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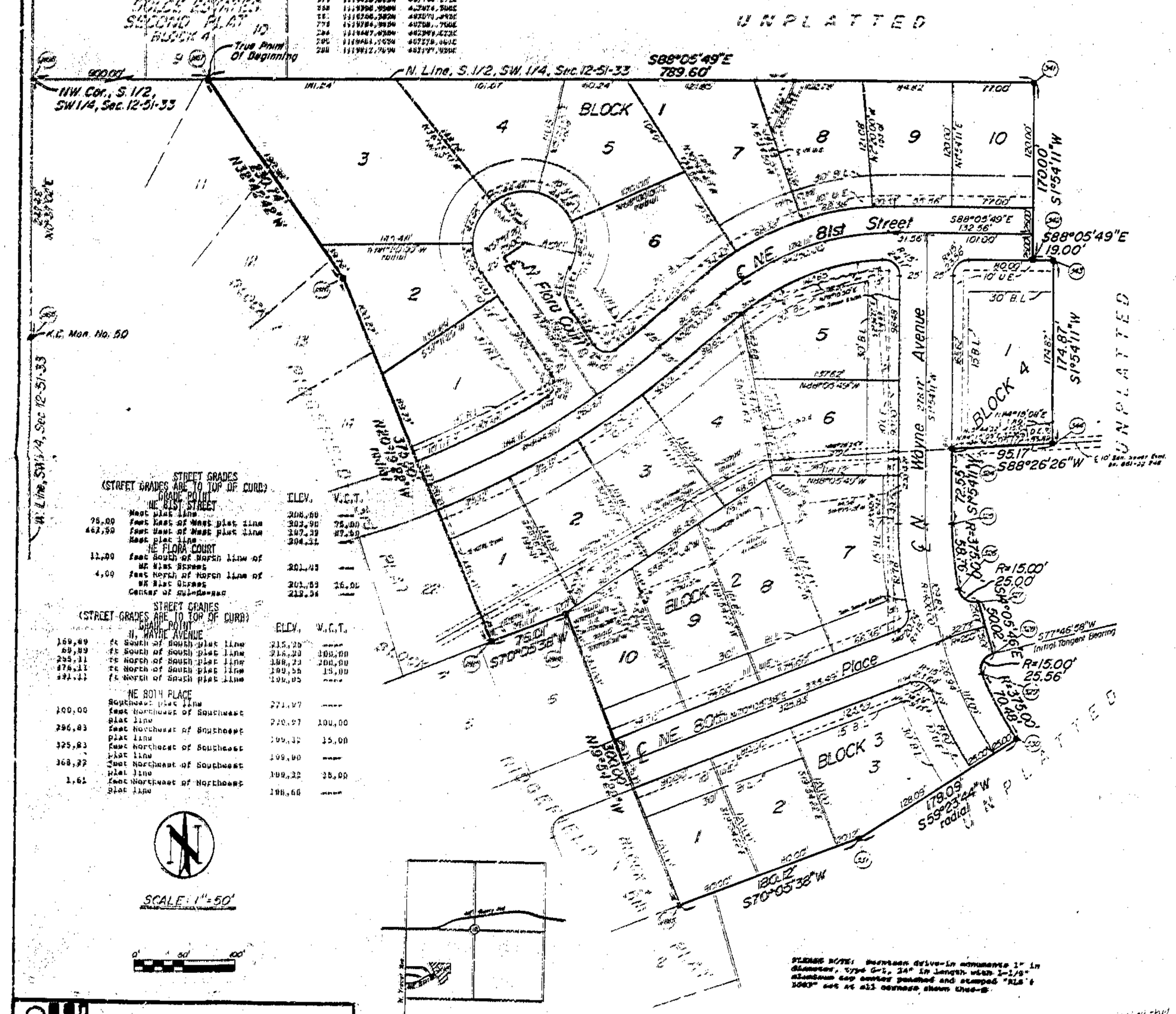
Clay County, Missouri
Land Survey Document

G 2045

RIDGEFIELD 6th PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



Robert L. Buford • Land Surveyors
7311 N.W. 82nd ST. • SUITE 100 • KANSAS CITY, MO. 64152 • (816) 741-1152

PLEASE NOTE: Northeast drive-in monuments 1" in diameter, type G-1, 24" in length with 1-1/2" aluminum cap center punched and stamped "RLS # 1063" set at all corners shown thus-●.

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM USING A COMBINED GRID FACTOR OF .999999167

DESCRIPTION

A subdivision of land in the Southwest quarter of Section 12, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the South one-half of said Southwest quarter; thence South 88°05'49" East along the North line of the South one-half of said Southwest quarter, 900.00 feet to the True Point of Beginning of the tract to be herein described; thence South 88°05'49" East along the North line of the South one-half of said Southwest quarter, 789.60 feet; thence South 1°54'11" West, 170.00 feet; thence South 88° 05'49" East, 19.00 feet; thence South 1°54'11" West, 174.87 feet; thence South 88°26'26" West, 95.17 feet; thence South 1°54'11" West, 72.55 feet; thence Southwesterly on a curve to the Left, tangent to the last described course, having a radius of 375.00 feet, an arc distance of 58.76 feet; thence Southwesterly on a curve to the Left, tangent to the last described curve, having a radius of 15.00 feet, an arc distance of 25.00 feet; thence South 14°05'46" East, 50.02 feet; thence Southwesterly on a curve to the Left, having an initial tangent bearing of South 77°46'58" West, a radius of 15.00 feet, an arc distance of 24.56 feet; thence Southwesterly on a curve to the Left, tangent to the last described curve, having a radius of 375.00 feet, an arc distance of 70.48 feet; thence South 06° 23'44" West, 178.09 feet to the Southwest corner of Lot 1, Block 3, RIDGEFIELD - 5TH PLAT, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof; thence North 19°56'22" West, along the East line of said RIDGEFIELD - 5TH PLAT, 300.00 feet to the Northeast corner of Lot 6, Block 4, said RIDGEFIELD - 5TH PLAT; thence South 70°05'38" West, along the North line of said Lot 6, 76.01 feet to the Southeast corner of Lot 22, Block 4, RIDGEFIELD - 3RD PLAT, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof; thence North 20°19'22" West, along the Easterly line of said RIDGEFIELD - 3RD PLAT, 375.00 feet; thence North 32°42'42" West, along said Easterly line, 230.74 feet to the True Point of Beginning. Containing 13.62 acres, more or less.

DEDICATION

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

RIDGEFIELD 6TH PLAT

EASEMENTS: 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 the 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 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 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.

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.

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

PARKLAND: Parkland requirements will be deferred to future plats of RIDGEFIELD as shown on the preliminary plan approved by the Plats Review Committee on September 9, 1987 (File No. SD-0321).

IN TESTIMONY WHEREOF: J.A. PETERSON ENTERPRISES, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 14th day of September, 1988.

J.A. PETERSON ENTERPRISES, INC.

Kenneth Riedemann, President — Roger Siegrist, Assistant Secretary

STATE OF MISSOURI } ss:
COUNTY OF CLAY }

Be it remembered that on this 14TH day of SEPTEMBER, 1988 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kenneth Riedemann and Roger Siegrist, to me personally known who being duly sworn by me, did say that they are President and Assistant Secretary, respectively of J.A. PETERSON ENTERPRISES, INC., and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said Kenneth Riedemann and Roger Siegrist, acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal, the day and year last above written.

My commission expires: 05/09/90 — Kristen L. Friend, Notary Public

6 3068 Rid 6th pl

CITY PLAN COMMISSION
Approved — Chairman
Secretary-Richard E. Dunden

PUBLIC WORKS
Approved — City Engineer-Garnie G. Gunter
Approved September 21, 1988 — Director-George L. Satterlee
BOOK — Entry Number

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 63068 duly authenticated as passed this 22nd day of September, 1988.
Mayor-Richard L. Berkley
City Clerk-Catherine M. Hoche

Restrictions G 30461 filed 10-3-88
Book 1871 page 272

This plat and survey of RIDGEFIELD - 6TH PLAT were executed by R.L. Buford & Associates, Inc., 7311 NW 82nd St., Suite 100, Kansas City, Missouri 64152

I HEREBY CERTIFY, that the plat of RIDGEFIELD - 6TH 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 of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

9-14-88 Date — Signed Robert L. Buford, RLS 1063