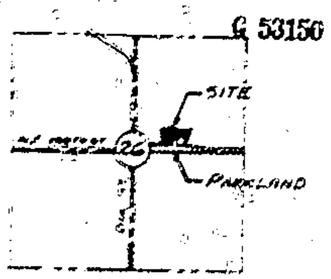
Clay County, Missouri
Land Survey Document



SECTION LOCATION

Scale : 1"=100'

C 53156

WOODRIDGE ESTATES FIFTH PLAT

LOTS 192 THRU 203

KANSAS CITY, CLAY COUNTY, MISSOURI

LEGEND:

- ⊽ — Permanent Marker
- • — Found Monument
- ○ — Set Monument
- S.E. — Sanitary Sewer Easement
- D.E. — Drainage Easement
- U.E. — Utility Easement

TRAVERSE TABLE

Starting at C.L.-6, S. 85°36'[illegible] [illegible]
No.1, N. [illegible] 49° E., 163.[illegible]
14. 13-KA 44° E., 370.65' [illegible]
Being the N.E. Corner of Lot [illegible]

[Coordinates for Monument [illegible]
N. 346,156.[illegible] E. 2[illegible]
N. 1,135,679.[illegible] E. 2[illegible]

STREET GRADES

Grade Point Location	Line	Grade
North Holmes		
North R/W Line of NE Shoal Creek Pkwy.	[illegible]	[illegible]
181.46' North of North R/W Line of NE Shoal Creek Pkwy.	[illegible]	[illegible]
306.46' North of North R/W Line of NE Shoal Creek Pkwy.	[illegible]	[illegible]
456.46' North of North R/W Line of NE Shoal Creek Pkwy.	[illegible]	[illegible]
NE 108th St. Terr.		
℄ of North Holmes	[illegible]	[illegible]
100' West of ℄ of North Holmes	[illegible]	[illegible]
210' West of ℄ at North Holmes	[illegible]	[illegible]
NE Shoal Creek Parkway		
508.4' West of ℄ of North Holmes	[illegible]	[illegible]
440.4' West of ℄ of North Holmes	[illegible]	[illegible]
184.1' East of ℄ of North Holmes	[illegible]	[illegible]
414.1' East of ℄ of North Holmes	[illegible]	[illegible]

Description: Being a subdivision of land in the Northeast 1/4 of Section 26, Township 52, Range 33, Kansas City, Clay County, Missouri, more particularly described as follows: Commencing at the Southeast corner of said Northeast 1/4 of Section 26; thence N. 0°13'20"W., 1206.67 feet; thence N. 0°28'40"E., 406.23 feet to the True Point of Beginning, said point also being the most Northwesterly corner of Lot 192, WOODRIDGE ESTATES FOURTH PLAT, a subdivision in Kansas City, Clay County, Missouri; thence Southwesterly along the Westerly line of the Plat of said WOODRIDGE ESTATES FOURTH PLAT, the following two courses: S. 26°42'33"W., 132.71 feet; thence S. 27°11'21"W., 205.56 feet to the Southwesterly corner of Lot 193, said WOODRIDGE ESTATES FOURTH PLAT; thence N. 80°52'32"W. along the Northerly right-of-way line of N.E. Shoal Creek Parkway, 125.56 feet to the P.C. of a curve to the left; thence Westerly along said curve and Northerly right-of-way line having a radius of 1454.98 feet, an arc distance of 219.58 feet to the P.T. of said curve; thence N. 89°31'20"W. along said Northerly right-of-way line, 44.42 feet; thence N. 0°33'40"E., 324.89 feet to the Southeast corner of Lot 62, KARAPAT ACRES, a subdivision in Kansas City, Clay County, Missouri; thence S. 89°59'08"E. along the Southerly lot line of Lots 62 and 61, said KARAPAT ACRES, 170.0 feet; thence S. 82°06'46"E. along the Southerly lot line of Lots 60 and 59, said KARAPAT ACRES, 174.42 feet to a point on a curve, said curve having a radius of 673.14 feet; thence Southerly along said curve to the right with an initial tangent bearing of S. 7°53'12"W., an arc distance of 117.41 feet; thence S. 80°37'52"E. along the Southerly line of Lots 57 and 58, said KARAPAT ACRES and its Westerly prolongation, 140.56 feet; thence S. 85°16'34"E., along the Southerly line of Lots 57 and 56, said KARAPAT ACRES, 115.62 feet to the Point of Beginning; containing 3.7 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 shown on the accompanying plat, which subdivision and plat shall hereafter be known as "WOODRIDGE ESTATES FIFTH 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, mains and 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 maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, sidewalks and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities in using 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: The proprietor of the above described tract has dedicated to the City of Kansas City, Missouri, a tract of land for Public use as Shoal Creek Parkway in accordance with the preliminary plat approved by the Council of Kansas City by Ordinance Number 55446, passed August 25, 1983, as approved by the Board of Parks and Recreation Commission, by its Resolution Number 2008B, adopted December 11, 1984. The dedication of Shoal Creek Parkway completed the Parkland dedication requirements of Section 51.32, Code of General Ordinances for 203 single family units.

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 5th day of Sept, 1989.

Arch W. Templeton

STATE OF MISSOURI
COUNTY OF Clay / JACKSON } s.s.

On this 5th day of September, 1989, 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 Thereof: 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: GEORGIA L. HALL, NOTARY PUBLIC, JACKSON COUNTY, STATE OF MISSOURI, MY COMMISSION EXPIRES 10/18/90

Georgia L. Hall
Notary Public

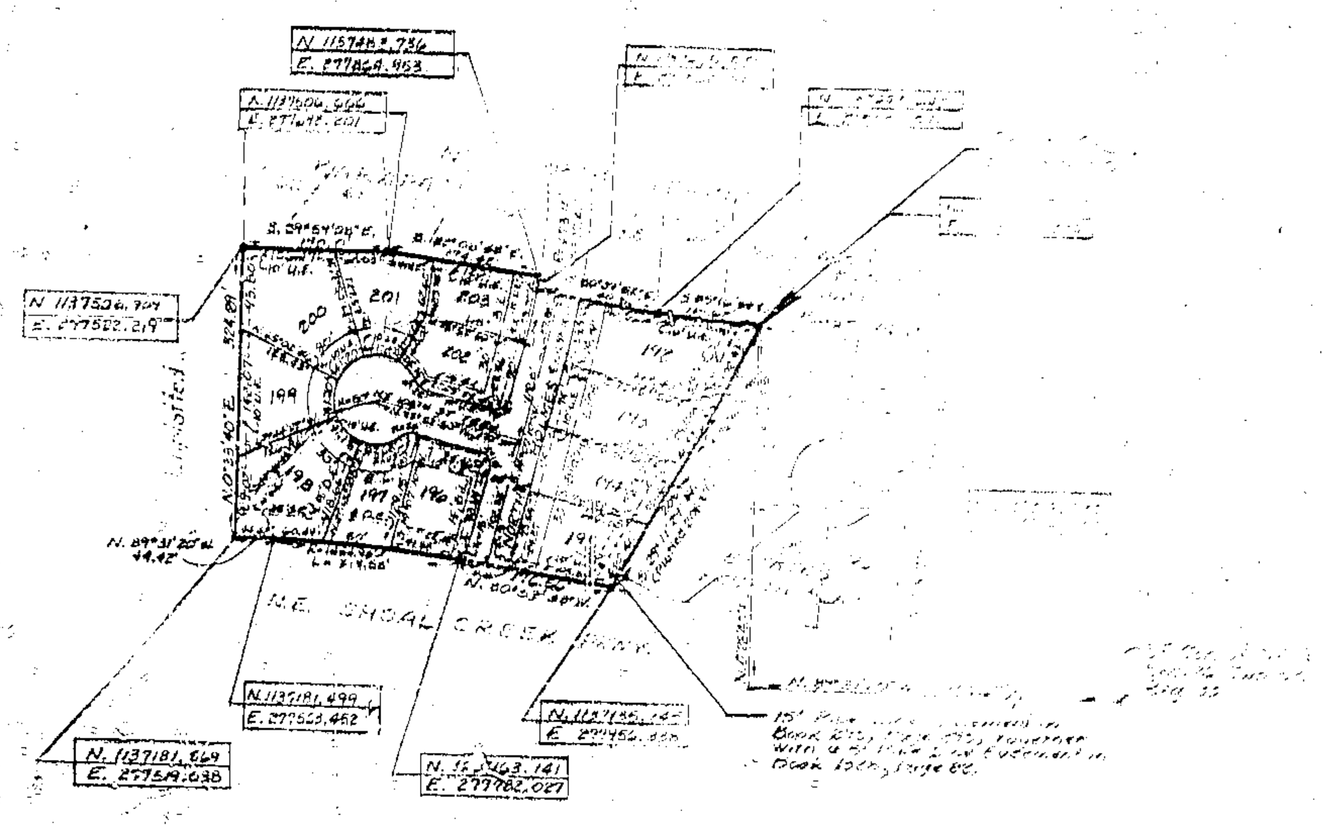
City Plan Commission
Approved March 7, 1989
Chairman: James B. Shoppell
Secretary: Richard E. Duncan

Public Works
Approved September 14, 1989
City Engineer: Gunnie C. Gunter
Approved 9/14/89
Director: George Sarterlee
890619
Entry Number

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 No. 64[illegible] passed this 19th day of October, 1989.
Mayor: Richard L. Berkley
City Clerk: Catherine I. Rocha

Surveyor's Certification: I hereby certify that this plat of "WOODRIDGE ESTATES FIFTH PLAT" is based on a survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri 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 the statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Date: Aug. 14, 1989



Note: All bearings and coordinates shown on this plat are based on the Missouri State Plane Grid System [illegible] factor of [illegible]

Note: [illegible] Parkway [illegible]

Ratification of Plat C 53156
filed 11-15-89 Book 1943 page 632
Ratification of Restriction C 53152
filed 11-15-89 Book 1943 page 634
Ratification of Homes Assoc. Dedication C 53153
filed 11-15-89 Book 1943 page 635

11/25/89 Miller Plat

HANDS · FARROW · WEISKIRCH
ENGINEERS
10106 EAST TRUMAN ROAD
INDEPENDENCE, MISSOURI
(816) 254-8000

By: [illegible]
[illegible] E. Don Weiskirch

http://www.ClayCoGov.com