HOLLY RIDGE THIRD PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

PLEASE RETURN LEGIBLE RECORDED MAP TO THE CITY CLERK'S OFFICE

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, said point being the True Point of Beginning of the Tract of land herein described: thence South 89°55'56" East along the South line of said Lot 1, 29.21 feet to the Northwest corner of "Holly Ridge Second Plat", a subdivision of land in said Kansas City, Missouri; thence Southerly and Easterly along the Westerly and Southerly line of said "Holly Ridge Second Plat", the following fourteen courses: 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 Southerly, departing said Southerly line of "Holly Ridge Ridge Second Plat", along a curve to the right having an initial tangent bearing of South 10°56'18" West with a radius of 830.00 feet, a central angle of 14°18'00" and an arc distance of 207.15 feet; thence North 64°45'42" West, 60.00 feet; thence Southerly along a curve to the right having an initial tangent bearing of South 25°14'18" West with a radius of 770.00, a central angle of 10°06'29" and an arc distance of 135.84 feet; thence Southerly along a curve to the right having a common tangent with the last described course with a radius of 470.00 feet, a central angle of 21°33'06" and an arc distance of 176.79 feet; thence North 58°13'57" West, 187.13 feet, thence North 89°25'37" West, 226.21 feet to a point on the West line of said Northeast quarter; thence North 0°34'33" East along said West line, 1163.49 feet to the Point of Beginning, containing 6.901 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 (North Line Holly Ridge Third 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	—
Sta. 20+11.91	187.38	PVC	—
Sta. 20+49.41	183.70	PVI	75'
Sta. 20+86.91	182.46	PVT	—
Sta. 20+49.39 (South Line Holly Ridge Third Plat)	—	POT	—

NW 77th Street

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00 = Sta. 19+08.08 N Holly Street (Stationing increases Westerly)	197.37	POT	—
Sta. 10+16.50	197.03	PVI	—
Sta. 10+48.25	198.61	PVC	—
Sta. 11+57.21	201.34	High Pt.	—
Sta. 11+85.76	205.49	PVI	275'
Sta. 12+71.70 = Sta. 10+00 N Mercier Court	198.31	POT	—
Sta. 13+23.28	195.01	PVC	—
Sta. 14+68.77 (Center of Cul de Sac)	184.00	POT	—

N MERCIER COURT

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00 = Sta. 12+71.70 NW 77th Street (Stationing increases Southerly)	198.31	POT	—
Sta. 10+12	198.07	PVI	—
Sta. 12+01.33 (Center of Cul de Sac)	183.06	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 THIRD PLAT

EASEMENT DEDICATION:
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, surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (UE), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. 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 of 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 a valid permit from the department of public works as to utility easements, and/or written approval of 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 as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

MAINTENANCE OF TRACTS: Tract "C" (0.212 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 Holly Ridge, recorded simultaneously with this plat.

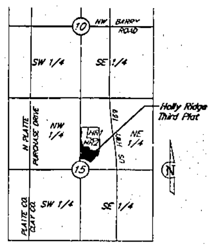
TRACT D — Regional Detention Basin: Tract "D" (2.301 Acres) is hereby dedicated for public use for the purpose of locating, constructing, operating and maintaining storm water management facilities. The maintenance of Tract "D" is the responsibility of the City of Kansas City, Missouri.

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, (most of this property appears to lie within Zone "C" (Area of Minimal Flooding). Part of this property located on the Easterly portion appears to lie within Zone "A" (Area of 100 Year Flood Plain), as shown hereon. Tract "D" as noted above is being dedicated as part of a storm water management facility with the East Fork of Line Creek Regional Detention Facility. The proposed 100 year Flood Plain Line associated with this Detention Project is also shown and noted hereon.

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 40 dwelling units, as defined in Chapter 66, Subdivision, Code of Ordinances, and as described by the Preliminary Plat approved by Ordinance No. 060756 on on August 17, 2006.

MONEY IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of $ 8845.91 in lieu of required parkland dedicating for twenty (20) duplex units pursuant to Section 66-128 Code of General Ordinances, as amended.

LACK OF ACCESS: Direct Vehicular access to N Holly Street from Lot 3 is prohibited.



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 23rd day of December, 2009.

HOLLY RIDGE DEVELOPMENT, LLC,

By: Steve S. Robl
Steve Robl, Managing Member
No Seal

STATE OF Kansas)
) SS:
COUNTY OF Sedgwick)

Be it remembered that on this 23rd day of December 2009, 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 Managing 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.

Notary Public

My Commission Expires: 11/17/10

CITY PLAN COMMISSION

Approved: August 15, 2006

Charles F. Myers
Vice Chairman

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Gregory J. Rokos, P.E.

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. ...55 duly authorized ... passed October 23, 2008.

Mayor
Mark Funkhouser

City Clerk
Vickie Thompson

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

I HEREBY CERTIFY: that the plat of HOLLY RIDGE THIRD 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.

12/29/09
Date

Signed: 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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surveying
planning
engineering
landscape architecture

Date: 12-09-09	Job No. 06045	City File: SD 0796H

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