Clay County, Missouri
Land Survey Document

THOMSON TITLE CORP.
WESTOWNE 1
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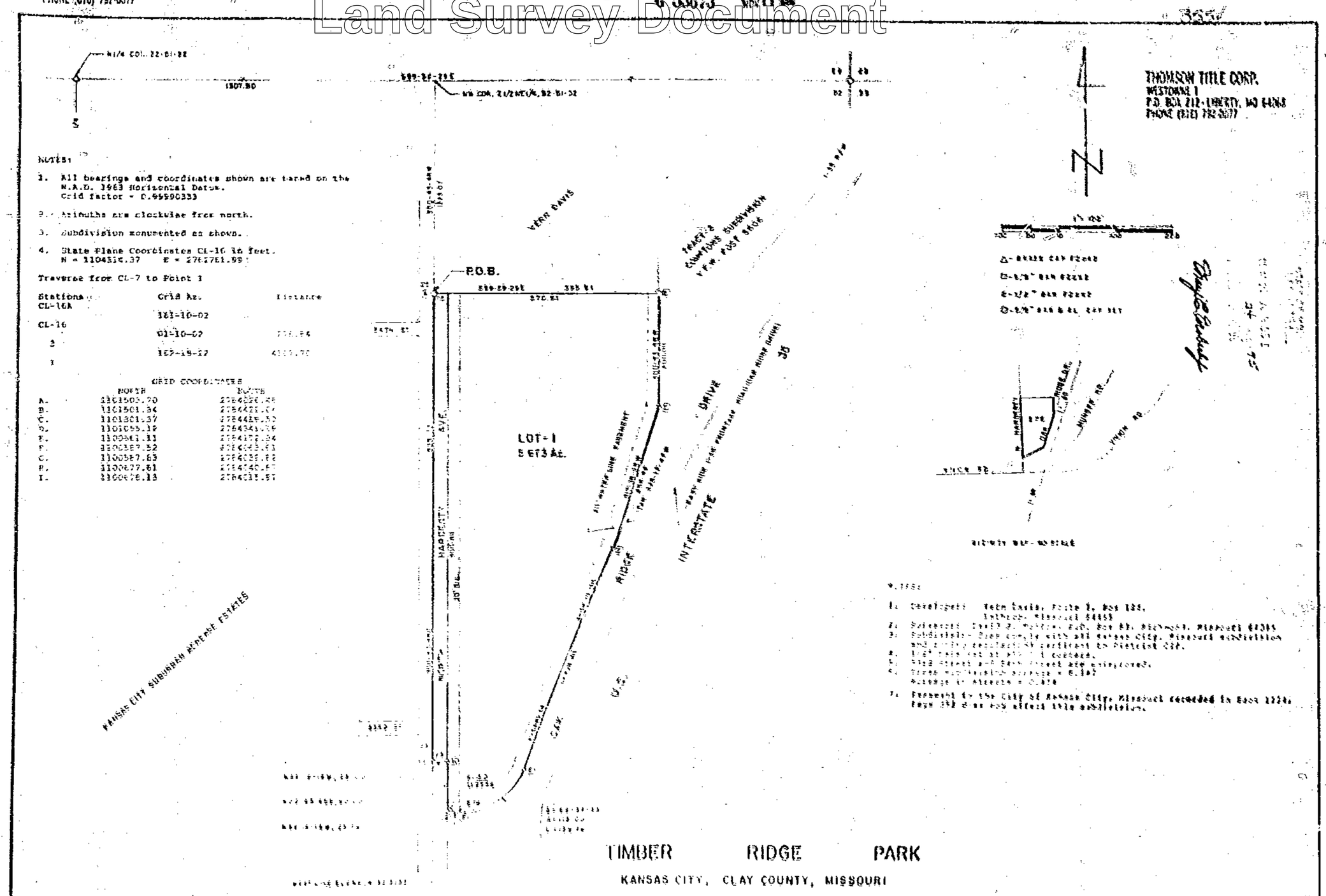
G 53073



NOTES:

1. All bearings and coordinates shown are based on the N.A.D. 1983 Horizontal Datum.
   Grid factor = 0.99990333
2. Azimuths are clockwise from north.
3. Subdivision monumented as shown.
4. State Plane Coordinates CL-16 in feet.
   N = 1104316.37 E = 2767761.99

Traverse from CL-7 to Point 1

Stations	Grid Az.	Distance
CL-16A		
	183-10-02	
CL-16		
	01-10-02	[illegible]
3		
	189-18-22	[illegible]
1		

GRID COORDINATES

	NORTH	EAST
A.	1101503.90	2764556.25
B.	1101501.36	2764421.04
C.	1101301.39	2764489.50
D.	1101055.19	2764343.59
E.	1100861.31	2764172.04
F.	1100387.52	2764043.61
G.	1100587.63	2764035.82
H.	1100677.81	2764040.67
I.	1100678.13	2764035.87

Developer: Vern Davis, Route 1, Box 185, Lathrop, Missouri 64465

Surveyor: David J. Monroe, P.O. Box 83, Richmond, Missouri 64085

Subdivision lies within the City of Kansas City, Missouri subdivision and zoning regulations pertinent to Platted City.

1/2" rebar set at all lot corners.

Stub streets and dead ends are anticipated.

Gross subdivision acreage = 6.147
Acreage in streets = 0.474

Proposed to the City of Kansas City, Missouri recorded in Book 1224, Page 152 does not affect this subdivision.

TIMBER RIDGE PARK

KANSAS CITY, CLAY COUNTY, MISSOURI

DESCRIPTION

That portion of the E½ of the NE¼ of Section 32, T51N, R31W of the 5th P.M., Kansas City, Clay County, Missouri described as follows: Beginning at a point on the West line of said E½NE¼ that is S02-49-46W, 1213.07 feet from the NW corner thereof; thence S89-26-29E, 395.81 feet to the West line of Block 3 of "Claytons Subdivision"; thence S02-49-46W, 210.00 feet along the West line of said "Claytons Subdivision" also being the East line of the West 395.81 feet of said E½NE¼ to a point on the Westerly Right of Way line of Interstate 35; thence S17-39-25W, 250.42 feet along said Westerly R.O.W. line to a point of curvature; thence Southwesterly along said Westerly R.O.W. line on a curve to the left having a radius of 5617.58 feet with a tangent bearing of S15-17-41W and an arc length of 415.03 feet to a point of reverse curvature; thence Southwesterly continuing along said Westerly R.O.W. line on a curve to the right having a radius of 135.00 feet, tangent to the last described course, having an arc length of 139.76 feet; thence N89-16-14W, 23.79 feet continuing along said Westerly R.O.W. line to a point 25.00 feet East of the West line of said E½NE¼ as measured at right angles to said West line; thence N00-49-46E, and parallel with said West line of the E½NE¼, 675 feet; thence N89-16-14W, 25.00 feet to a point on said West line of the E½NE¼; thence N00-49-46E, 529.72 feet to the point of beginning. Said portion contains 6.147 acres.

DEDICATION:
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as TIMBER RIDGE PARK. The streets shown on this plat and not heretofore previously dedicated to public use are hereby so dedicated. The 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.

EASEMENT DEDICATION:
An easement is hereby granted to Kansas City, Missouri to locate, construct, operate and maintain facilities including, but not limited to water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and 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 will be kept free from buildings and any other obstructions which will interfere with agents and employees of Kansas City, Missouri going upon said easements 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 either the Director of Public Works or the Director of the Water Department, where applicable.

RIGHT OF ENTRANCE:
The right of entrance and egress in travel along any street or drive withing the boundaries of the property is hereby granted to Kansas City, Missouri for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

IN TESTIMONY WHEREOF: Vernon A. Davis and Charlene Davis, husband and wife, have subscribed their names this 20th day of October, 1989.

Vernon A. Davis Charlene Davis

STATE OF MISSOURI)
COUNTY OF CLINTON)

On this 20th day of October, in the year 1989, before me a Notary Public in and for said State, personally appeared Vernon A. Davis and Charlene Davis, husband and wife, known to me to be the persons who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: [illegible]

Joe Trotter
Print Name: Joe Trotter
Notary Public in and for said county and state.

RECOMMENDED STREET GRADE ELEVATIONS ON NORTH HARDESTY AVENUE

DISTANCE NORTH OF SOUTH LINE OF OAK RIDGE DRIVE	ELEVATIONS	DESCRIPTION
0	224.05	POT
75 feet north	221.55	PI - 75' VCT
150 feet north	214.33	POT
195 feet north	210.95	POT
235 feet north	206.75	PI - 50' VCT
285 feet north	203.65	POT
335 feet north	201.15	
430 feet north	196.40	POT
505 feet north	192.65	PI - 75' VCT
580 feet north	183.64	POT
655 feet north	175.03	
730 feet north	169.78	POT
775 feet north	166.63	
875 feet north	159.63	

CITY PLAN COMMISSION

Approved: [illegible]
Chairman
Director - Public Works
Secretary - Richard E. Duncan

PUBLIC WORKS DEPARTMENT

Approved: 11-14-89
Charles C. Dodge
City Engineer - Circle of Control

Approved: November 14, 1989
Director - Office of Entryway

Entry No: 890685

COUNCIL

This is to certify that the within plat was submitted to and approved by the council of Kansas City, Missouri by Ordinance No. 64785 duly authenticated as passed this 2nd day of November, 1989.

Mayor - Richard L. Berkley City Clerk - Catherine E. Rochs

RECOMMENDED STREET GRADE ELEVATIONS ON OAK RIDGE DRIVE

DISTANCE NE OF EAST LINE ON NORTH HARDESTY AVENUE	ELEVATION	DESCRIPTION
-25 feet east	224.88	
0	224.15	
55 feet east	223.00	PI - 60' VCT
135 feet east	215.45	POT
250 feet east	204.59	POT
275 feet east	202.23	PI - 25' VCT
300 feet east	199.67	POT
425 feet east	186.89	POT
475 feet east	181.77	PI - 50' VCT
525 feet east	178.22	POT
605 feet east	172.55	POT
655 feet east	169.00	PI - 50' VCT
705 feet east	167.00	POT
810 feet east	162.80	POT
835 feet east	161.80	PI - 25' VCT
850 feet east	161.19	POT
925 feet east	159.61	

SURVEYOR'S CERTIFICATION

I hereby certify that this plan, plat, map, survey or report was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and the boundary survey it does I does not C meet or exceed the current Missouri minimum standards for property boundary surveys. 10 CSR 30-2.010

Date: 8-31-1989 Signed: David J. Monroe
David J. Monroe MO REG. NO. 1433

M & M LAND SURVEYING SERVICE, INC.
70 SOUTH COLLEGE ST
PO BOX 83, RICHMOND, MO 64085
OFFICE 816/776-6343 HOME 816/296-4575

SURVEYOR: VERN DAVIS
LATHROP, MO.

8-31-1989	89-80	1" = 100'	DM	89-2009-1

http://www.ClayCoGov.com