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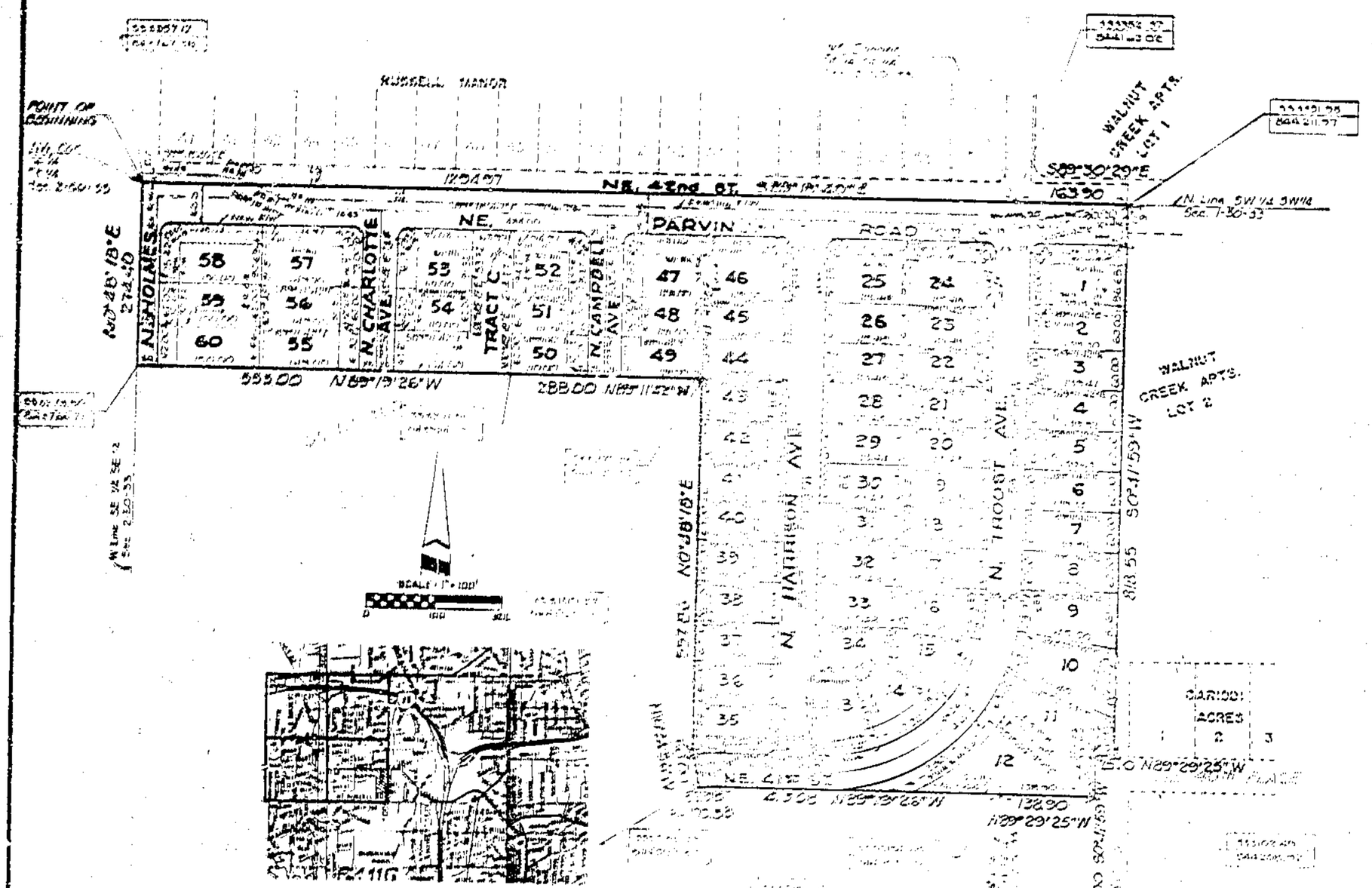
WALNUT RIDGE ESTATES

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



Note: ⚠ denotes Monuments to be set after construction.
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
U/E = Utility Easement
W/E = Water Line Easement

Note: The bearings and coordinates shown on this plat are based upon the Kansas City, Missouri, State Grid System, using a grid factor of .0990827. All coordinates are in meters.

I hereby certify; that the plat of WALNUT RIDGE ESTATES 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.

DATE: 9-28-89

SAM A. AYLETT, III

AYLETT SURVEY COMPANY
7260 N. GRAND
GLADSTONE, MISSOURI 64118 (816) 436-0732

DESCRIPTION:

All that part of the Southeast Quarter of the Southeast Quarter of Section 2, and the Southwest Quarter of the Southwest Quarter of Section 1, Township 50, Range 33, Kansas City, Clay County, Missouri, described as follows: Beginning at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 2; thence South 89 degrees 18 minutes 40 seconds East along the North line of the Southeast Quarter of the Southeast Quarter of said Section 2, a distance of 1294.97 feet to the Northeast corner of the Southeast Quarter of Southeast Quarter of said Section 2; thence South 89 degrees 30 minutes 20 seconds East along the North line of the Southwest Quarter of the Southeast Quarter of said Section 1, a distance of 163.90 feet; thence South 0 degrees 41 minutes 59 second West along the West line of Lot 2, WALNUT CREEK APARTMENTS, a subdivision in Kansas City, Clay County, Missouri, and the southerly prolongation thereof, a distance of 818.55 feet; thence North 89 degrees 29 minutes 25 seconds West, a distance of 25.00 feet, thence South 0 degrees 41 minutes 59 seconds West, a distance of 60.00 feet; thence North 89 degrees 29 minutes 25 seconds West, a distance of 138.90 feet to a point on the East line of the Southeast Quarter of the Southeast Quarter of said Section 2; thence North 89 degrees 19 minutes 26 seconds West, a distance of 413.08 feet; thence along a curve to the left, tangent to the last described course, having a radius of 170.38 feet, an arc distance of 22.98 feet; thence North 10 degrees 24 minutes 36 seconds West, a distance of 50.00 feet; thence North 0 degrees 48 minutes 18 seconds East, a distance of 557.86 feet; thence North 89 degrees 11 minutes 42 seconds West, a distance of 288.00 feet; thence north 89 degrees 19 minutes 26 seconds West, a distance of 555.00 feet to a point on the West line of the Southeast Quarter of the Southeast Quarter of said Section 2; thence North 0 degrees 48 minutes 18 seconds East, along the West line of the Southeast Quarter of the Southeast Quarter of said Section 2, a distance of 274.40 feet to the point of beginning.
The above described tract of land contains 17.74 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall be known as "WALNUT RIDGE ESTATES".

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 storm drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, under and along the strips of land designated utility easements (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 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 such 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.

STREETS: Streets shown on this plat and not heretofore dedicated to public use 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.

TRACT "D" shall be retained as a storm water detention area, and shall be maintained by the Home Owners' Association.

CASH FEES: The developer elects to pay the City of Kansas City, Missouri, a sum of Fourteen Thousand Three Hundred Forty-Five Dollars and Nineteen Cents ($14,345.19) in lieu of required park land dedication, pursuant to Section 31.32, Code of General Ordinance, as amended.

IN WITNESS WHEREOF: NORTH HAVEN EAST, INC. a corporation in the State of Missouri has caused these presents to be signed by its Presidents, attested by its Secretary and its Corporate Seal to be affixed this 29th day of September, 1989.

NORTH HAVEN EAST, INC.

Ben Rose, President

Susan Rose, Secretary

STATE OF MISSOURI
COUNTY OF CLAY } S.S.

On this 29th day of September, 1989, before me appeared Ben Rose to me personally known who being by me duly sworn did say that he is President of NORTH HAVEN EAST, INC. and that the seal affixed to this instrument is the corporate seal of said NORTH HAVEN EAST, INC. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said Ben Rose acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: 5-10-1992

Sandra Crawford
NOTARY PUBLIC

CITY PLAN COMMISSION

Approved: _____

Chairman: J. T. Hopkins

Secretary: Richard C. Duncan

PUBLIC WORKS

Approved: 11-14-89

City Engineer: Charles E. Corliss

Approved: November 14, 1989

Director: George E. Batterton

ENTRY NO.: 890710

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. 891000 duly authenticated we passed this 2nd day of November, 1989.

MAYOR: Richard L. Berkley

CITY CLERK: Catherine T. Roche

Declaration, Covenants, Conditions + Restrictions
G 53265 Book 1944 Page 161 - filed 11-16-89
Homes Association Declaration - filed 11-16-89
G 53266 Book 1944 Page 173

SEE BOOK 1944 1946 PAGE 107 429

TRAVERSE TABLES

Walnut Ridge

4/25/1994M
5/16/-P.L.

A-130

ClayCounty, Missouri Land Survey Document
ClayGov.com