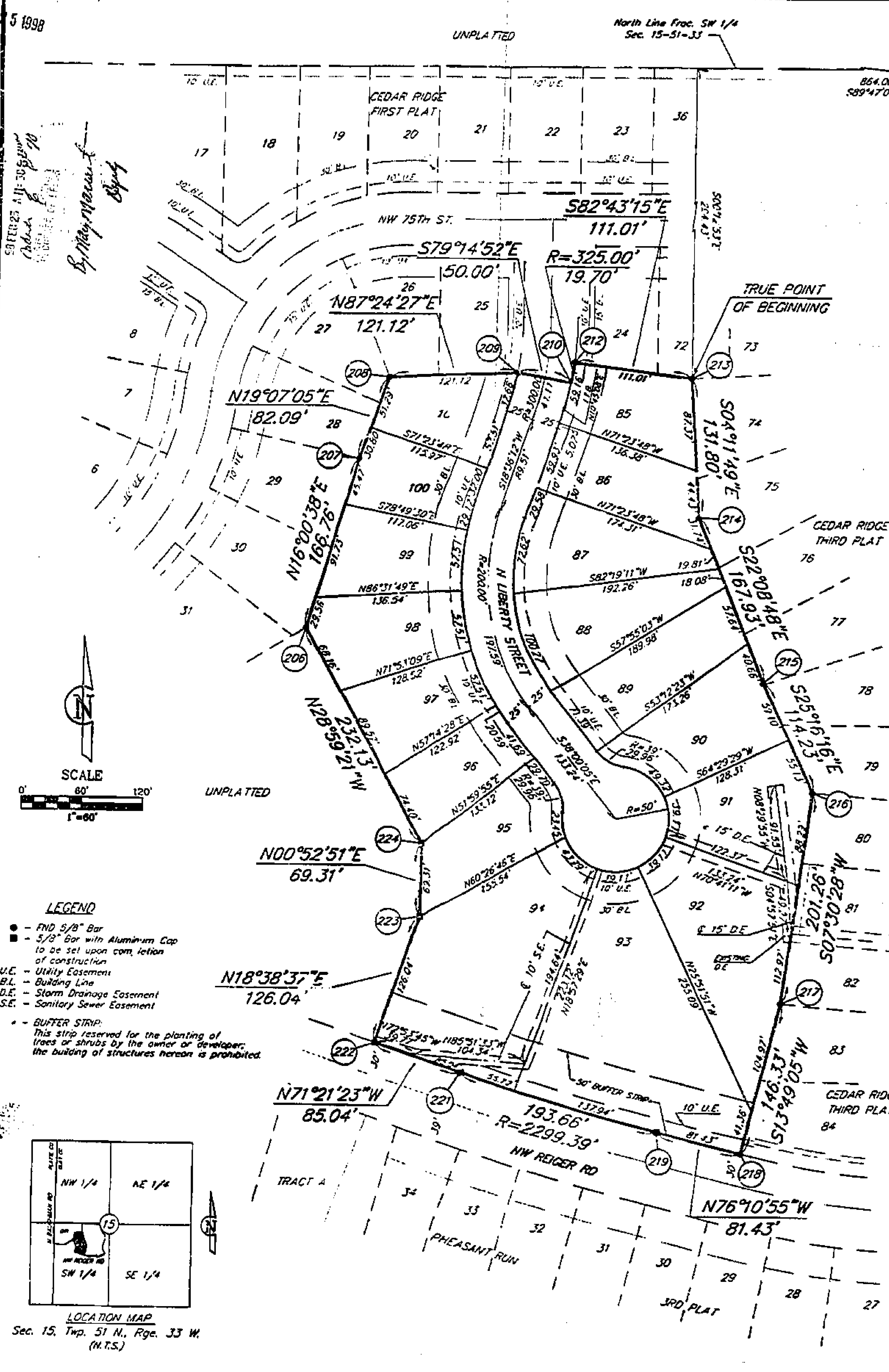
Clay County, Missouri
Land Survey Document

N 78099

5 1998



CEDAR RIDGE—FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

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 Northeast corner of said Fractional Southwest Quarter; thence South 89°47'07" West, along the North line of said Fractional Southwest Quarter, 864.00 feet; thence South 0°12'53" East, 294.43 feet to a point on the Westerly line of CEDAR RIDGE - THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri, said point being also the True Point of Beginning of the tract to be herein described; thence South 04°11'49" East, along said Westerly line, 131.80 feet; thence South 22°08'48" East, along said Westerly line, 167.93 feet; thence South 25°16'16" East, along said Westerly line, 114.23 feet; thence South 07°30'28" West, along said Westerly line, 201.25 feet; thence South 13°49'05" West, along said Westerly line, 146.33 feet to a point on the Northerly line of NW Reiger Road, as now established; thence North 76°10'55" West, along said Northerly line, 81.43 feet; thence Northwesterly, along said Northerly line, on a curve to the right, tangent to the last described course, having a radius of 2299.39 feet, an arc distance of 193.66 feet; thence North 71°21'23" West, along said Northerly line, 85.01 feet; thence North 18°38'37" East, 126.04 feet; thence North 0°52'51" East, 69.31 feet; thence North 28°59'21" West, 232.13 feet to a point on the Easterly line of CEDAR RIDGE - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 16°00'38" East, along said Easterly line, 166.76 feet; thence North 19°07'05" East, along said Easterly line, 82.09 feet; thence North 87°24'27" East, along the Southerly line of CEDAR RIDGE - FIRST PLAT, 121.12 feet to a point on the Westerly line of N. Liberty Street, as now established; thence South 79°14'52" East, along said Southerly line, 50.00 feet to a point on the Easterly line of said N. Liberty Street; thence Northerly, along said Easterly line on a curve to the left, having an initial tangent bearing of North 10°45'08" East, a radius of 325.00 feet, an arc distance of 19.70 feet; thence South 82°43'15" East, along the aforementioned Southerly line of CEDAR RIDGE - FIRST PLAT and its Easterly prolongation, 111.01 feet to the True Point of Beginning. Containing 5.73 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 - FOURTH 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.

PARKLAND DEDICATION: Parkland requirements will be defined to future phases of the HIDDEN LAKES CUP PLAT.

NOTE: No Direct Vehicular Access allowed from Lot 93 and Lot 94 onto NW Reiger Road.

IN WITNESS WHEREOF: DSC, 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 23rd day of July, 1997.

DSC, L.L.C., a Missouri Limited Liability Company

Shane M. Danner, Manager

STATE OF Missouri }
COUNTY OF Platte } SS:

Be it remembered that on this 23rd day of July, 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 DSC, L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said company 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.

STACY L. PALMER

Notary Public

My Commission Expires: ______

CITY PLAN COMMISSION	PUBLIC WORKS	COUNCIL
Approved: Chairman - Whitney E. Kerr, Sr.; Asst. Secretary - Virginia L. Walsh	Approved: City Engineer - Charles E. Oxley, P.E.; By: Deputy Director; Director - George E. Wolf, Jr., P.E.; 970691 Entry Number	This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 970690, duly authenticated as passed the 7 day of ____ 1997. Mayor - Emanuel Cleaver, II; City Clerk - Catherine T. Rocha

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 PL-20			339562.540	840852.337
201 PL-20A	N01°26'14"W	525.634	340088.008	840839.153
202 TP-1	N55°51'47"E	190.429	340194.872	840796.771
203 TP-2	S88°09'32"E	301.012	340185.201	841007.628
204 NE Cor Frac SW 1/4 (Platte Co)	N88°21'51"E	181.993	340190.397	841279.548
205	S0°28'59"W	151.269	340039.133	841273.272
206	S89°31'01"E	184.593	340037.577	841462.858
207	N16°00'38"E	50.824	340086.430	841476.876
208	N19°07'05"E	25.018	340110.068	841485.069
209	N87°24'27"E	36.915	340111.738	841521.946
210	S79°14'52"E	15.238	340108.895	841536.917
211 RP	N79°14'52"W	99.050	340127.374	841439.606
212	S82°43'15"E	99.050	340114.824	841537.858
213 TPOB	S82°43'15"E	33.832	340110.537	841571.417
214	S04°11'49"E	40.168	340070.477	841574.357
215	S22°08'48"E	51.180	340023.072	841593.651
216	S25°16'16"E	34.815	339991.589	841608.514
217	S07°30'28"W	61.339	339930.776	841600.429
218	S13°49'05"W	44.576	339887.471	841589.848
219	N76°10'55"W	24.817	339893.398	841565.749
220 RP	N13°45'05"E	700.785	340573.902	841733.124
221	S18°38'37"W	700.785	339909.890	841509.098
222	N71°21'23"W	25.919	339918.175	841484.539
223	N18°38'37"E	38.414	339954.574	841495.819
224	N0°52'51"E	21.124	339975.696	841497.144
206	N28°59'21"W	70.745	340037.577	841462.858

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 0.9998993. COORDINATES ARE IN METERS.

STREET GRADES

Grade Point		Elev.	V.C.L.
N. LIBERTY STREET			
150.00	Feet South of the Centerline of NW 75th Street	241.70	
225.00	Feet South of the Centerline of NW 75th Street	235.70	37.50'
450.00	Feet South of the Centerline of NW 75th Street	226.70	62.50'
575.00	Feet South of the Centerline of NW 75th Street	214.20	37.50'
612.50	Feet South of the Centerline of NW 75th Street	212.70	

This plat and survey of CEDAR RIDGE - FOURTH 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 - FOURTH 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.

7-23-97
Date

Signed: W. James Schowe, RLS #1989

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers - Land Surveyors - Landscape Architects
5577 NW BARRY ROAD, KANSAS CITY, MISSOURI 64154
(816) 587-4320 FAX (816) 587-1393

DATE: 7-22-97	JOB No. - 97132	File Name - CR4-PLAT

CA&E 4/4/98 CP

http://www.ClayCoGov.com