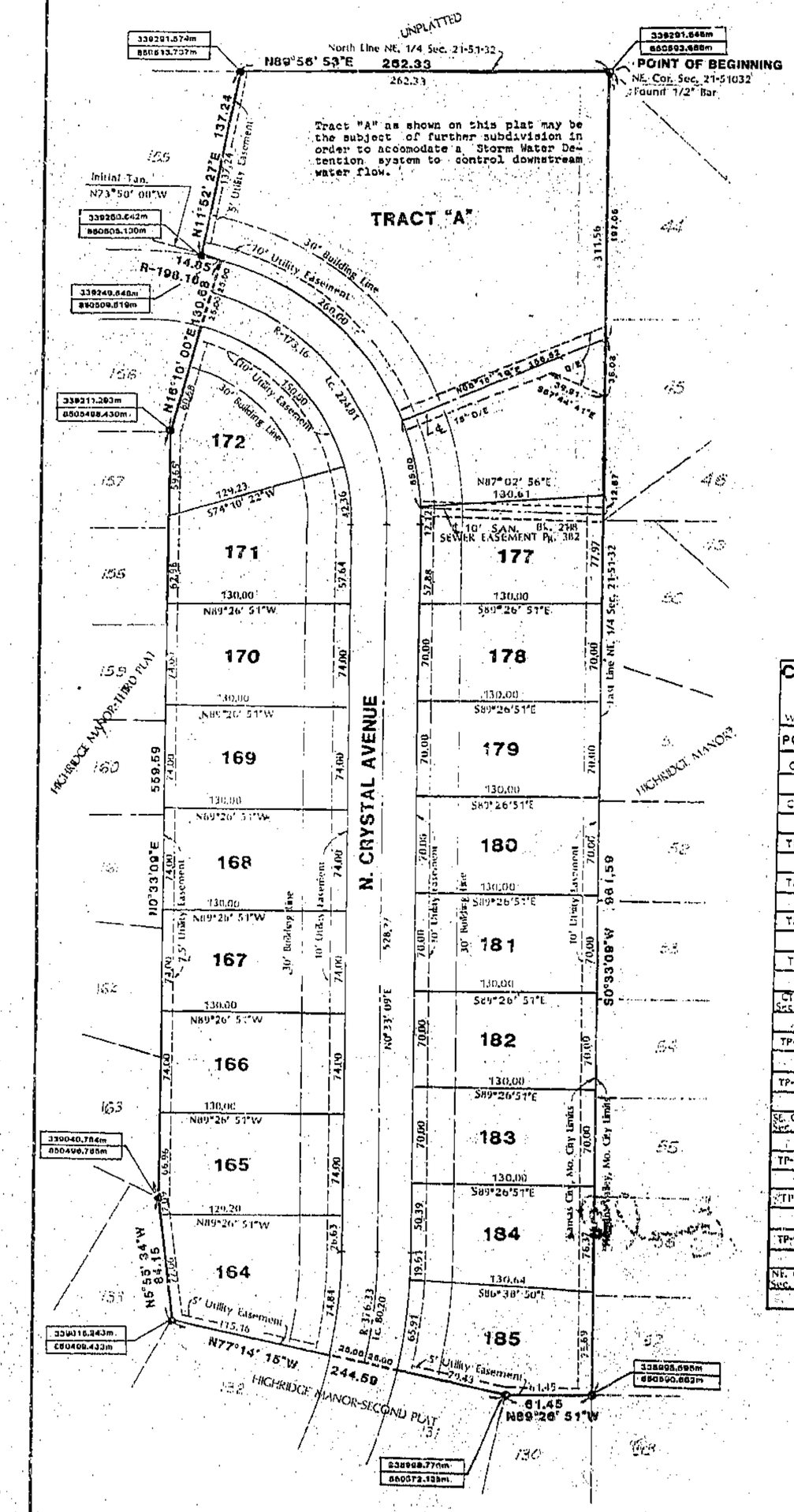
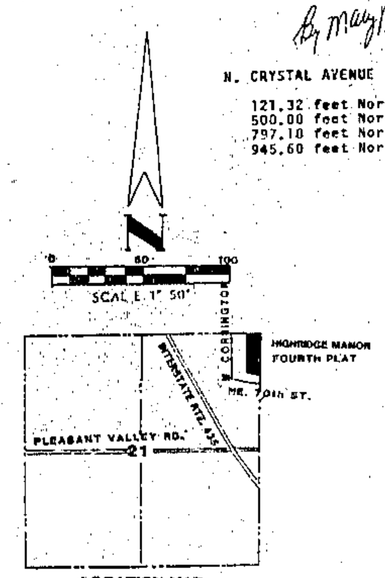
Clay County, Missouri
Land Survey Document

L 80253

HIGHRIDGE MANOR - FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI





LOCATION MAP
SEC.21, T51N, R32W

● Denotes 5/8" Bar & Alum. Cap to be set after construction

STREET GRADES

		ELEV.	VCT
N. CRYSTAL AVENUE			
121.32 feet North of North line NE. 70th St.		101.09	
500.00 feet North of North line NE. 70th St.	PVI	120.02	150'
797.10 feet North of North line NE. 70th St.	PVI	102.00	125'
945.60 feet North of North line NE. 70th St.		111.48	

CONTROL TRAVERSE AND COORDINATE TABLE

KANSAS CITY METRO COORDINATE SYSTEM OF 1983
NOTE: GRID DISTANCES & COORDINATES ARE IN METERS

WEST ZONE — GRID FACTOR 0.9996030

POINT NO.	GRID BEARING	GRID DISTANCE	NORTH (Y) COORDINATE	EAST (X) COORDINATE
CL-05A				
	S28°01' 13"E			
CL-05			347742.729	849609.173
	S2°33' 28"W	1295.162		
TP-1			340448.543	849558.904
	S27°34' 51"E	1166.708		
TP-2			339474.422	850099.091
	S64°07' 27"W	277.896		
TP-3			339293.142	849849.056
	S6°06' 51"W	396.754		
TP-4			338696.189	849947.866
	S17°25' 40"W	211.282		
CTR. Sec. 21-51-32			338494.807	849864.287
	N24°19' 03"E	195.566		
TP-5			338673.762	849864.808
	S70°14' 50"E	614.452		
TP-6			338465.502	850433.106
	N79°47' 49"E	145.159		
SE. Cor. NE.1/4 Sec. 21-51-32			338491.215	850585.569
	N3°57 09"E	453.547		
TP-7			338942.317	850633.003
	N8°30' 34"E	156.877		
TP-8			339097.426	850656.488
	N16°55' 61"W	203.369		
TP-9			339287.919	850591.205
	N33°40' 28"E	4.473		
NE. Cor. Sec. 21-51-32			339291.646	850593.688

SEE BOOK 2350 PAGE 745

DESCRIPTION:

This is a subdivision of all that part of the Northeast Quarter of Section 21, Township 51 North, Range 32 West, Kansas City, Clay County, Missouri, described as follows: Beginning at the Northeast corner of said Section 21; thence South 0°33' 09" West, along the East line of the Northeast Quarter of said Section 21, a distance of 961.59 feet to the Northeast corner of Lot 130 HIGHRIDGE MANOR-SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 89°26'51" West along the North line of said Lot 130, a distance of 61.45 feet to the Northwest corner of said Lot 130; thence North 77°14'15" West along the Northerly line of Lots 131 and 132 of said HIGHRIDGE MANOR-SECOND PLAT, a distance of 244.59 feet to the Northwesterly corner of said Lot 132; thence North 6°55'34" West along the Easterly line of Lot 133 of said HIGHRIDGE MANOR-SECOND PLAT, a distance of 84.15 feet to the Northeasterly corner of said Lot 133; thence North 0°33'09" East along the East line of lots 157 thru 163, both inclusive, HIGHRIDGE MANOR-THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 559.59 feet to the Northeast corner of said Lot 157; thence North 16°10'00" East along the Easterly line of Lot 156 of said HIGHRIDGE MANOR-THIRD PLAT and the Northerly prolongation thereof, a distance of 130.68 feet to a point on the Northerly line of North Crystal Avenue; thence Westerly along the Northerly line of North Crystal Avenue and along a curve to the left, the initial tangent having a bearing of North 73°50'00" West, having a radius of 198.16 feet an arc distance of 14.85 feet to the southeasterly corner of Lot 155 of said HIGHRIDGE MANOR-THIRD PLAT; thence North 11°52'27" East along the Easterly line of said Lot 155, a distance of 137.24 feet to the Northeasterly corner of said Lot 155; thence North 89°56'53" East along the North line of the Northeast Quarter of said Section 21, a distance of 262.33 feet to the Point of Beginning.

The above described tract of land contains 6.511 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described above 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 "HIGHRIDGE MANOR - FOURTH PLAT."

EASEMENTS: An easement is hereby granted to 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 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 or thereover any structure (except driveways paved roads, 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 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.

PARKLAND: The developers elect to pay the City of Kansas City Missouri a sum of One Thousand Eight Hundred Twenty Three Dollars and Fourty Four Cents ($1823.44) in lieu of required park land dedication for Twenty Two single family units pursuant to Section 31.32 Code of General Ordinances as amended.

IN TESTIMONY WHEREOF: Highridge Manor, L.P. has caused these presents to be signed by its Partner, this 7th day of June 1993.

HIGHRIDGE MANOR, L.P.

Michael D. Pursell
Michael D. Pursell, Partner

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

On this 7th day of June, 1993 before me appeared Michael D. Pursell, to me personally known, who being duly sworn did say that he is a partner of Highridge Manor, L.P. and that said instrument was signed in behalf of said Partnership and that said Michael D. Pursell acknowledged said instrument to be the free act and deed of said Partnership.
IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial Seal at my office in Clay County, Missouri, the day and year last above written.

My Commission Expires: August 14 1994

Nancy J. Brown
Notary Public

CITY PLAN COMMISSION

APPROVED:

Chairman: Robert Burkhart

Secretary: Virginia L. Walsh

PUBLIC WORKS

APPROVED: 6-18-93

City Engineer: Burnie Gunter

APPROVED: 6/21/93

Director of Public Works: George Satterlee

ENTRY NO. 030367

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. 930715 duly authenticated as passed this 13th day of July, 1993.

Mayor: Emanuel Cleaver II

City Clerk: Catherine T. Hocha

I hereby certify that the plat of HIGHRIDGE MANOR-FOURTH 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.

Date: June 7, 1993

Harold L. Rutherford, LS-236

7/5/93 9:31 Plat Cab D

LOGAN & ASSOCIATES
100 N. CHURCH ROAD
LIBERTY, MISSOURI 64068
781-7626

http://www.ClayGov.com