Clay County, Missouri
Land Survey Document

WOODRIDGE ESTATES
FIRST PLAT

E 92397

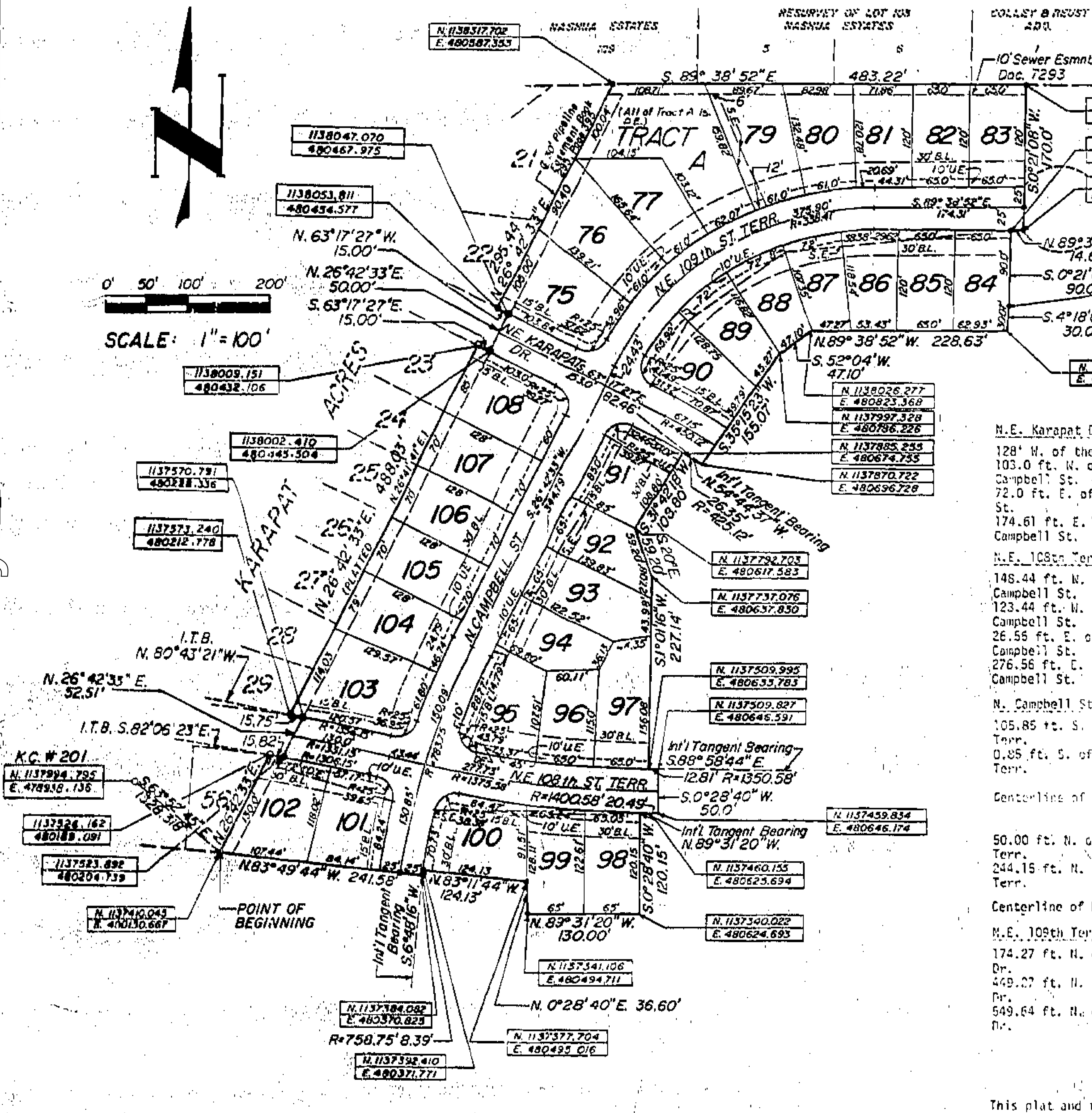
OCT 31 1984

STATE OF MO.
CLAY COUNTY
CERTIFY INSTR. REC'D

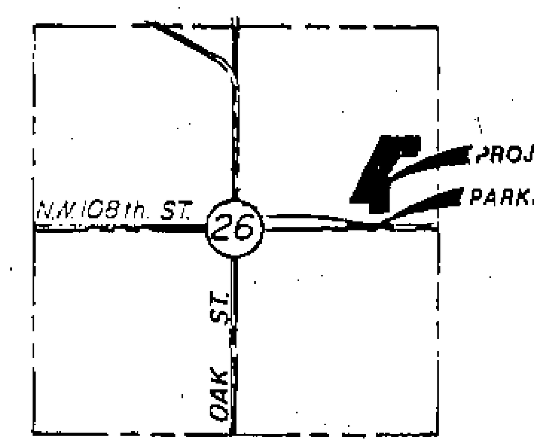
84 OCT 31 A 10 05.5

53-54

Tract A is established for the purpose of perpetually providing drainage easement and attendant facilities. Tract A shall be maintained by the home owner's association and if none, the owners of lots75-77, 79-108, Woodridge Estates, First Plat, shall maintain same. If, and only if, the association or the lot owners refuse to maintain Tract A to the satisfaction of the City, the City of Kansas City shall have the right, but not the obligation, to enter upon said tract and take whatever action is necessary.



LOCATION MAP



Woodridge Estates
First Plat

57076

Legal Description:

A subdivision of land in the Northeast quarter of Section 26, Township 52, Range 33, Kansas City, Clay County, Missouri more particularly described as follows: Beginning at the Southeast corner of lot 56, Karapat Acres a subdivision of land in said Kansas City, Clay County, Missouri; thence North 26 degrees, 42 minutes, 33 seconds East (26 degrees, 41 minutes, 41 seconds East, platted) along the Easterly line of said lot 56, a distance of 130.00 feet to the Northeast corner of said lot, said point being on a curve, said curve having a radius of 1306.15 feet; thence Easterly along said curve to the right with an initial tangent bearing of South 82 degrees, 06 minutes, 23 seconds East, a distance of 15.82 feet; thence North 26 degrees, 42 minutes, 33 seconds East, 52.51 feet to a point on a curve having a radius of 1356.15 feet; thence Westerly along said curve to the left with an initial tangent bearing of North 80 degrees, 43 minutes, 21 seconds West, 15.75 feet to the Southeast corner of lot 29 of said Karapat Acres; thence North 26 degrees, 42 minutes, 33 seconds East along the East line of said plat 488.03 feet to the most Easterly corner of lot 23 of said Karapat Acres; thence South 63 degrees, 17 minutes, 27 seconds East, 15.00 feet; thence North 26 degrees, 42 minutes, 33 seconds East, 50.00 feet; thence North 63 degrees, 17 minutes, 27 seconds West, 15.00 feet to the Southeast corner of lot 22, of said Karapat Acres; thence North 26 degrees, 42 minutes, 33 seconds East, along the East line of said Karapat Acres 295.44 feet to a point on the South line of lot 109, Nashua Estates, a subdivision in said Kansas City, Missouri; thence South 89 degrees, 38 minutes, 52 seconds East along the South line of said Nashua Estates and along the South line of Resurvey of lot 103 Nashua Estates and along the South line of a part of Colley and Reust Addition, all being subdivisions of land in said Kansas City, Missouri, a distance of 483.22 feet; thence South 0 degrees, 21 minutes, 08 seconds West, 170 feet; thence North 89 degrees, 38 minutes, 52 seconds West, 14.69 feet; thence South 0 degrees, 21 minutes, 08 seconds West, 90.00 feet; thence South 4 degrees, 18 minutes, 04 seconds West, 30.07 feet; thence North 89 degrees, 38 minutes, 52 seconds West, 228.63 feet; thence South 52 degrees, 04 minutes, West, 47.10 feet; thence South 35 degrees, 15 minutes, 23 seconds West, 155.07 feet to a point on a curve, said curve having a radius of 425.12 feet; thence along said curve to the left with an initial tangent bearing of North 54 degrees, 44 minutes, 37 seconds West, 26.35 feet; thence South 31 degrees, 42 minutes, 18 seconds West, 108.80 feet; thence South 20 degrees East, 59.20 feet; thence South 1 degree, 01 minute, 16 seconds West, 227.14 feet to a point on a curve, said curve having a radius of 1350.58 feet; thence along said curve to the left with an initial tangent bearing of South 88 degrees, 58 minutes, 44 seconds East, 12.81 feet; thence South 0 degrees, 28 minutes, 40 seconds West, 50.00 feet to a point on a curve having a radius of 1400.58 feet; thence Along said curve to the right with an initial tangent bearing of North 89 degrees, 31 minutes, 20 seconds West, 20.49 feet; thence South 0 degrees, 28 minutes, 40 seconds West, 120.15 feet; thence North 89 degrees, 31 minutes, 20 seconds West, 130.00 feet; thence North 0 degrees, 28 minutes, 40 seconds East, 36.60 feet; thence North 83 degrees, 11 minutes, 44 seconds West, 124.13 feet to a point on a curve having a radius of 758.75 feet; thence along said curve to the left with an initial tangent bearing of South 6 degrees, 48 minutes, 16 seconds West, 8.39 feet; thence North 83 degrees, 49 minutes, 44 seconds West, 241.58 feet to the point of beginning. Containing 9.6 acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall be known as:

WOODRIDGE ESTATES FIRST PLAT

An easement is hereby granted to Kansas City, Missouri, and to the utility companies franchised to operate in Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the right granted by the easement. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above the stated or the appurtenances thereto without the written approval of the Director of Public Works.

STREETS: The streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF, Arch W. Templeton, a single person, has set his hand this 24th day of Feb. 1984.

BY: Arch W. Templeton

State of Missouri)
County of Jackson) SS

On this 24th day of Feb., 1984, Before me personally appeared Arch W. Templeton to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in Jackson County, Missouri, the day and year first above written.

Peggy L. Lingo
Notary Public

My Commission Expires:

Street Grades

	Elev.	V.C.T.
N.E. Karapat Drive		
128' W. of the W. line of No. Campbell	309.72	None
103.0 ft. W. of the W. line of N. Campbell St.	309.28	25.0'
72.0 ft. E. of the W. line of N. Campbell St.	303.50	50.0'
174.61 ft. E. of the W. line of N. Campbell St.	304.58	None
N.E. 108th Terrace		
148.44 ft. W. of the W. line of N. Campbell St.	328.23	None
123.44 ft. W. of the W. line of N. Campbell St.	326.73	25.0'
26.55 ft. E. of the W. line of N. Campbell St.	314.73	110.0'
276.56 ft. E. of the W. line of N. Campbell St.	317.23	50.0'
N. Campbell St.		
105.85 ft. S. of the S. line of N.E. 108th Terr.	317.60	None
0.85 ft. S. of the S. line of N.E. 108th Terr.	316.72	12.5'
Centerline of N.E. 108th Terrace	317.23	None
50.00 ft. N. of the S. line of N.E. 108th Terr.	316.76	12.5'
244.15 ft. N. of the S. Line of N.E. 108th Terr.	309.11	50.00'
Centerline of N.E. Karapat Dr.	305.05	None
N.E. 109th Terrace		
174.27 ft. N. of the N. line of N.E. Karapat Dr.	301.51	50.0'
449.27 ft. N. of the N. line of N.E. Karapat Dr.	304.25	60.00'
549.64 ft. N. of the N. line of N.E. Karapat Dr.	309.05	None

12/5/84 9M Clay County update

Note: All bearings and co-ordinates shown on this plat are based on the Kansas City grid system using a combined grid factor of 0.999894364.

Certain right-of-way, as noted on the plat has been previously dedicated as Document No. ________, Book ________ Page ________, in the office of the Recorder of Deeds for Clay County. Williams Pipeline Co. has consented to the right-of-way but has not subordinated its easement. The consent is on file in the office of the Recorder of Deeds for Clay County as Document No. ________.

This plat and the survey of WOODRIDGE ESTATES FIRST PLAT were executed by: E. Dan Weiskirch, 17000 Kentucky Road, Independence, Missouri, 64058.

We hereby certify that the information contained hereon is true and accurate and that the regulations governing subdivision of land issued by Kansas City, Missouri, have been complied with in full.

By: E. Dan Weiskirch L.S. 1439 Date: Feb. 6, 1984

CITY PLAN COMMISSION

Approved JUL 19 1983

Chairman - Robert R. Lutz

Secretary - Richard F. Duncan

Public Works

Approved Oct. 3, 1984

Don D. Hurlbert
City Engineer - Don D. Hurlbert

Approved 10-3-84

Director - Jason D. Calkins

City Council

This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance Number 57076 duly authenticated as passed this ____ of October 19 84

Mayor - Richard L. Berkley

City Clerk - E. Richard Brenneman

Entry Number 840529

http://www.ClayCoGov.com