Clay County, Missouri
Land Survey Document

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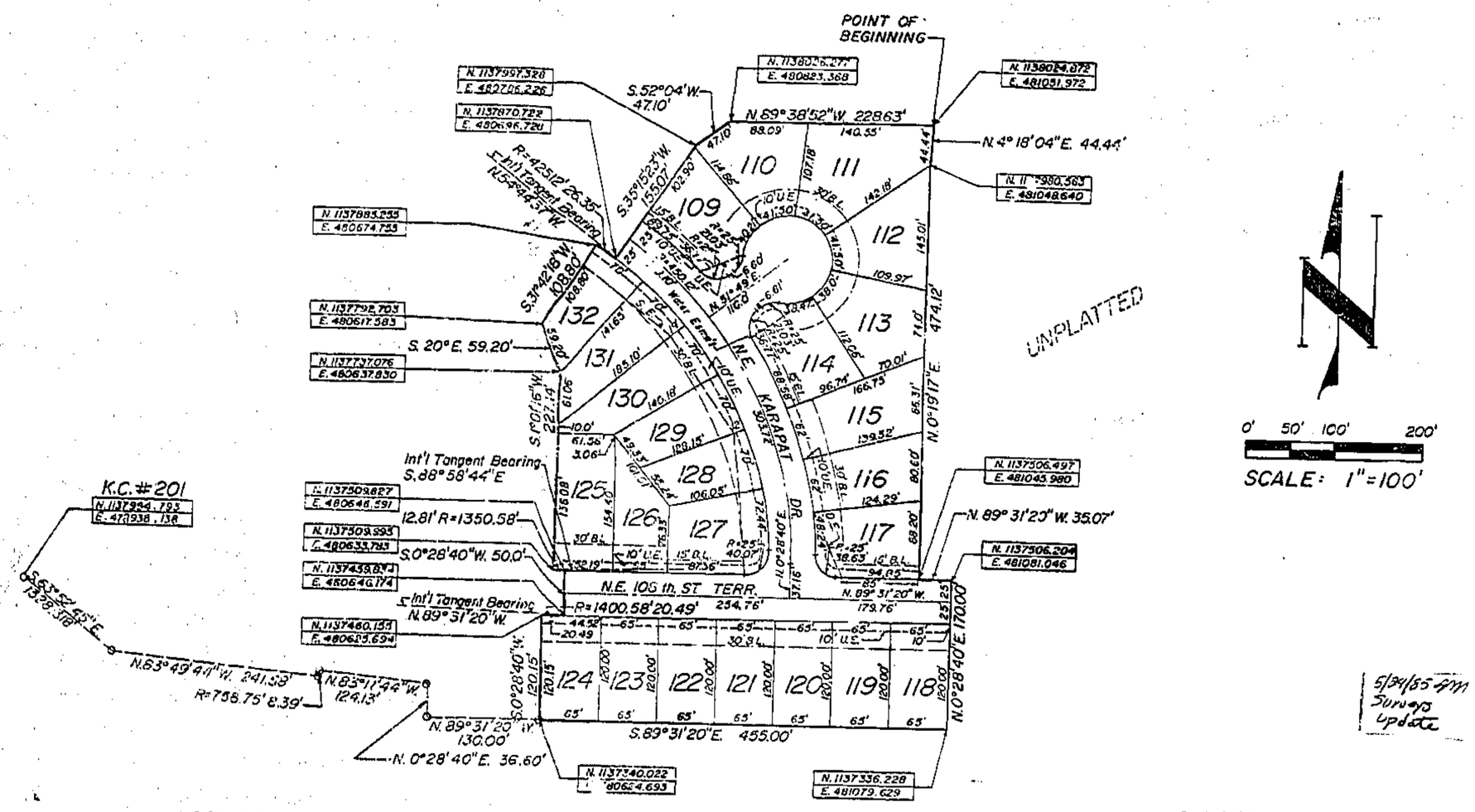
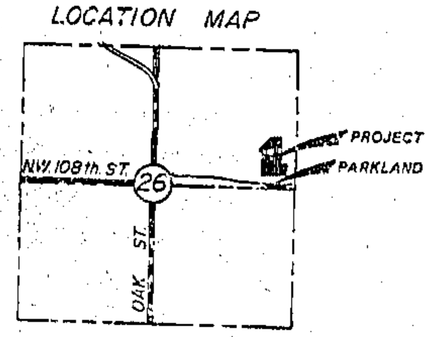
E 96646 JAN 7 1986

WOODRIDGE ESTATES
SECOND PLAT

I Certify Just Rec'd
Filed for Record this 1 day of Jan
in Book B-4 at 2 o'clock PM
and Recorded in Book 20 at Page 80-61
WM. A. SLOUDER, Recorder.
By Mary Menard Deputy

57237





Note: All bearings and co-ordinates shown on this plat are based on the Kansas City grid system using a combined grid factor of 0.999994364

Grade Points

	Elev.	V.C.T.
N.E. Karapat Drive		
122.0' E. of the W. line of N. Campbell St.	304.02	None
Centerline of N.E. Karapat Dr. and N.E. 108th St.Terr.	309.52	None
N.E. Karapat Drive		
(Cul-de-sac)		
85.0' N. Of the N. line of N.E. Karapat Dr.	306.29	None
N. line of N.E. Karapat Dr.	305.44	15
N.E. 108th Terrace		
276.56' E. of the W. line of N.Campbell St.	317.25	50.00
576.56' E. of the W. line of N.Campbell St.	307.78	125.00
737.25' E. of the W. line of N.Campbell St.	310.33	None

This plat and the survey of WOODRIDGE ESTATES SECOND PLAT were executed by E.Dan Weiskirch, 17000 Kentucky Road, Independence, Missouri, 64050

We hereby certify that the information contained herein 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. 1459 Date: Nov. 11, 1983

WOODRIDGE ESTATES SECOND PLAT

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 84, Woodridge Estates First Plat, a subdivision of land in said Kansas City, Clay County, Missouri, (the following 11 courses will be along the Southerly and Easterly lines of said plat of Woodridge Estates First Plat;) 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, 07 minutes, 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 of 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 to the Southeast corner of lot 98 of said plat of Woodridge Estates First Plat; thence South 89 degrees, 31 minutes, 20 seconds East, 455.00 feet; thence North 0 degrees, 28 minutes, 40 seconds East, 170.00 feet; thence North 89 degrees, 31 minutes, 20 seconds West, 35.07 feet; thence North 0 degrees, 19 minutes, 17 seconds East, 474.12 feet; thence North 4 degrees, 18 minutes, 04 seconds East, 44.44 feet to the point of beginning. Containing 6.4 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 hereafter be known as:

WOODRIDGE ESTATES SECOND 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 or 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 hereunto set his hand this 15th day of Nov., 1983.

BY: Arch W. Templeton
Arch W. Templeton

State of Missouri)
County of ~~Clay~~ Jackson) SS

On this 15th day of Nov., 1983, 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

PEGGY L. LINGO
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires March 31, 1985

My Commission Expires:

CITY PLAN COMMISSION

Approved JUL 19 1983

Chairman, Robert R. Lutz

Secretary, Richard E. Duncan

Public Works

Approved Nov. 16 1984

City Engineer, Ron D. Hurlbert

Approved 11-19-84

Director, Myron D. Calkins

Entry Number 48623

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 57237 duly authenticated as passed this 20th day of December, 1984.

Mayor, Richard L. Berkley

City Clerk, E. Richard Brennenman