Clay County, Missouri
Land Survey Document

HIGHRIDGE MANOR - FIFTH PLAT

A SUBDIVISION IN KANSAS CITY , CLAY COUNTY , MISSOURI

DESCRIPTION:

This is a subdivision and resurvey of TRACT "A", HIGHRIDGE MANOR - FOURTH PLAT, a subdivision of land in the Northeast Quarter of Section 21, Township 51, Range 32 and part of the Southeast Quarter of Section 16, Township 51, Range 32, all being in Kansas City, Clay County, Missouri, all of which is more particularly described as follows: Beginning at the Northeast corner of said TRACT "A", said point being the Northeast corner of said Section 21; thence South 0 33'09" West along the East line of said TRACT "A" and the East line of the Northeast Quarter of said Section 21, a distance of 311.56 feet to the Southeast corner of said TRACT "A"; thence South 87 07'56" West along the South line of said TRACT "A", a distance of 130.61 feet to a point on the Easterly line of North Crystal Avenue; thence Northerly and Westerly along the Easterly line of North Crystal Avenue and along a curve to the left, the initial tangent having a bearing of North 2 57'04" West, having a radius of 198.16 feet, an arc distance of 260.00 feet to the Southeasterly corner of Lot 155, HIGHRIDGE MANOR - THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 11 52'27" East along the Easterly line of said Lot 155, a distance of 137.23 feet to the Northeasterly corner of said Lot 155; thence South 89 58'55" West along the North line of said HIGHRIDGE MANOR - THIRD PLAT and the North line of the Northeast Quarter of said Section 21, a distance of 227.69 feet to the Northeast corner of lot 153 of said HIGHRIDGE MANOR - THIRD PLAT; thence North 0 33'09" East, a distance of 310.27 feet; thence North 84 26'51" West, a distance of 95.00 feet, thence North 26 17'46" West, a distance of 124.59 feet; thence North 43 48'19" West, a distance of 56.47 feet, thence North 56 00'59" West, a distance of 112.56 feet; thence North 39 43'21" West, a distance of 381.48 feet, thence Southwesterly along a curve to the right, the initial tangent having a bearing of South 41 00'25" West, having a radius of 2009.86 feet, an arc distance of 281.50 feet, thence South 59 01'54" West, a distance of 22.80 feet to a point on the east line of the right-of-way of Interstate Route 435; thence North 40 58'06" West along said Easterly right-of-way line, a distance of 100.00 feet; thence North 43 01'54" East, a distance of 22.80 feet; thence Northwesterly along a curve to the left, having the last described course as a tangent, having a radius of 1909.86 feet, an arc distance of 590.58 feet, thence South 56 41'09" East, a distance of 225.00 feet, thence South 23 44'47" East, a distance of 212.26 feet; thence South 34 00'34" East, a distance of 62.25 feet, thence South 20 51'44" West, a distance of 62.93 feet, thence South 67 25'52" East, a distance of 187.50 feet, thence Southwesterly along a curve to the right, the initial tangent having a bearing of South 22 34'08" West, having a radius of 353.50 feet; an arc distance of 47.59 feet, thence South 59 43'03" East, a distance of 164.86 feet; thence North 67 43'16" East, a distance of 19.03 feet; thence South 0 07'36" West, a distance of 94.01 feet; thence South 89 52'24" East, a distance of 125.93 feet, thence North 0 07'36" East, a distance of 4.00 feet, thence south 89 52'24" East, a distance of 160.00 feet to a point on the East line of the Southeast Quarter of said Section 16, thence South 0 07'36" West along the East line of the Southeast Quarter of said Section 16, a distance of 439.47 feet to the point of Beginning.

The above described Tract of land contains 13.18 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 - FIFTH PLAT."

EASEMENTS : An easement is hereby granted to Kansas City, Missouri for the Purpose of locating, operating, and maintaining facilities for water, gas, electric, 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 as 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 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 easements and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase 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 for the Director of Water and Pollution control as to water main easements.

STREETS : Streets shown on this plat and not previously 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 Three Thousand Thirty nine Dollars ($3039.00) in lieu of required parkland dedication for Thirty single family units pursuant to Section 31.32 Code of General Ordinances as amended.

TRACT HA-1 is reserved for the installation and construction of a storm water detention basin which will be maintained by the Highridge Manor Home Owners Association. In accordance with the covenants, conditions, and restrictions recorded simultaneously herewith.

TRACT HA-2 AND HA-3 are reserved for the installation and construction of subdivision monumentation which will be maintained by the Highridge Manor Home owners Association. In accordance with the covenants, conditions, and restrictions recorded simultaneously herewith.

IN TESTIMONY WHEREOF, Highridge Manor, L.P. has caused these presents to be signed by its Partner, this 14 day of April, 1994.

HIGHRIDGE MANOR, L.P.

Michael D. Pursell, Partner

STATE OF MISSOURI)
) ss
COUNTY OF CLAY)

On this 14th day of April, 1994, before me appeared Michael Pursell, to me personally known, who being by me 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

Notary Public

CITY PLAN COMMISSION

APPROVED

CHAIRMAN Walter E. Kelly

ASST. SECRETARY Virginia L. Wash

PUBLIC WORKS

APPROVED 5/2/94

ACTING CITY ENGINEER

APPROVED

DIRECTOR OF PUBLIC WORKS George E. Wolf Jr.

ENTRY NO. 9402176

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. 940244 duly authenticated as passed this 28 day of April, 1994.

MAYOR Emanuel Cleaver II

CITY CLERK Catherine E. Rocha

I hereby certify that; the plat of HIGHRIDGE MANOR - FIFTH 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, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. 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 belief.

Date: 4/14/94

Harold L. Rutherford, LS-294

RUTHERFORD & ASSOCIATES
6947 Woodson
Overland Park, Kans. 66204
442-9067 or 261-0626

SHEET 2 OF 2

http://www.ClayCoGov.com