Clay County Missouri Land Survey Document

http://www.ClayGov.com

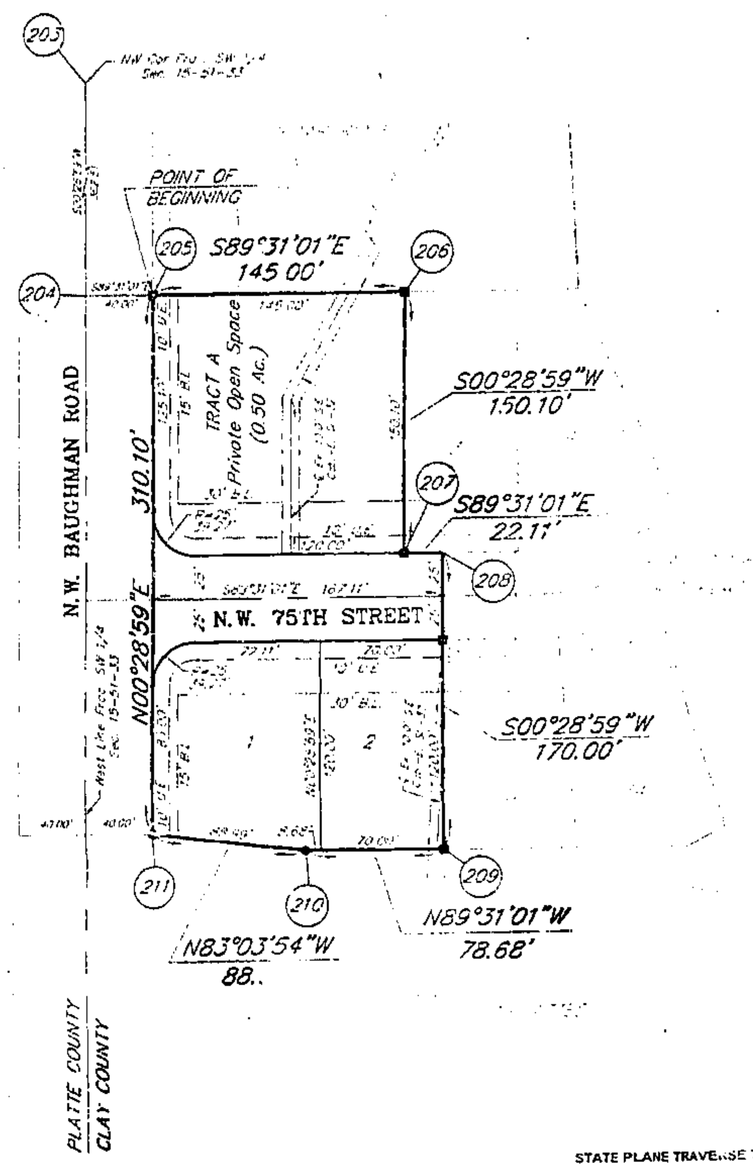
JUN 3 1997

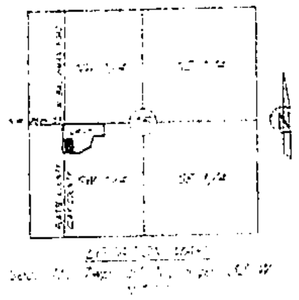
N 44654

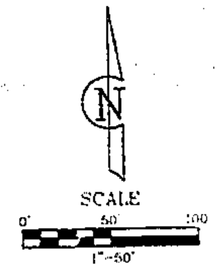
STATE OF MO.
COUNTY
FILED FOR REC'D
97 JUN -3 PM 12:12
RECORDER OF DEEDS

CEDAR RIDGE–SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI







STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
199 PL-20			339562.540	840652.337
200 PL-20A	N01°26'14"W	525.634	340088.008	840639.153
201 TP-1	N55°51'47"E	190.429	340194.872	840756.771
202 TP-2	S88°09'32"E	301.012	340185.201	841097.628
203 NW Cor Frac SW 1/4	N35°36'30"E	182.528	340199.178	841279.621
204	S00°28'59"W	110.574	340088.608	841278.688
205 P.O.B.	S89°31'01"E	12.191	340088.505	841290.879
206	S89°31'01"E	44.192	340088.132	841335.069
207	S00°28'59"W	45.746	340042.388	841334.583
208	S89°31'01"E	6.738	340042.331	841341.421
209	S00°28'59"W	51.811	339990.522	841340.885
210	N89°31'01"W	23.979	339990.724	841317.006
211	N83°03'54"W	27.122	339993.999	841290.082
205 P.O.B.	N00°28'59"E	94.509	340088.505	841290.879

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 0.9998903. COORDINATES ARE IN METERS.

STREET GRADES

Street Grades for NW 75th Street were previously established by Ordinance No. 961179 on September 12, 1996

LEGAL DESCRIPTION:

A replat of Lot 1, Lot 2 and Tract A, CEDAR RIDGE - FIRST PLAT, a subdivision of land in the Fractional Southwest Quarter of Section 15, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Fractional Southwest Quarter; thence South 0°28'59" West, along the West line of said Fractional Southwest Quarter, 352.81 feet; thence South 89°31'01" East, 40.00 feet to a point of the East right-of-way line of NW Baughman Road, as now established, said point being also the Northwest corner of said Lot 1, said point being also the Point of Beginning of the tract to be [illegible] described; thence continuing South 89°31'01" East, along the North line of said Lot 1 and Lot 2, 145.00 feet to the Northeast corner of [illegible]; thence South 0°28'59" West, along the East line of said Lot 2, 150.10 feet to a point on the North right-of-way line of NW 75th Street, as now established; thence South 89°31'01" East, along said North right-of-way line, 22.11 feet; thence South 0°28'59" West, along the East line of said Tract A and its Northerly prolongation, 170.00 feet to the Southeast corner of said Tract A; thence North 89°31'01" West, along the South line of said Tract A, 78.68 feet; thence North 83°03'54" West, along said South line, 88.99 feet to the Southwest corner of said Tract A, said point being also a point on the aforementioned East right-of-way line of NW Baughman Road; thence North 0°28'59" East, along said East right-of-way line, 310.10 feet to the Point of Beginning. Containing 1.14 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

CEDAR RIDGE - SECOND 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.

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

TRACT A: Tract A (0.50 acres) is hereby reserved as Private Open Space and shall be maintained by the Cedar Ridge Homes Association.

NOTE: No Vehicular access shall be made from Lot 1 and Tract A to N.W. Baughman Road.

IN WITNESS WHEREOF: D.S.C., L.L.C., a Missouri Limited Liability Company licensed to do business in the State of Missouri, has caused these presents to be executed this 14th day of April 1997.

Shane M. Danner — Manager

STATE OF MISSOURI }
COUNTY OF Platte } SS

Be it remembered that on this 14th day of April 1997, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Shane M. Danner, to me personally known, who being by me duly sworn, did say that he is Manager of D.S.C., L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said company by the authority of its Board of Directors and that said Shane M. Danner acknowledged said instrument to be the free act and deed of said company.

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

JOHN E. KOST
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires Dec. 20, 2000

Notary Public

My Commission Expires _____

CITY PLAN COMMISSION

Approved _____

Chairman - Whitney E. Kerr, Sr.

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved _____

City Engineer - Charles E. Owsley

By: _____ Deputy Director

Director - George E. Wood, Jr.

970253

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 No. 970253 duly authenticated as passed this 1 day of May, 1997.

CITY CLERK

City Clerk - Catherine T. Rocha

Book 3059 Page 757

This plat and survey of CEDAR RIDGE - SECOND PLAT were executed by John F. Lutjen & Associates, Inc., 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of CEDAR RIDGE - SECOND 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 plotting of subdivisions to the best of my professional knowledge and belief.

4-8-98
Date

Signed: W. James Schowe
W. James Schowe RLS #1959

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers – Land Surveyors – Landscape Architects
5577 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4300 FAX (816) 587-1383

DATE 4-7-97 | JOB No.– 97001 | File Name– CR2-PLAT