# HOLLY RIDGE SECOND PLAT

## A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

### LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 15, Township 51 North, Range 33 West of the Fifth Principal Meridian in Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of said Northeast quarter; thence South 0°34'33" West along the West line of said Northeast quarter 1064.74 feet to the Southwest corner of Lot 1, Block 2, "Falcon Point", a subdivision of land in said Kansas City; thence South 89°55'56" East along the South line of said Lot 1, 29.21 feet to the True Point of Beginning of the Tract of land herein described: thence South 14°12'23" East, 101.82 feet; thence South 7°11'00" East, 60.79 feet; thence South 10°27'47" West, 247.86 feet; thence South 16°48'11" East, 250.79 feet; thence South 21°25'41" East, 72.72 feet; thence North 71°29'09" East, 56.02 feet; thence South 83°56'11" East, 140.36 feet; thence South 20°38'07" East, 48.97 feet; thence South 6°03'49" West, 59.83 feet; thence South 83°56'11" East, 158.73 feet; thence Easterly along a curve to the right being tangent to the last described course with a radius of 325.00 feet, a central angle of 13°13'42" and an arc distance of 75.04 feet; thence South 70°42'29" East, 47.74 feet; thence Northerly along a curve to the left being tangent to the last described course with a radius of 25.00 feet, a central angle of 98°21'13" and an arc distance of 42.91 feet; thence South 79°03'42" East, 60.00 feet; thence Northerly along a curve to the left having an initial tangent bearing of North 10°56'18" East with a radius of 830.00 feet, a central angle of 13°58'20" and an arc distance of 202.41 feet; thence North 3°02'02" West, 233.16 feet to the Southeast corner of "Holly Ridge First Plat", a subdivision of land in said Kansas City; thence Westerly and Northerly along the Southerly and Westerly line of said "Holly Ridge First Plat, the following nine courses: thence South 86°57'58" West, 60.00 feet to a point on the Westerly right of way line of N Holly Avenue as established by said "Holly Ridge First Plat"; thence Northerly along said Westerly right of way line and along the Southerly right of way line of NW 77th Terrace as established by said "Holly Ridge First Plat" along a curve to the left having an initial tangent bearing of North 3°02'02 West with a radius of 25.00 feet, a central angle of 90°00'00" and an arc distance of 39.27 feet; thence South 86°57'58" West along said Southerly right of way line, 154.56 feet, thence Southerly along said Southerly right of way line and along the Easterly right of way line of N Mercier Street as established by said "Holly Ridge First Plat", along a curve to the left being tangent to the last described course with a radius of 15.00 feet, a central angle of 93°11'46" and an arc distance of 24.40 feet; thence South 83°46'12" West, 50.00 feet to a point on the Westerly right of way line of said N Mercier Street; thence Northerly along said Westerly right of way line along a curve to the right, having an initial tangent bearing of North 6°13'48" West with a radius of 782.46, a central angle of 1°30'58" and an arc distance of 20.70 feet; thence Northerly along said Westerly right of way line along a curve to the right having a common tangent with the last described course with a radius of 425.00 feet, a central angle 4°26'31" and an arc distance of 32.95 feet; thence South 86°57'56" West, 142.07 feet; thence North 7°51'04" East, 387.20 feet to a point on the South line of said Lot 1, Block 2, "Falcon Point"; thence North 89°55'56" West, **departing said** Westerly line of "Holly Ridge First Plat", along the South line of said Lot **1, Block 2,** "Falcon Point", 262.75 feet to the Point of Beginning. Containing 7.559 **acres more or less.**

### STREET GRADES

**N HOLLY STREET**

| GRADE POINT | ELEV. | DESC. | V.C.T. |
|---|---|---|---|
| Sta.10+00 (North end of Holly Ridge First Plat) (Stationing increases Southerly) | 237.40 | POT | — |
| Sta. 10+75 | 235.15 | PVC | — |
| Sta. 11+75 | 232.15 | PVI | 200' |
| Sta. 12+75 | 224.65 | PVT | — |
| Sta. 13+25 | 220.90 | PVC | — |
| Sta. 13+71.48 = Sta. 10+00 NW 77th Terrace | 217.89 | POT | — |
| Sta. 14+21.48 = North Line Holly Ridge Second Plat) | – | POT | — |
| Sta. 14+25 | 213.40 | PVI | 200' |
| Sta. 14+98.41 | 214.40 | Low Pt | — |
| Sta. 15+25 | 214.55 | PVT | — |
| Sta. 15+59.40 | 214.75 | High Pt | — |
| Sta. 16+25 | 215.70 | PVI | 200' |
| Sta. 17+25 | 210.17 | PVT | — |
| Sta. 17+50 | 208.79 | PVC | — |
| Sta. 18+49.73 (South Line Holly Ridge Second Plat) | – | POT | — |
| Sta. 18+50 | 203.25 | PVI | 200' |
| Sta. 19+08.08 = Sta. 10+00 NW 77th Street | 197.37 | POT | — |
| Sta. 19+50 | 193.45 | PVT | — |

**N MERCIER STREET**

| GRADE POINT | ELEV. | DESC. | V.C.T. |
|---|---|---|---|
| Sta.10+00 (Ctr of Cul de Sac on South) (Stationing increases Northerly) | 229.17 | POT | — |
| Sta. 11+25 | 238.46 | PVC | — |
| Sta. 12+15.95 = South Plat Line | – | POT | — |
| Sta. 12+25 | 242.29 | PVI | 200' |
| Sta. 12+58.20 = 12+50.39 NW 77th Terrace | 242.30 | POT | — |
| Sta. 13+25 | 243.79 | PVC | — |
| Sta. 14+72.25 (Ctr of Cul de Sac on North) | 246.00 | POT | — |

### 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:

**HOLLY 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.), provided that the easement granted herein is subject to any and all existing easements. 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 appurtenance 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.

**RIGHT OF ENTRANCE:** The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights.

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

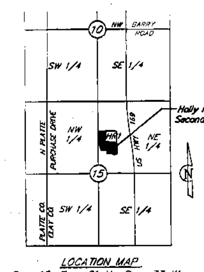
**BUILDING LINES:** Building lines or setback lines are hereby established a   wn on the accompanying plat and no buildings or portion thereof shall be built between this line an   a street line.

**MAINTENANCE OF TRACTS:** Tract "B" (4.194 Acres) is hereby reserved as Private Open Space and shall be maintained by the owners of the lots, tracts and parcels shown within this plat pursuant to the Covenants, Conditions and Restrictions of Holy Ridge, recorded simultaneously with this plat.

**CONDOMINIUM PLAT:** Lots or Tracts established by this plat may be further subdivided by application of a condominium plat to allow for a maximum of 28 dwelling units, as defined in Chapter 66, Subdivision, Code of Ordinances, and as described by the Preliminary Plat approved by Ordinance No. 060758 on on August 17, 2006.

**FLOOD PLAIN:** According to the "Flood Insurance Rate Map" for the City of Kansas City, Missouri, Community Panel **Number** 290173 0045 B, dated August 5, 1986 as published by the Federal Emergency Management Agency, **this** entire property appears to lie within Zone "C" (Area of Minimal Flooding).

**MONEY IN LIEU OF PARKLAND:** The developer elects to pay the City of Kansas City, Missouri, a sum of **$** 6192.14 in lieu of required parkland dedicating for fourteen (14) duplex units pursuant to Section 66-128 Code of General Ordinances, as amended.




LOCATION MAP
Sec. 15, Twp. 51 N., Rge. 33 W.
No Scale

Developer and Owner:
Holly Ridge Development, LLC
5842 W. 21st Street North
Wichita, Kansas 67205

IN WITNESS WHEREOF: Holly Ridge Development, LLC, a limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 17th day of October, 2006.

HOLLY RIDGE DEVELOPMENT, LLC,

By: [signature]
Steve Robl, Member
No Seal

STATE OF Kansas )
COUNTY OF Sedgwick ) SS:

Be it remembered that on this 17th day of October 2006, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Steve Robl, to me personally known, who being by me duly sworn, did say that he is a Member of Holly Ridge Development, LLC, a limited liability company licensed to do business in the State of Missouri and that said instrument was signed in behalf of said limited liability company, by authority of its members, and he acknowledged said instrument to be the free act and deed of said limited liability company.

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

[signature]
Notary Public

Notary Public State of Kansas
Nancy K Minor
My Appt. Exp. 12/13/06

My Commission Expires: 12/13/06

**CITY PLAN COMMISSION**

Approved: August 15, 2006

[signature]
Chairman
Charles F. Wyer

[signature]
Asst. Secretary
Virginia L. Walsh

**PUBLIC WORKS**

[signature]
City Engineer
Gregory J. Rokos, P.E.

[signature]
Director of Public Works
Stanley J. Harris, P.E.

**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 061182 duly authenticated as passed the 2 day of Oct.

[signature]
Mayor
Kay Barnes

[signature]
City Clerk
Millie M. Crossland

SEAL OF KANSAS CITY MISSOURI INCORPORATED 1850

This plat and survey of HOLLY RIDGE SECOND PLAT were executed by Lutjen Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of HOLLY 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 platting of subdivisions to the best of my professional knowledge and belief.

10/19/06
Date

Signed: [signature]
W. James Schowe, RLS #1989

(Sheet 2 of 2)

LUTJEN
Lutjen, Inc.
8350 N. Saint Clair Ave
Kansas City, MO 64151
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816.587.1393 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

| Date: 10-12-6 | Job No. 06045 | City File: SD 0796G |
|---|---|---|

J:\Survey\Holly Ridge\Holly Ridge Second Plat\Holly Ridge Second Plat.dwg / BAL

Cab G
12-2-08
Cm