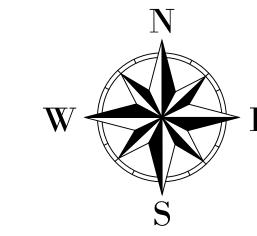
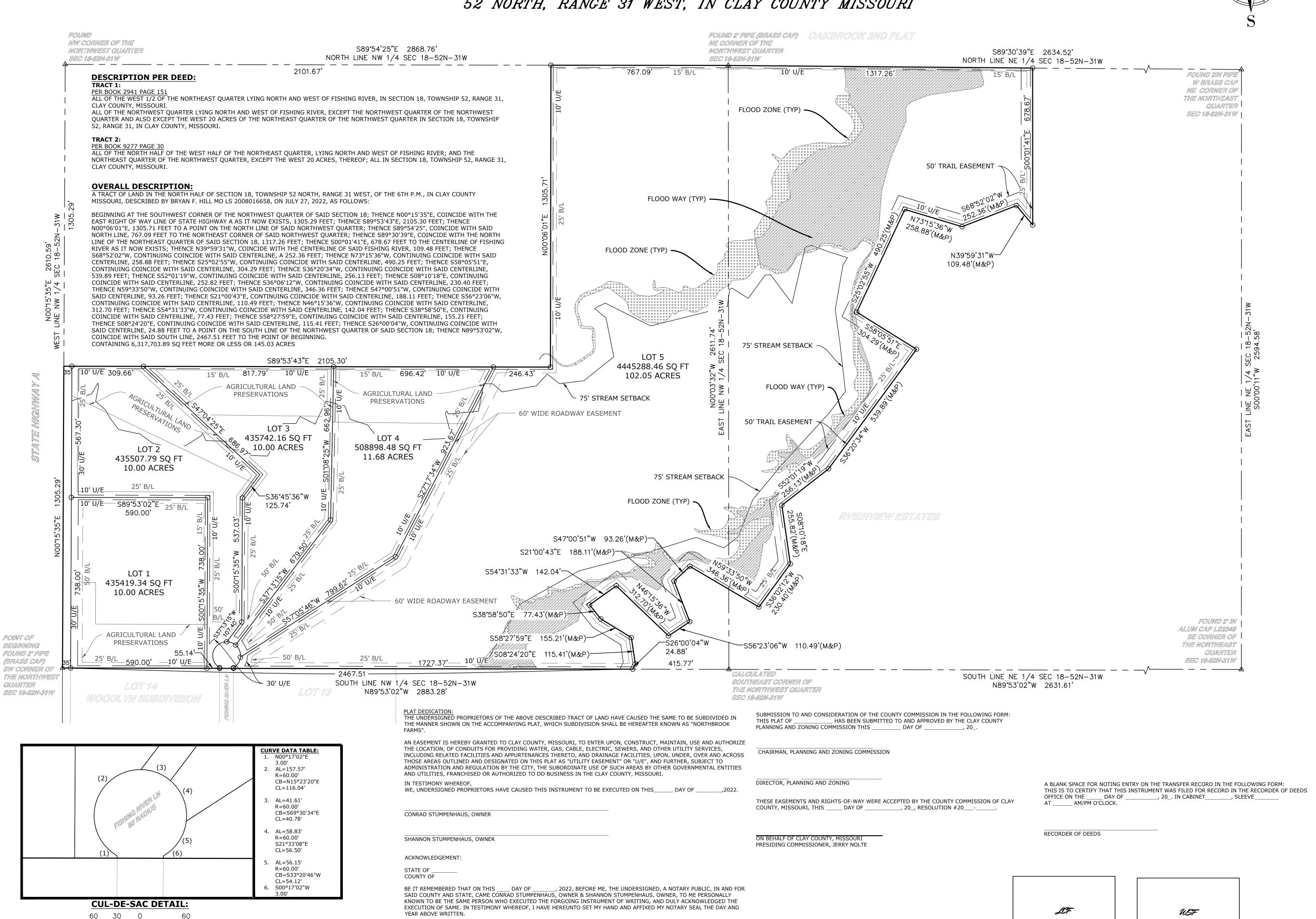
# FINAL PLAT NORTHBROOK FARMS

A TRACT OF LAND IN THE NORTH HALF OF SECTION 18, TOWNSHIP 52 NORTH, RANGE 31 WEST, IN CLAY COUNTY MISSOURI





NOTARY PUBLIC\_

My Commission Expires:\_\_\_\_

SCALE IN FEET



#### FINAL PLAT

#### LEGEND

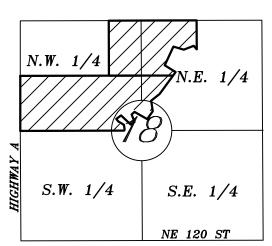
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR WITH MO LS 2008016658 DENOTES FOUND MONUMENT AS NOTED

### **GENERAL NOTES**

STATE PLANE 1983. NAVD 1988.

- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET MISSOURI ONE CALL WAS NOT CALLED ON THIS SURVEY.
- BUILDING LINES OR SETBACKS ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT
- BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO. THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) "ZONE A" (WITHOUT BASE FLOOD ELEVATION) & "ZONE AE" (REGULATORY FLOODWAY),
- ACCORDING TO THE CLAY COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29047C0135E, MAP REVISED 08/03/2015.
- CURRENT ZONING AG / PROPOSED ZONING AG FRONT YARD BUILDING LINE - 50 FEET
- SIDE YARD BUILDING LINE 25 FEET REAR YARD BUILDING LINE - 15 FEET
- ). EACH NORTHBROOK FARMS PROPERTY OWNER OF LOTS 1-5 SHALL BE RESPONSIBLE FOR ANY AND ALL STORM WATER FACILITIES INCLUDING BUT NOT LIMITED TO DETENTION BASINS, SWALES, PONDS, STORM WATER BERMS, CONSERVATION
- EASEMENTS AND TOPOGRAPHIC PRESERVATIONS EASEMENTS, IF ANY, AS DETAILED ON THE FINAL PLAT OF NORTHBROOK FARMS AND RECORDED ON \_\_\_\_ NOT TO REMOVE OR ALTER ANY SUCH IMPROVEMENT. CLAY COUNTY AT NO TIME IN THE FUTURE RESPONSIBLE FOR THE STORMWATER INFRASTRUCTURE LISTED ABOVE. SEE
- COVENANTS RECORDED WITH THE PLAT. 1. LOTS 2, 3, 4 & 5 CAN'T OBTAIN BUILDING PERMIT UNTIL THE INFRASTRUCTURE IS IN AND APPROVED BY THE COUNTY.
- 2. STREAM SETBACK: WITHIN STREAM SETBACK ZONES 1 & 2, THERE SHALL BE NO CLEARING, GRUBBING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGITATION IN THE STREAM SETBACK EASEMENT, EXCEPT AS PERMITTED BY CLAY COUNTY.

## **VICINITY MAP**



T 52 N, R 31 W

Location Map

I HEREBY CERTIFY THAT THE WITHIN PLAT OF NORTHBROOK FARMS 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 THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE MISSOURI WEST ZONE U.S. STATE PLANE 1983: THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS AND STREETS CENTERLINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CLAY COUNTY STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MO LS 2008016658

SCALE PREPARED FOR 200 100 0 SCALE IN FEET **SEC-TWN-RNG** 18-52N-31W

STUMPENHAUS ADDRESS: 12419 State Hwy A, Liberty, MO 64068

DATE

JULY 26, 2022 REVISED: JANUARY 31, 2023