Clay County, Missouri
Land Survey Document

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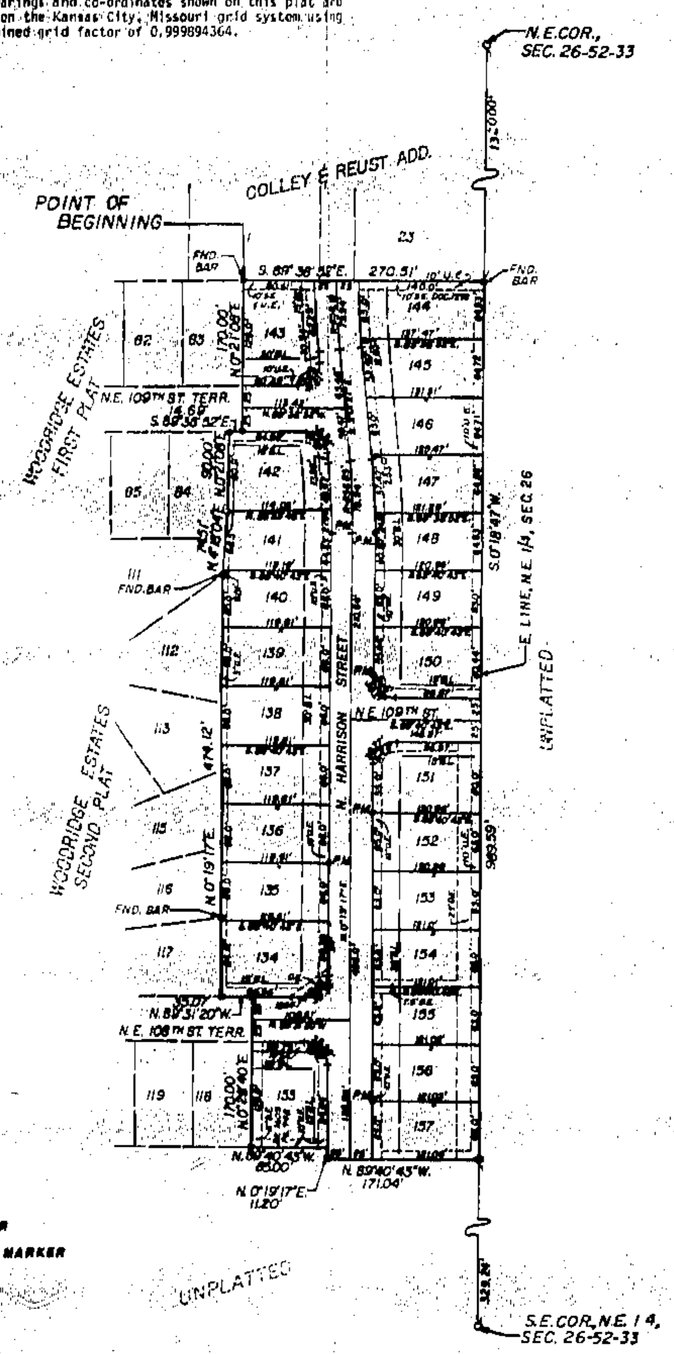
F 87941

WOODRIDGE ESTATES THIRD PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

STATE OF MISSOURI
COUNTY OF CLAY
I CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN BOOK 23 PAGE 49
TRACY C. MOBERLY
RECORDER OF DEEDS
Margaret Brown
Deputy

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

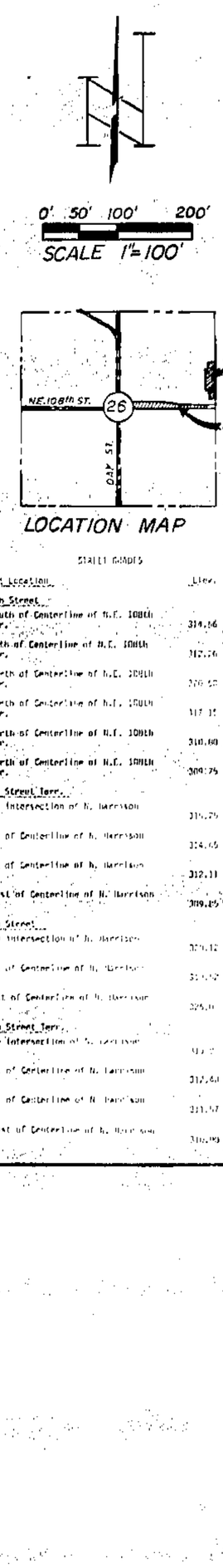


LEGEND:

O – FOUND BAR

● – SET CAPPED BAR

P.M.● – SET PERMANENT MARKER



STREET GRADES

Grade Point Location	Elev.	V.C.L.
N. Harrison Street		
155.91' South of Centerline of N.E. 108th Street Terr.	314.66	None
74.09' North of Centerline of N.E. 108th Street Terr.	312.26	55.0'
309.09' North of Centerline of N.E. 108th Street Terr.	320.12	40.0'
644.09' North of Centerline of N.E. 108th Street Terr.	317.31	40.0'
794.09' North of Centerline of N.E. 108th Street Terr.	310.60	25.0'
834.54' North of Centerline of N.E. 108th Street Terr.	309.76	None
N.E. 109th Street Terr.		
Centerline Intersection of N. Harrison Street	314.76	None
33.0' West of Centerline of N. Harrison Street	314.65	15.0'
75.0' West of Centerline of N. Harrison Street	312.33	10.0'
115.42' West of Centerline of N. Harrison Street	309.85	None
N.E. 109th Street		
Centerline Intersection of N. Harrison Street	314.12	None
30.0' East of Centerline of N. Harrison Street	313.92	15.0'
134.0' East of Centerline of N. Harrison Street	314.31	None
N.E. 108th Street Terr.		
Centerline Intersection of N. Harrison Street	[illegible]	None
30.0' West of Centerline of N. Harrison Street	312.64	15.0'
75.0' West of Centerline of N. Harrison Street	311.57	10.0'
199.61' West of Centerline of N. Harrison Street	310.99	None

LEGAL DESCRIPTION WOODRIDGE THIRD PLAT

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 Northeast corner of lot 83, WOODRIDGE ESTATES FIRST PLAT, said point also being on the South line of lot 1, COLLEY AND REUST ADDITION, both being subdivisions of land in said Kansas City, Missouri, thence South 89 degrees, 38 minutes, 55 seconds East along the South line of said COLLEY AND REUST ADDITION, 270.51 feet to a point on the East line of the Northeast quarter of said Section; thence South 0 degrees, 18 minutes, 47 seconds West, along said East line, 980.59 feet; thence North 89 degrees, 40 minutes, 43 seconds West, 171.04 feet; thence North 0 degrees, 19 minutes, 17 seconds East, 11.20 feet; thence North 89 degrees, 40 minutes, 43 seconds West, 85.00 feet to the Southeast corner of lot 118, WOODRIDGE ESTATES SECOND PLAT, a subdivision of land in said Kansas City, Missouri; (the following 4 courses are along the Easterly line of said plat); 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, 06 seconds East, 74.51 feet to a corner of lot 84 of said WOODRIDGE ESTATES FIRST PLAT, (the following 3 courses are along the East line of said plat); thence North 0 degrees, 21 minutes, 08 seconds East, 90.00 feet; thence South 89 degrees, 38 minutes, 52 seconds East, 14.69 feet; thence North 0 degrees, 21 minutes, 08 seconds East, 170.00 feet to the point of beginning. (Containing 6.34 acres)

DEDICATION.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as WOODRIDGE ESTATES THIRD 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 of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction of 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 rights granted by this 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 stated or the appurtenances thereto without the written approval of the Director of Public Works, as to utility easements and/or the Director of Water and Pollution Control as to Water Main Easements.

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

PARKLAND: Previous parkland dedications as approved by the Board of Parks and Recreation Commissioners in their Resolution Number 15206, adopted October 31, 1978 for the Plat of Karapat Acres, Lots 1 thru 74, and in their Resolution Number 20065, adopted December 11, 1964, for Woodridge Estates First and Second Plats, exceed the requirements for the 157 single family lots, pursuant to Section 31.22, Code of General Ordinances.

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, the undersigned proprietor has hereunto set his hand this 16 day of June, 1987.

Arch W. Templeton

State of Missouri)
County of Jackson) SS

On this 16th day of June, 1987, before me personally appeared the above person, 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal in my office in said County and State the day and year last written above.

My Commission Expires: DEBORAH L. WELLS, NOTARY PUBLIC, JACKSON COUNTY, STATE OF MISSOURI, MY COMMISSION EXPIRES 10/18/90

Deborah L. Wells
Notary Public

City Plan Commission

Approved Feb 3, 1987

Thomson C. Nelson
Chairman, Thomson C. Nelson

Richard E. Duncan
Secretary, Richard E. Duncan

Public Works

Approved June 17, 1987

C. C. Gunter
City Engineer, Gunnis C. Gunter

Approved June 17, 1987

George L. Satterlee
Director, George L. Satterlee

870430
Entry Number

City Council

This is to certify that the [illegible] was duly submitted to and approved by the council of Kansas City, Missouri by Ordinance No. 61209 and is authorized as passed this [illegible] day of July, 1987.

Richard L. Bagley
Mayor, Richard L. Bagley

E. Richard Brunner
City Clerk, E. Richard Brunner

This plat and survey of WOODRIDGE ESTATES THIRD PLAT was executed by: Environmental Designers, Ltd., 17300 Kentucky Road, Independence, Missouri 64050

I HEREBY CERTIFY that this plat of WOODRIDGE ESTATES THIRD PLAT 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, State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations [illegible] governing the platting of subdivisions to the best of my professional knowledge and belief.

Date: 6-11-87

C. Don Metskirch
[illegible]

87101130
Book 23