RIDGEFIELD—12TH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

Clay County, Missouri
Land Survey Document

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-11			342506.771	846638.525
201	S66°28'10"W	907.584	342143.429	845806.412
202	S53°16'54"W	1046.468	341517.785	844967.578
203	S24°23'48"W	81.136	341443.874	844934.065
204	S08°25'57"E	73.217	341371.452	844944.823
205	S88°08'51"E	58.737	341368.281	845041.127
206 NE Cor NW 1/4	S00°07'35"W	339.890	340968.392	845040.243
207	S00°44'43"W	93.702	340874.597	845039.025
208 TPOB	N89°15'17"W	282.387	340878.370	844756.661
209	S54°07'26"E	85.860	340829.053	844826.232
210	N35°52'34"E	3.570	340831.945	844828.325
211	S54°07'26"E	15.239	340822.015	844840.672
212	S49°00'02"E	93.287	340760.815	844911.077
213	S35°23'08"W	62.731	340709.672	844874.751
214	N88°15'48"W	302.624	340718.843	844572.265
215	N01°44'12"E	38.096	340756.922	844573.420
216	S88°15'48"E	12.148	340756.553	844585.562
217	N01°44'12"E	52.482	340809.011	844587.153
218	S88°15'48"E	126.617	340805.174	844713.711
219	N13°02'52"E	32.315	340836.655	844721.007
220	N35°08'41"E	25.951	340857.875	844735.945
208 TPOB	N45°18'24"E	29.141	340878.370	844756.661

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 0.9998988. COORDINATES ARE IN METERS.

STREET GRADES

	Grade Point	Elevation	V.C.T.
	NE 79TH STREET/ N WOODLAND AVENUE		
480.19	Feet West of the Centerline of N. Wayne Avenue	258.90	
330.19	Feet West of the Centerline of N. Wayne Avenue	257.40	50.00'
30.15	Feet West of the Centerline of N. Wayne Avenue	251.40	100.00'
169.81	Feet East of the Centerline of N. Wayne Avenue	239.40	100.00'
408.06	Feet East of the Centerline of N. Wayne Avenue	235.45	
	N. WAYNE AVENUE		
	Centerline of N. Woodland Avenue	249.10	
29.00	Feet South of the Centerline of N. Woodland Avenue	248.50	15.00'
122.12	Feet South of the Centerline of N. Woodland Avenue	251.49	37.50'
159.62	Feet South of the Centerline of N. Woodland Avenue	250.82	
	N. WOODLAND AVENUE CUL-DE-SAC (N)		
	Centerline of N. Woodland Avenue	240.58	
120.96	Feet North of the Centerline of N. Woodland Avenue (Center of N. Woodland Avenue Cul-de-sac North)	238.06	
	N. WOODLAND AVENUE CUL-DE-SAC (S)		
	Centerline of N. Woodland Avenue	236.75	
50.00	Feet South of the Centerline of N. Woodland Avenue	235.71	25.00'
158.86	Feet South of the Centerline of N. Woodland Avenue (Center of N. Woodland Avenue Cul-de-sac South)	225.93	

LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter of Section 13, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 00°44'43" West along the East line of said Northwest Quarter, 307.45 feet; thence North 89°15'17" West, 926.56 feet to the True Point of Beginning of the tract to be herein described, said point being also a point on the Southeasterly line of RIDGEFIELD 11th PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 54°07'26" East, 281.72 feet; thence North 35°52'34" East, 11.71 feet; thence South 54°07'26" East, 50.00 feet; thence South 49°00'02" East, 306.09 feet; thence South 35°23'08" West, 205.83 feet to a point on the North line of TERRACE GARDENS 8th PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 88°15'48" West along said North line and the North line of TERRACE GARDENS 7th PLAT and TERRACE GARDENS 9th PLAT, both being subdivisions of land in Kansas City, Clay County, Missouri, 992.96 feet to the Southeast corner of Lot 1, Block 8, RIDGEFIELD 4th PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 01°44'12" East, along the East line of said RIDGEFIELD 4th PLAT, 125.00 feet to the Northeast corner of said Lot 1 said point being also a point on the South Right of Way line of NE 79th Street as now established; thence South 88°15'48" East along said South line, 39.86 feet; thence North 01°44'12" East along the East line of said RIDGEFIELD 4th PLAT, 172.20 feet; thence South 88°15'48" East along said Easterly line of RIDGEFIELD 4th PLAT and the Southerly line of said RIDGEFIELD 11th PLAT, 415.45 feet; thence North 13°02'52" East along said Southeasterly line of, 106.03 feet; thence North 35°08'41" East along said Southeasterly line, 85.15 feet; thence North 45°18'24" East along said Southeasterly line, 95.62 feet to the True Point of Beginning. Containing 8.48 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:

RIDGEFIELD 12TH 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: Park land requirements will be deferred to future plats of "RIDGEFIELD".

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IN WITNESS WHEREOF: PETERSON DEVELOPMENT COMPANY, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 14th day of October, 1997.

PETERSON DEVELOPMENT COMPANY, INC.
a Missouri Corporation

Kenneth L. Riedemann, President — Roger H. Segnet, Secretary

STATE OF KANSAS)
) SS
COUNTY OF JOHNSON)

Be it remembered that on this 14th day of October, 1997, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kenneth L. Riedemann and Roger H. Segnet, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively of PETERSON DEVELOPMENT COMPANY, INC., a Missouri Corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Kenneth L. Riedemann and Roger H. Segnet, 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: 7-24-2001 — Notary Public

LAURA M. MAY — My Appt. Exp. 7-24-2001

CITY PLAN COMMISSION

Approved

Chairman - Whitney E. Kerr, Sr.

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved

City Engineer -

Director - George E. Wolf, Jr., P.E.

970827
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 971471 duly authenticated as passed the 16 day of October, 1997.

Mayor - Emanuel Cleaver, II

CITY CLERK
City Clerk - Catherine T. Rocha

This plat and survey of RIDGEFIELD 12TH PLAT were executed by John F. Lutjen & Associates, Inc., 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of RIDGEFIELD 12TH 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.

10-14-97
Date

Signed: W. James Schowe - RLS #1986

CAB E | Pocket 69

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers - Land Surveyors - Landscape Architects
5577 NW BARRY ROAD, KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1393

DATE: 10-14-97 | JOB No. - 96022 | File Name: R12PLAT

http://www.ClayCoGov.com