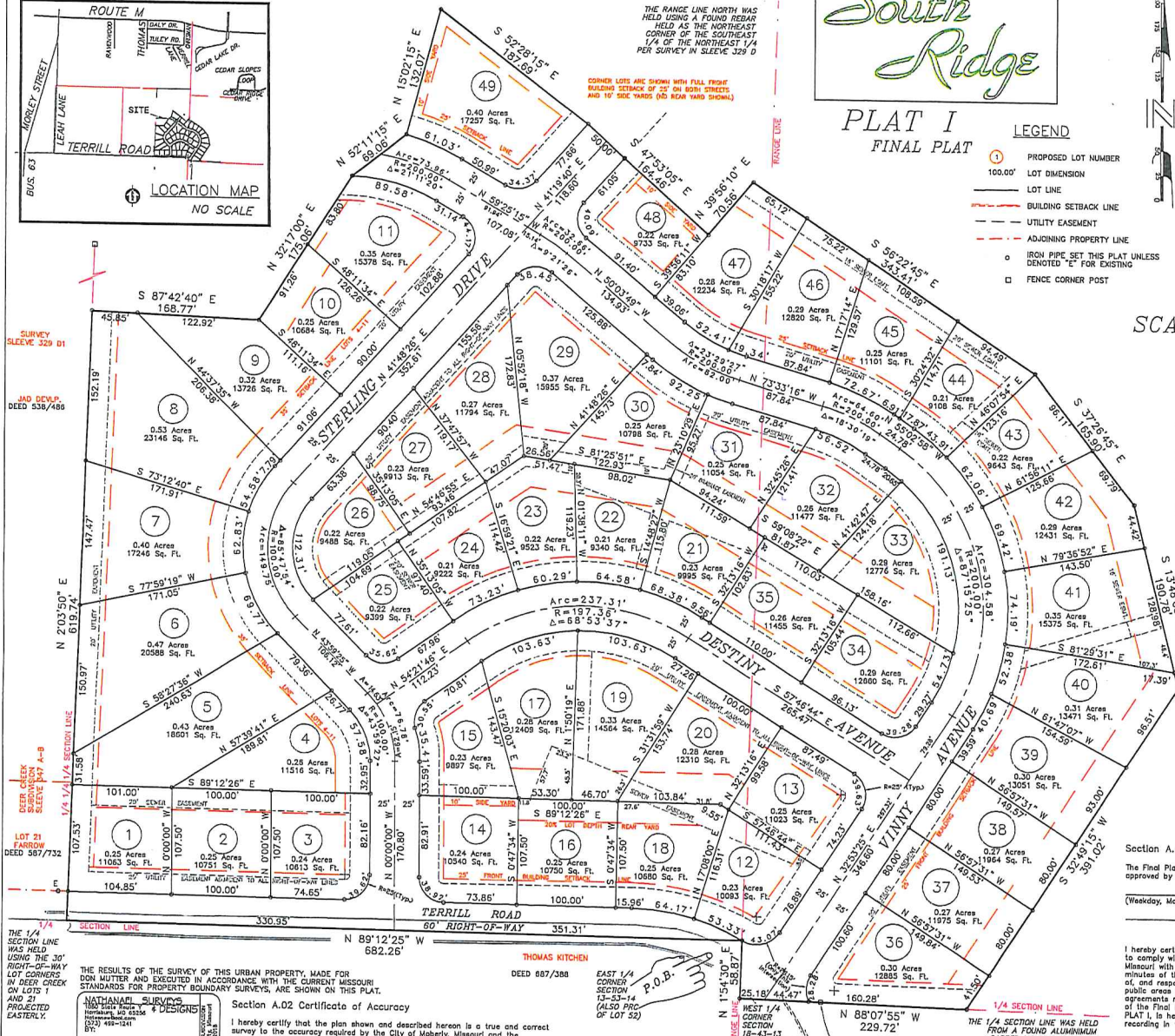
### CERTIFICATE OF RECORDER

STATE OF MISSOURI ) SS DOCUMENT NO. \_\_\_\_\_  
COUNTY OF RANDOLPH )  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS FOR RANDOLPH COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ 2018, AT \_\_\_\_\_ AND RECORDED IN SLEEVE \_\_\_\_\_ MARK PRICE - RECORDER OF DEEDS



THE RANGE LINE NORTH WAS HELD USING A FOUND REBAR HELD AS THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 PER SURVEY IN SLEEVE 329 0

CORNER LOTS ARE SHOWN WITH FULL FRONT BUILDING SETBACK OF 30' ON BOTH SIDES, AND 10' SIDE YARDS (AS REAR YARD SHOWN)



THE RESULTS OF THE SURVEY OF THIS URBAN PROPERTY, MADE FOR DON MUTTER AND EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ARE SHOWN ON THIS PLAT.

**SECTION A.02 Certificate of Accuracy**

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the City of Moberly, Missouri and the monuments have been placed as shown hereon, to the specification of the Community Development Director or Designer.

(Weekday, Month and Day) 2018.

\_\_\_\_\_  
(Registered Engineer/Land Surveyor)

NATHANAE E. KOHL

DEED 887/388 THOMAS KITCHEN

EAST 1/4 CORNER SECTION 13-53-14 (ALSO PDC OF LOT 52)

THE RANGE LINE SOUTH WAS HELD USING THE 30' OFFSET LOT CORNER IN WILLOW CREEK PLAT 1 ON LOT 1 SLEEVE 349 02

OLD RECORD DISTANCES AND LOTS FIT REASONABLY CLOSE TO LOCATION HELD FOR WEST 1/4 CORNER OF 18-53-13

DEED 482/180 LUZZO/WALKER TRUST