Clay County, Missouri
Land Survey Document

PARK RIDGE–THIRD PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
(Sheet 2 of 2)

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
CL-10			341823.056	842837.930
200 TP-1	S85°44'47"E	439.709	341790.442	843276.428
201 SW Cor. NE 1/4 Sec. 11	N86°04'25"E	171.622	341802.194	843447.647
202 SW Cor. SE 1/4 Sec. 2	N0°40'43"E	806.225	342608.363	843457.196
203 SW Cor. NE 1/4 Sec. 2	N0°31'05"E	799.005	343407.335	843464.419
204 SW Cor. N 1/2 NE 1/4 Sec. 2	N0°09'08"E	376.265	343783.589	843465.415
220	S89°35'31"E	208.277	343782.116	843673.690
221 T.P.O.B.	N0°09'08"E	238.169	344020.284	843674.324
222	S89°50'52"E	93.335	344020.035	843767.659
223	S31°37'25"E	24.062	343999.546	843780.275
224	S36°59'16"E	22.456	343981.607	843793.787
225	S45°58'05"E	48.852	343947.852	843828.910
226	S35°40'54"E	15.238	343935.275	843837.788
227 R.P.	S35°40'54"E	144.766	343817.686	843922.237
228	N29°52'46"W	144.760	343943.200	843850.118
229 R.P.	N29°52'46"W	152.365	344075.338	843774.203
230	S32°29'19"E	152.365	343945.601	843856.054
231	S32°29'19"E	42.016	343911.361	843879.822
232	S40°41'38"W	10.561	343903.353	843871.736
233	S59°30'21"E	77.667	343863.941	843938.660
234	S0°24'29"W	83.710	343790.233	843938.064
220	N89°35'31"W	254.380	343782.116	843673.690

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .9998981. COORDINATES ARE IN METERS.

STREET GRADES

	GRADE POINT	ELEV.	V.C.T.
	N.E. 94th Court		
311.56	Feet Northwest of the Centerline of N. Kenwood Avenue (Center of Cul-de-Sac)	279.91	—
231.02	Feet Northwest of the Centerline of N. Kenwood Avenue	278.30	30.00'
	Centerline of N. Kenwood Avenue	283.10	
	N. Kenwood Avenue		
507.74	Feet South of the Centerline of N.E. 94th Court (South Plat Line)	279.43	—
152.70	Feet South of the Centerline of N.E. 94th Court	284.65	100.00'
130.30	Feet North of the Centerline of N.E. 94th Court	282.82	38.45'
177.00	Feet North of the Centerline of N.E. 94th Court (North Plat Line)	277.22	—
	N.E. 94th Terrace		
	Centerline of N. Kenwood Avenue	282.50	—
14.00	Feet East of the Centerline of N. Kenwood Avenue	282.21	—
210.00	Feet East of the Centerline of N. Kenwood Avenue	280.08	65.00'
485.84	Feet East of the Centerline of N. Kenwood Avenue	260.50	37.00'
522.84	Feet East of the Centerline of N. Kenwood Avenue	259.02	—
	N. Kenwood Avenue (Cul-de-Sac)		
59.90	Feet West of the Centerline of N. Kenwood Avenue (Center of Cul-de-Sac)	283.13	—
14.00	Feet West of the Centerline of N. Kenwood Avenue	282.21	—
	Centerline of N. Kenwood Avenue	282.50	—

LEGAL DESCRIPTION:

A subdivision of land in the North One Half of the Northeast Quarter of Section 2, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest Corner of the Northeast Quarter of said Section 2; thence South 89°27'51" East, along the North line of said Northeast Quarter, 683.40 feet; thence South 0°09'08" West, 451.80 feet to the Southwest Corner of PARK RIDGE - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, said point being the True Point of Beginning of the tract to be herein described; thence South 89°50'52" East, along the Southerly line of said PARK RIDGE - FIRST PLAT, 306.25 feet; thence South 31°37'25" East, along said Southerly line, 78.95 feet; thence South 36°59'16" East, along said Southerly line, 73.69 feet; thence South 45°58'05" East, along said Southerly line, 160.29 feet to a point on the North line of N. Kenwood Avenue, as now established; thence South 35°40'54" East, 50.00 feet, to a point on the South line of said N. Kenwood Avenue; thence Northeasterly along said South line, on a curve to the right, having an initial tangent bearing of North 54°19'06" East, having a radius of 475.00 feet, an arc distance of 48.10 feet; thence Northeasterly along said South line, on a curve to the left, having a common tangent with the last described course, having a radius of 500.00 feet, an arc distance of 22.77 feet; thence South 32°29'19" East along the Southerly line of said PARK RIDGE FIRST PLAT, 137.86 feet; thence South 40°41'38" West, along said Southerly line, 34.65 feet; thence South 59°30'21" East, along said Southerly line, 254.84 feet to the Northwest Corner of PARK RIDGE - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 0°24'29" West, along the West line of said PARK RIDGE - SECOND PLAT, 274.67 feet to a point on the South line of the North One Half of said Northeast Quarter; thence North 89°35'31" West, along said South line, 667.48 feet to the Southeast corner of KANNE PARK, a subdivision of land in Kansas City, Clay County, Missouri; thence North 0°09'08" East along the East line of said KANNE PARK, 781.47 feet to the True Point of Beginning. Containing 11.91 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land 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:

PARK RIDGE - THIRD 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 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 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 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 Services as to water main easements.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

PARK LAND DEDICATION: The Developer elects to pay the City of Kansas City, Missouri, the sum of Five Thousand One Hundred Sixty Four & 18/100ths Dollars ($5,164.18) in lieu of required park land dedication for thirty-seven (37) single-family units, pursuant to Section 66.129, Code of Ordinances, as amended.

IN WITNESS WHEREOF: PARK RIDGE PLACE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 16th day of October, 1995.

PARK RIDGE PLACE DEVELOPMENT, INC.

David Barth, Vice President — John Barth, Secretary

NO SEAL

STATE OF MISSOURI)
) SS:
COUNTY OF Platte)

Be it remembered that on this 16th day of October, 1995, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came David Barth and John Barth, to me personally known, who being by me duly sworn, did say that they are Vice President and Secretary, respectively of PARK RIDGE PLACE DEVELOPMENT, INC., and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said David Barth and John Barth acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: [notary stamp] — Nancy L. Kitzler, Notary Public

CITY PLAN COMMISSION

Approved: _______

Chairman - Whitney E. Kerr, Sr.

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved: _______

City Engineer - Charles E. Oakley

Approved: _______

Director - George E. Wolf

950704
Entry Number

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance Number 951594 duly authenticated as passed this 7 day of December 1995.

Mayor - Emanuel Cleaver, II

CITY CLERK
City Clerk - Catherine T. Rocha

This plat and survey of PARK RIDGE - THIRD PLAT were executed by John F. Linjen & Associates, 5577 NW Barry Road, Kansas City, Missouri 64154.

I HEREBY CERTIFY: that the plat of PARK RIDGE - THIRD 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

11-9-95
Date

Signed: _______
W. James Schoene, RLS #1989

http://www.ClayCoGov.com