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Clay County, Missouri
Land Survey Document

C 2160

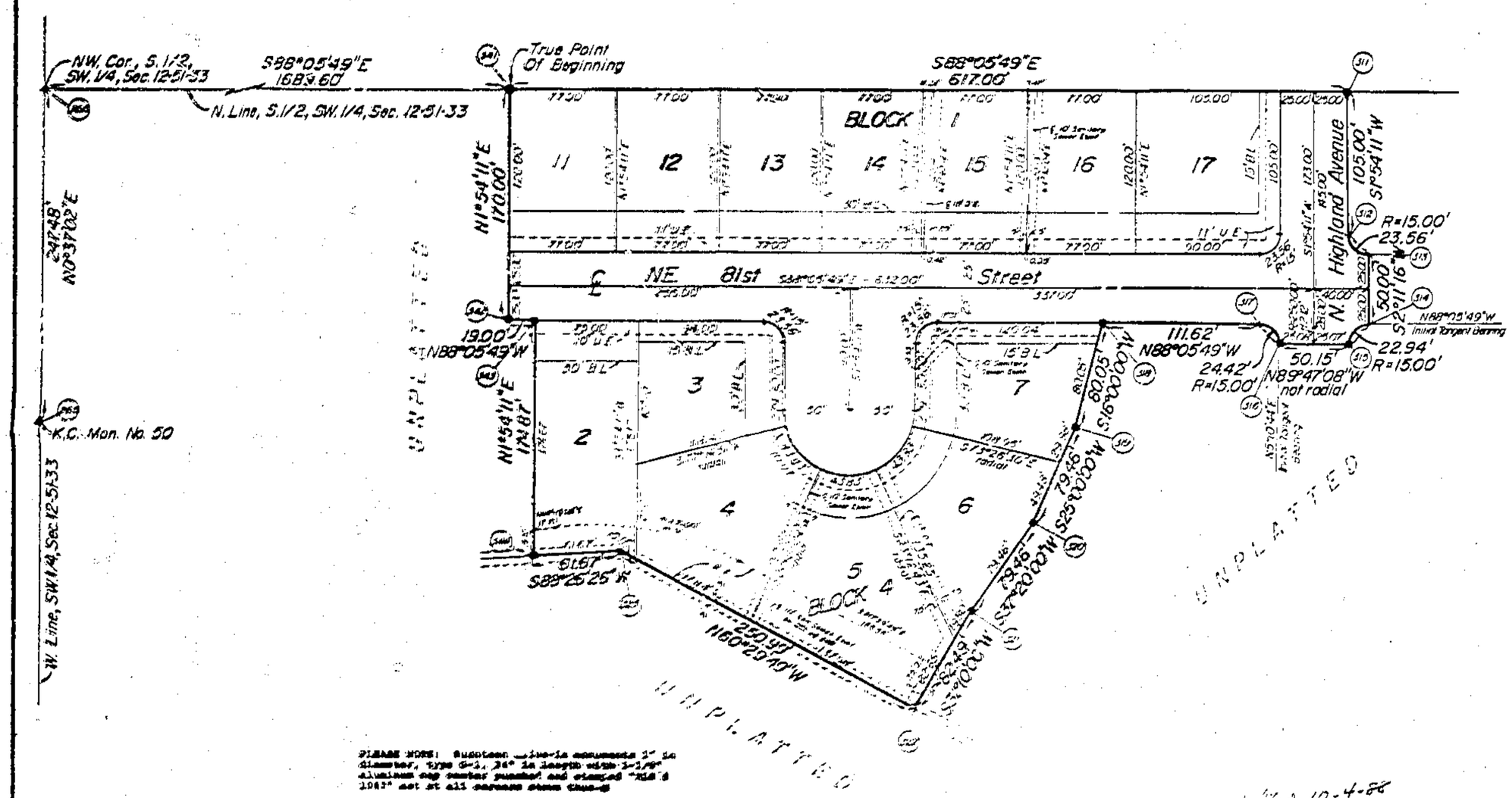
RIDGEFIELD 7th PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

63069

STATE PLANE COORDINATES

206	1119789.3434	483197.1372	K.C. Mon. No. 50
206	1118835.7834	481173.6346	
341	1119088.0884	482803.3332	
311	1119088.1024	483478.0511	
313	1119095.2814	483475.4444	
313	1119836.7724	483458.5261	
314	1119795.0134	483489.8234	
315	1119779.8464	483472.5732	
316	1119776.1794	483477.4724	
317	1119787.4724	483487.8902	
318	1119746.1784	483734.4372	
319	1119719.2434	483774.5724	
372	1119647.2964	483248.7942	
321	1119944.8614	482187.6162	
322	1119965.5444	482168.4762	
323	1119837.6814	482161.5942	
324	1119535.4834	482804.0242	
325	1119818.1634	482976.8742	
326	1119912.7944	482860.0242	



PLEASE NOTE: Subdivision line-is monumented 1" in diameter, type G-1, 24" in length with 1-1/4" aluminum cap center punched and stamped "RLB & 1987" set at all corners shown thus-●

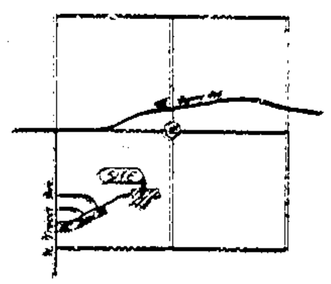
NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM USING A COMBINED GRID FACTOR OF .999992167

SCALE: 1"=50'

0' 50' 100'

Restrictions filed 10-4-56
Book 1811 page 172

STREET GRADES (STREET GRADES ARE AT TOP OF CURB) GRADE POINT		ELEV.	V.C.T.
NE 81ST STREET			
8.01	feet East of West plat line	204.38	----
75.51	feet East of West plat line	207.28	97.50
165.51	feet East of West plat line	198.53	162.50
340.00	feet East of West plat line	213.95	15.00
373.00	feet East of West plat line	214.54	----
421.00	feet East of West plat line	213.43	----
NE 81ST CUL-DE-SAC			
49.00	feet South of North of West Street Right of Way line	201.07	----
56.50	feet South of North of West Street Right of Way line	202.27	15.00
25.00	feet South of North of West Street Right of Way line	202.85	----
N. HIGHLAND AVENUE			
35.00	feet North of South plat line	214.15	----
130.22	feet North of South plat line	220.15	70.00
180.22	feet North of South plat line	220.90	----



LOCATION MAP
Sec. 12, Twp. 51N., Rge. 33W.

Robert L. Buford • Land Surveyors
7211 N.W. 63rd ST. • SUITE 160 • KANSAS CITY, MO. 64152 • (816) 741-6162

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, 1683.60 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, 617.00 feet; thence South 1°54'11" West, 105.00 feet; thence Southeasterly on a curve to the Left, tangent to the last described course, having a radius of 15.00 feet, an arc distance of 23.56 feet; thence South 2°11'16" West, 50.00 feet; thence Southwesterly on a curve to the Left, having an initial tangent bearing of North 88°05'49" West, a radius of 15.00 feet, an arc distance of 22.94 feet; thence North 88°47'08" West, 50.15 feet; thence Northwesterly on a curve to the Left having an initial tangent bearing of North 8°10'44" East, a radius of 15.00 feet, an arc distance of 24.42 feet; thence North 88°05'49" West, tangent to the last described curve, 111.62 feet; thence South 16°00'00" West, 80.05 feet; thence South 28°00'00" West, 78.46 feet; thence South 37°20'00" West, 79.46 feet; thence South 11°10'00" West, 82.49 feet; thence North 80°29'49" West, 250.90 feet; thence South 88°26'28" West, 61.67 feet; thence North 88°05'49" West, 19.00 feet; thence North 1°54'11" East, 170.00 feet to the True Point of Beginning. Containing 4.39 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 7TH 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 these 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 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 appurtenancies 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-0371).

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 }
COUNTY OF CLAY } SS:

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 — Notary Public

63069 Ridgefield 7th

CITY PLAN COMMISSION
Approved
Chairman-James U. Cowgill
Secretary-Richard E. Duncan

PUBLIC WORKS
Approved 9-20-88
City Engineer-Dennis C. Gunter
Approved September 21, 1988
Director-George L. Satterlee
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 880877 duly authenticated as passed this 29th day of September, 1988.
Mayor-Richard L. Berkley
City Clerk-Catherine Hanaman

N/14 S27 T51N
R33W Sec 23

This plat and survey of RIDGEFIELD - 7TH PLAT were executed by R.L. Buford & Associates, Inc., 7211 NW 63rd St., Suite 160, Kansas City, Missouri 64152

I HEREBY CERTIFY: that the plat of RIDGEFIELD - 7TH 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, MO. (1061)