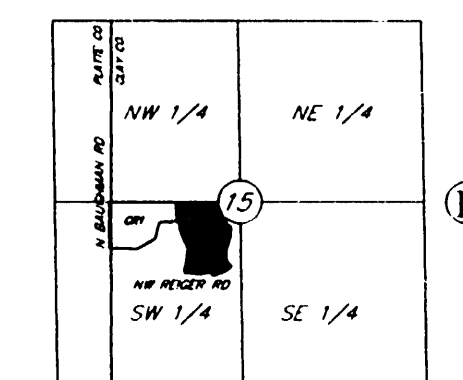
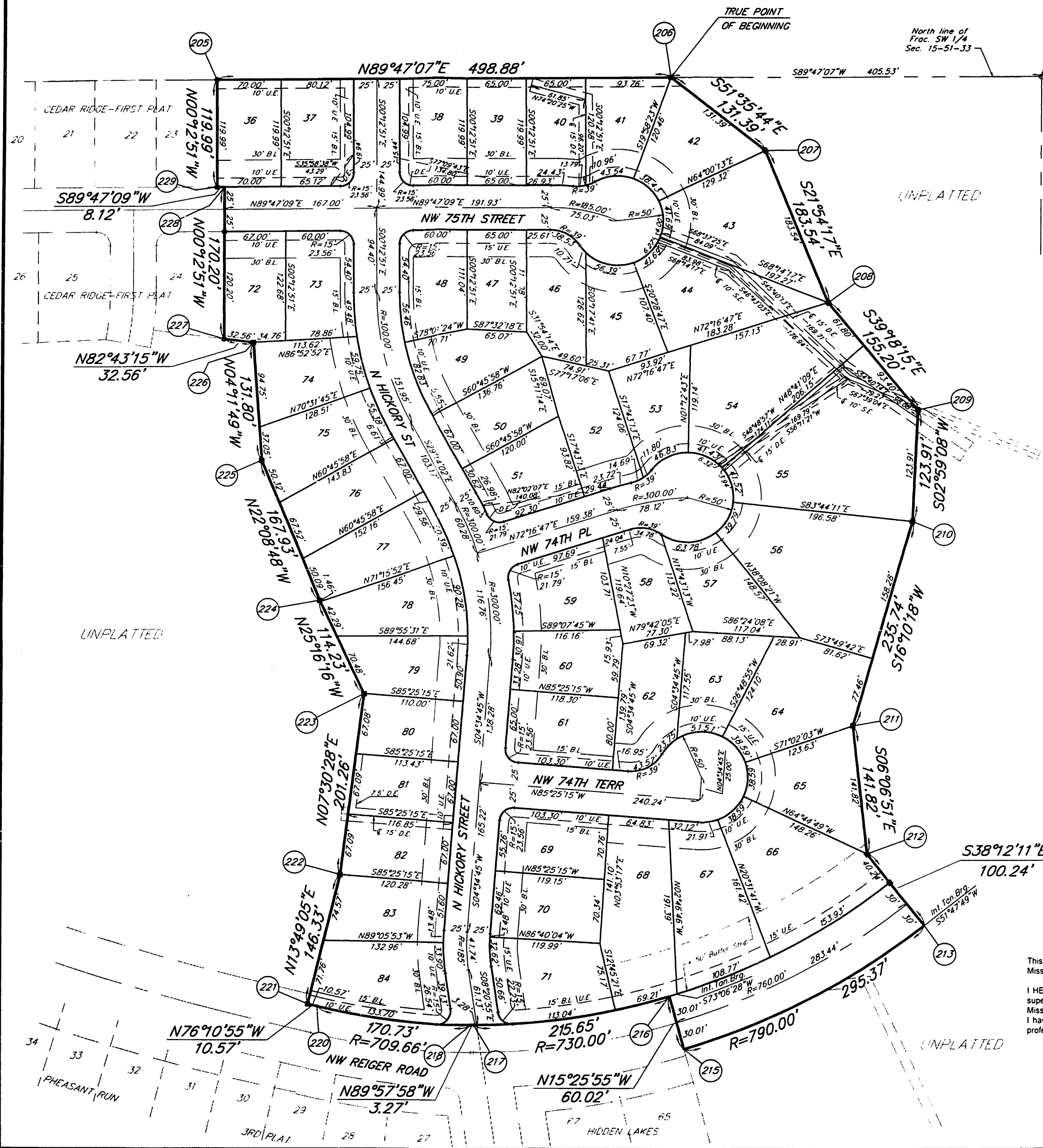


SEP 17 1997

STATE OF MO.
I CERTIFY INSTEAD
97 SP 17 PH 1:334
CL & JUNE 5
RECORDED & PROPERLY
INDEXED OF RECORDS
By Margaret L. Schow
Deputy

CEDAR RIDGE-THIRD PLAT

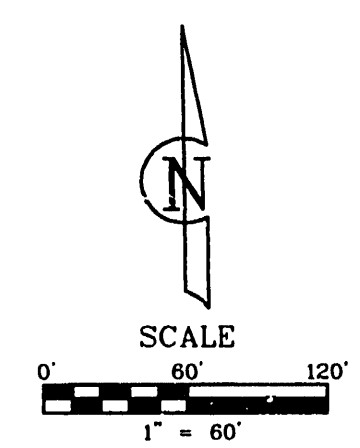
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
(Sheet 1 of 2)



LOCATION MAP
Sec. 15, Twp. 51 N., Rge. 33 W.
(N.T.S.)

LEGEND

- - END 5/8" Bar
- - 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. - Utility Easement
- B.L. - Building Line
- D.E. - Storm Drainage Easement
- S.E. - Sanitary Sewer Easement
- - BUFFER STRIP:
This strip reserved for the planting of trees or shrubs by the owner or developer; the building of structures hereon is prohibited.



Book 5726 Page 828

This plat and survey of CEDAR RIDGE - THIRD 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 - 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.

7-23-97
Date

Signed *W. James Schow*
W. James Schow RLS #1939

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: 7-22-97 Job No. - 96281 File Name - CR3-PLAT

CEDAR RIDGE-THIRD PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
(Sheet 2 of 2)

STATE PLANE TRAVERSE TABLE

| Station | Bearing | Dist. (Grid Meters) | Northing | Easting |
|------------------------|-------------|------------------------|------------|------------|
| 199 PL-20 | | | 339562.540 | 840652.337 |
| 200 PL-20A | N1°26'14"W | 525.634 | 340088.008 | 840639.153 |
| 201 TP-1 | N65°51'47"E | 190.429 | 340194.872 | 840796.771 |
| 202 TP-2 | S88°09'32"E | 301.012 | 340185.201 | 841097.628 |
| 203 | N88°21'51"E | 181.993 | 340190.397 | 841279.546 |
| 204 NW Cor Frac SW 1/4 | N0°28'59"E | 8.782 | 340199.178 | 841279.621 |
| 205 | N89°47'07"E | 279.149 | 340200.224 | 841558.767 |
| 206 TPOB | N89°47'07"E | 152.042 | 340200.794 | 841710.808 |
| 207 | S51°35'44"E | 40.042 | 340175.920 | 841742.187 |
| 208 | S21°54'17"E | 55.936 | 340124.022 | 841763.055 |
| 209 | S39°18'15"E | 47.300 | 340087.421 | 841793.017 |
| 210 | S2°59'08"W | 37.763 | 340049.709 | 841791.050 |
| 211 | S16°10'18"W | 71.846 | 339980.706 | 841771.040 |
| 212 | S6°06'51"E | 43.223 | 339937.729 | 841775.643 |
| 213 | S38°12'11"E | 30.550 | 339913.722 | 841794.537 |
| 214 R.P. | N38°12'11"W | 240.768 | 340102.923 | 841645.634 |
| 215 | S16°46'53"E | 240.768 | 339872.408 | 841715.148 |
| 216 | N15°25'55"W | 18.292 | 339890.041 | 841710.281 |
| 217 | N16°53'32"W | 222.482 | 340102.923 | 841645.634 |
| 218 R.P. | S0°02'02"W | 222.482 | 339880.441 | 841645.502 |
| 219 | N89°57'58"W | 0.997 | 339880.442 | 841644.505 |
| 220 | N0°02'02"E | 216.283 | 340096.725 | 841644.633 |
| 221 | S13°49'05"W | 216.283 | 339886.701 | 841592.976 |
| 222 | N76°10'55"W | 3.222 | 339877.471 | 841589.848 |
| 223 | N13°49'05"E | 44.596 | 339930.776 | 841600.499 |
| 224 | N07°30'28"E | 61.339 | 339991.589 | 841608.514 |
| 225 | N25°16'16"W | 34.815 | 340023.072 | 841593.651 |
| 226 | N22°08'48"W | 51.180 | 340070.477 | 841574.357 |
| 227 | N04°11'49"W | 40.168 | 340110.537 | 841571.417 |
| 228 | N82°43'15"W | 9.924 | 340111.794 | 841561.573 |
| 229 | N0°12'51"W | 51.870 | 340163.664 | 841561.379 |
| 230 | S89°47'09"W | 2.475 | 340163.655 | 841558.904 |
| 231 | N0°12'51"W | 36.569 | 340200.224 | 841558.767 |

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.T. |
|---|--------|---------|
| N. HICKORY STREET | | |
| Centerline of N.W. Reiger Road | 171.77 | ----- |
| Feet North of the Centerline of N.W. Reiger Road | 169.69 | 87.50' |
| Feet North of the Centerline of N.W. Reiger Road | 182.19 | 25.00' |
| Feet North of the Centerline of N.W. Reiger Road | 225.56 | 200.00' |
| Feet North of the Centerline of N.W. Reiger Road | 228.95 | 10.00' |
| Feet North of the Centerline of N.W. Reiger Road | 229.74 | ----- |
| Feet North of the Centerline of N.W. Reiger Road | 228.45 | 50.00' |
| Feet North of the Centerline of N.W. Reiger Road (North line of Plat) | 232.61 | ----- |
| NW 75TH STREET | | |
| Feet West of the Centerline of N. Hickory Street | 245.26 | ----- |
| Feet West of the Centerline of N. Hickory Street | 260.26 | 250.00' |
| Feet West of the Centerline of N. Hickory Street | 232.13 | 31.25' |
| Feet East of the Centerline of N. Hickory Street | 199.55 | 37.50' |
| Feet East of the Centerline of N. Hickory Street | 197.30 | ----- |
| NW 74TH PLACE | | |
| Centerline of N. Hickory Street | 217.77 | ----- |
| Feet East of the Centerline of N. Hickory Street | 216.47 | 37.50' |
| Feet East of the Centerline of N. Hickory Street | 196.97 | 62.50' |
| Feet East of the Centerline of N. Hickory Street | 194.47 | ----- |
| NW 74TH TERRACE | | |
| Centerline of N. Hickory Street | 191.00 | ----- |
| Feet East of the Centerline of N. Hickory Street | 189.96 | 25.00' |
| Feet East of the Centerline of N. Hickory Street (Centerline of cul-de-sac) | 191.91 | ----- |
| NW REIGER ROAD | | |
| Feet West of the Centerline of N. Hickory Street | 166.92 | ----- |
| Feet West of the Centerline of N. Hickory Street | 177.37 | 275.00' |
| Feet East of the Centerline of N. Hickory Street | 157.89 | ----- |

LEGAL DESCRIPTION:

A subdivision of land lying 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, 405.53 feet to the True Point of Beginning of the tract to be herein described; thence South 51°35'44" East, 131.39 feet; thence South 21°54'17" East, 183.54 feet; thence South 39°18'15" East, 155.20 feet; thence South 2°59'08" West, 123.91 feet; thence South 16°10'18" West, 235.74 feet; thence South 6°06'51" East, 141.82 feet; thence South 38°12'11" East, 100.24 feet; thence Westerly, along a curve to the right, having an initial tangent bearing of South 51°47'49" West, a radius of 790.00 feet, an arc distance of 295.37 feet; thence North 15°25'55" West, 60.02 feet to a point on the North right-of-way line of N.W. Reiger Road, as now established; thence Westerly, along said North line, on a curve to the right, having an initial tangent bearing of South 73°06'28" West, a radius of 730.00 feet, an arc distance of 215.65 feet; thence North 89°57'58" West, along said North line, 3.27 feet; thence Westerly, along said North line, on a curve to the right, tangent to the last described course, having a radius of 709.66 feet, an arc distance of 170.73 feet; thence North 76°10'55" West, along said North line, 10.57 feet; thence North 13°49'05" East, 146.33 feet; thence North 07°30'28" East, 201.26 feet; thence North 25°16'16" West, 114.23 feet; thence North 22°08'48" West, 167.93 feet; thence North 04°11'49" West, 131.80 feet; thence North 82°43'15" West, 32.56 feet to a point on the East line of CEDAR RIDGE - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 0°12'51" West, along said East line, 170.20 feet to a point on the North right-of-way line of N.W. 75th Street, as now established; thence South 89°47'09" West, along said North line, 8.12 feet; thence North 0°12'51" West, along the aforementioned East line of said CEDAR RIDGE - FIRST PLAT, 119.99 feet to a point on the aforementioned North line of said Fractional Southwest Quarter; thence North 89°47'07" East, along said North line, 498.88 feet to the True Point of Beginning. Containing 14.81 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 - THIRD 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 deferred to future phases of the HIDDEN LAKES CUP PLAN.

NOTE: No Direct Vehicular Access allowed from Lots 66, 67, 68, 71 and 84 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 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.

STACY L. PALMER
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires June 18, 2001

Stacy Palmer
Notary Public

My Commission Expires: _____

CITY PLAN COMMISSION

Approved Whitney E. Kerr, Sr.
Chairman - Whitney E. Kerr, Sr.
Virginia L. Walsh
Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved Charles E. Owsley
City Engineer - Charles E. Owsley P.E.
By: George E. Wolf, Jr.
Deputy Director
Director - George E. Wolf, Jr. P.E.
9706910
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. 970691 duly authenticated as passed this 1 day of Aug, 1997.
Emanuel Chevalier
Mayor - Emanuel Chevalier
Catherine I. Rocha
City Clerk - Catherine I. Rocha

This plat and survey of CEDAR RIDGE - THIRD 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 - 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 of 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
W. James Schowe RLS #1989

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Civil Engineers - Land Surveyors - Landscape Architects
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(816) 587-4320 FAX (816) 587-1393

DATE: 7-22-97 Job No.: 96281 File Name: CRJ-PLAT