

Clay County, Missouri Land Survey Document

HIGHRIDGE MANOR 8TH PLAT A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

DESCRIPTION: A tract of land lying in the Southeast Quarter of Section 16, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 16; thence North 0° 07' 36" East, a distance of 439.47 feet along the East line of said Southeast Quarter of said Section 16 to the Northeast corner of Lot 324 Highridge Manor 5th Plat, a subdivision in Kansas City, Clay County, Missouri; said point being the true point of beginning; thence Northwest along the Northeast boundary of said Highridge Manor 5th Plat the following courses: North 89° 52' 24" West, a distance of 180.00 feet to a point on the west right-of-way of N. Eastern Ave.; thence South 0° 07' 36" West along the West right-of-way of said N. Eastern Ave., a distance of 4.00 feet; thence North 89° 52' 24" West, a distance of 125.53 feet; thence North 0° 07' 36" East, a distance of 94.01 feet; thence South 67° 43' 08" West, a distance of 10.03 feet; thence North 59° 43' 03" West, a distance of 164.86 feet to a point on the East right-of-way of N.E. 73rd Terrace; thence Northwest along the East right-of-way of said N.E. 73rd Terrace along a curve to the left, having an initial tangent bearing of North 30° 16' 57" East, a radius of 353.50 feet, an arc distance of 47.59 feet; thence North 67° 25' 52" West, a distance of 187.50 feet; thence North 20° 51' 44" East, a distance of 62.93 feet; thence North 34° 00' 34" West, a distance of 62.25 feet; thence North 23° 44' 47" West, a distance of 212.26 feet; thence North 58° 41' 09" West, a distance of 125.00 feet to the Northwest corner of Lot 334 of said Highridge Manor 5th Plat; said point also being on the Eastern right-of-way of N.E. Shoal Creek Parkway; thence Northeast along the Eastern right-of-way of said N.E. Shoal Creek Parkway the following courses: Northwest along a curve to the left, having an initial tangent bearing of North 31° 18' 52" East, a radius of 2009.86 feet, an arc distance of 217.95 feet; thence North 25° 06' 03" East, a distance of 486.41 feet to a point on the East right-of-way of N.E. Shoal Creek Parkway; thence Northeast along a curve to the right, having a common tangent to the last described course, a radius of 25.00 feet, an arc distance of 39.10 feet to a point on the Southern right-of-way of N.E. 74th Terrace; thence Southeast along the Southern right-of-way of said N.E. 74th Terrace the following courses: Southeast along a curve to the left, having a common tangent with the last described course, a radius of 1195.32 feet, an arc distance of 325.30 feet; thence Southeast along a curve to the left, having a common tangent with the last described course, a radius of 600.00 feet, an arc distance of 95.87 feet; thence North 89° 57' 55" East, a distance of 68.55 feet to the East line of said Southeast Quarter of said Section 16; thence South 0° 07' 36" West, a distance of 1196.91 feet to the true point of beginning.

The above described tract of land contains 17.19 acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described on sheet 1 of 2 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 - EIGHTH PLAT".

EASEMENTS: An easement is hereby granted to Kansas City, Missouri for the Purpose of locating, operating, and maintaining facilities for water, gas, electricity, sewerage, 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, 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 thereon, or any structure (except driveways and 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 decrease each 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: 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, sum of Five Thousand Five Hundred and Three Dollars and No Cents (\$5,503.00) in lieu of required parkland dedication for Fifty-Five single family units pursuant to Section 66.128 Code of General Ordinances as amended.

TRACT HA-1 AND HA-2 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, Pursell Holdings L.L.C. has caused these presents to be signed by its Member, the 30th day of October, 1996.

Michael D. Pursell
Michael D. Pursell, Member

STATE OF MISSOURI
COUNTY OF CLAY)
(s)

On this 30th day of October, 1996, before me appeared Michael Pursell, to me personally known, who being by me duly sworn did say that he is a Member of Pursell Holdings L.L.C. and that said instrument was signed in behalf of said Company and that said Michael D. Pursell acknowledged said instrument to be the free act and deed of said Company.

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: 8-14-98
CITY PLAN COMMISSION
PUBLIC WORKS

APPROVED: *[Signature]*
CITY ENGINEER: *[Signature]*
Charles E. Owsley

ASST. SECRETARY: *[Signature]*
Virginia L. Walsh

DIRECTOR OF PUBLIC WORKS
By: *[Signature]*
George E. Wolf, Jr.
City Director

ENTRY NO. 96062

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. 21600 duly authenticated as passed this 21 day of October, 1996.

MAYOR: *[Signature]*
Emanuel Cleaver, II
CITY CLERK: Catherine T. Rocha

I hereby certify that the plat of HIGHRIDGE MANOR - EIGHTH 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 plating of subdivisions to the best of my belief.

date: 9-9-96
[Signature]
Bob W. Stevens, RLS-2349



STATE OF MISSOURI
CLAY COUNTY
RECORDED OF DEEDS
MAY 19 1996
A-8-56
33



HIGHRIDGE MANOR 8th PLAT	
Logan & Associates, INC.	
300 N. Church Rd. Suite 100 Liberty, MO 64068 (816) 781-7626 Fax 781-7483	
Job No. 91-256 File: 8TH_2-2.DWG Scale:	Drawn By: <i>[Signature]</i> Date: 6-10-96
Check By: <i>[Signature]</i> Date:	Sheet No. 2 OF 2
SURVEYORS	ENGINEERS
PLANNERS	