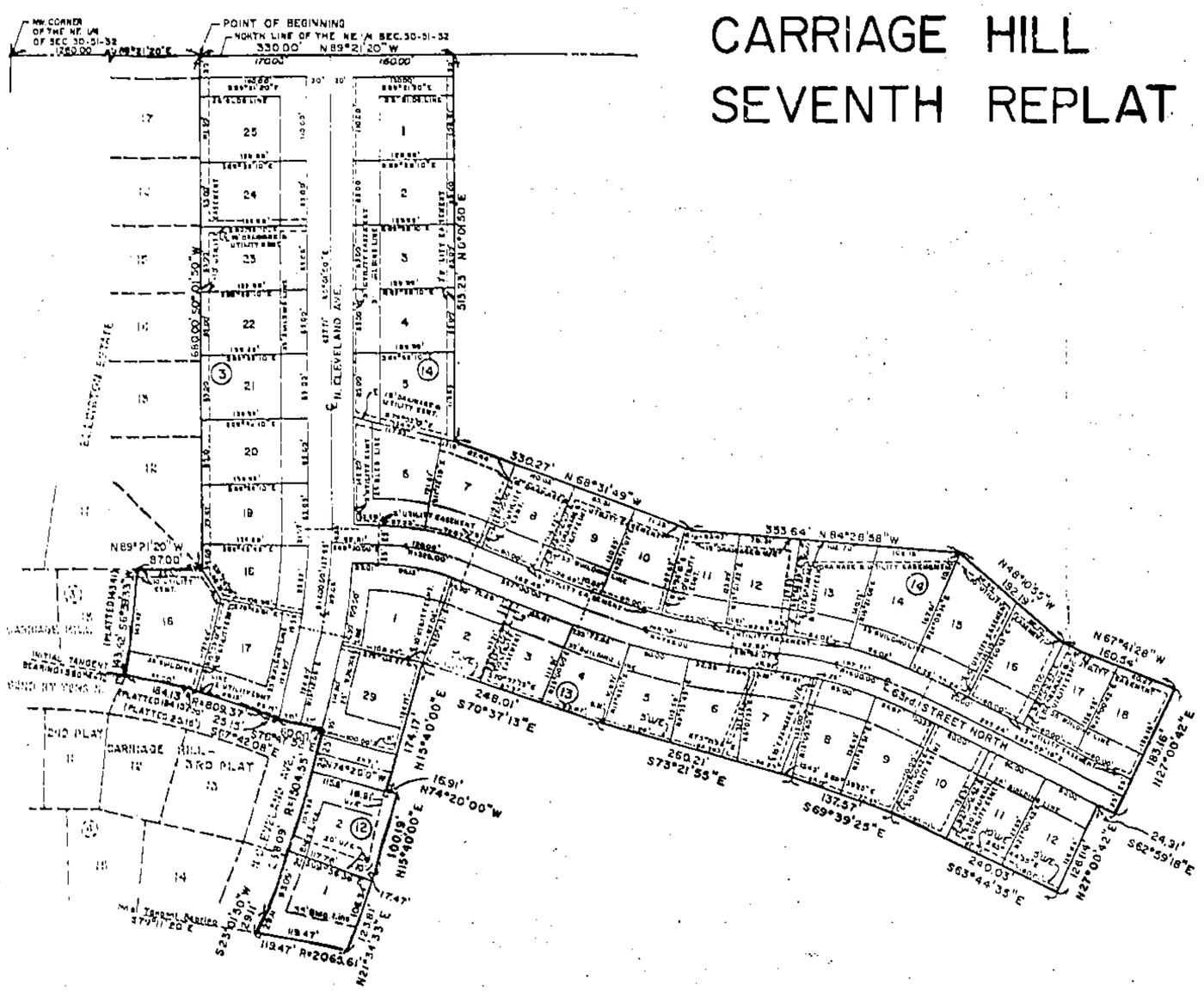
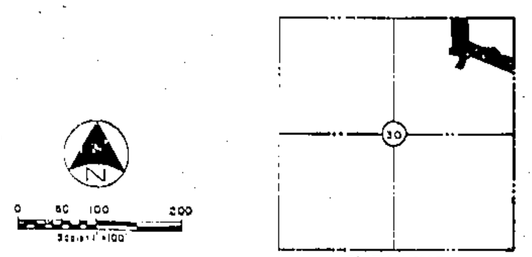
Clay County, Missouri
Land Survey Document

E 84449

JUL 12 1984

CARRIAGE HILL SEVENTH REPLAT





LOCATION MAP
SEC. 30-51-32

DESCRIPTION:

A replat of CARRIAGE HILL SEVENTH PLAT", a subdivision of record in Gladstone, Clay County, Missouri, and that part of the Northeast Quarter of Section 30, Township 51, Range 32, in said City, County and State described as follows: Beginning at a point on the North Line of the Northeast Quarter of said Section 30, said point being 1330.00 feet East of the Northwest Corner of said Northeast Quarter as measured along the North Line of said Northeast Quarter, said point being also the Northeast Corner of LLANGTON ESTATES, a subdivision of record in said City, County and State; thence South 0 degrees 01 minutes 53 seconds West along the East Line of said LLANGTON ESTATES, a distance of 580.30 feet to the Southeast Corner of said LLANGTON ESTATES; thence N. 89 degrees 21 minutes 25 seconds West along the South Line of said LLANGTON ESTATES and parallel to the North Line of said Northeast Quarter a distance of 870.00 feet to the Southeast Corner of Lot 15, Block 3, CARRIAGE HILL, 2ND PLAT, a subdivision of record in said City, County and State; thence South 0 degrees 53 minutes 33 seconds West along the Easterly Line of said Lot 15, Block 3 a distance of 143.42 feet (Platted 143.41 feet) to the Southeast Corner of said Lot 15, Block 3, said point being also a point on the North Line of 62ND Street Terrace North as now established; thence Easterly along the Northerly Right-of-Way Line of said 62ND Street Terrace North, along a curve to the right, having an initial tangent bearing of South 80 degrees 44 minutes 12 seconds East and a radius of 809.37 feet, an arc distance of 284.13 feet (Platted 284.15 feet); thence South 60 degrees 42 minutes 00 seconds East along said Northerly Right-of-Way Line and tangent to the last described course a distance of 25.15 feet (Platted 25.18 feet) to the intersection of said Northerly Right-of-Way Line with the Westerly Right-of-Way Line of North Cleveland Avenue as now established; thence South 00 degrees 17 minutes 10 seconds East a distance of 60.38 feet to a point on the Easterly Right-of-Way Line of said North Cleveland Avenue; thence Southerly along said Easterly Right-of-Way Line and tangent to the last described course, along a curve to the right, having a radius of 1504.55 feet an arc distance of 256.38 feet; thence South 24 degrees 01 minutes 53 seconds West along said Easterly Right-of-Way Line and tangent to the last described course, a distance of 29.11 feet to the intersection of said Easterly Right-of-Way Line with the Northerly Line of Shady Lane Drive as now established; thence Easterly along said Northerly Right-of-Way Line, along a curve to the right, having an initial tangent bearing of South 79 degrees 11 minutes 20 seconds East and a radius of 2063.61 feet, an arc distance of 119.47 feet; thence North 21 degrees 34 minutes 33 seconds East a distance of 123.8 feet; thence North 15 degrees 40 minutes 00 seconds East a distance of 100.19 feet; thence North 74 degrees 20 minutes 00 seconds West a distance of 159.91 feet; thence North 15 degrees 40 minutes 00 seconds East a distance of 174.17 feet; thence South 73 degrees 37 minutes 13 seconds East a distance of 246.01 feet; thence South 73 degrees 21 minutes 55 seconds East a distance of 260.01 feet; thence South 69 degrees 39 minutes 25 seconds East a distance of 137.57 feet; thence South 63 degrees 44 minutes 35 seconds East a distance of 200.03 feet; thence North 27 degrees 00 minutes 42 seconds East a distance of 183.16 feet; thence North 62 degrees 59 minutes 18 seconds East a distance of 24.31 feet; thence North 27 degrees 00 minutes 42 seconds East a distance of 183.16 feet; thence North 67 degrees 41 minutes 28 seconds West a distance of 160.54 feet; thence North 48 degrees 05 minutes 37 seconds West a distance of 190.19 feet; thence North 84 degrees 28 minutes 58 seconds West a distance of 353.64 feet; thence North 68 degrees 31 minutes 49 seconds West a distance of 330.27 feet; thence North 0 degrees 01 minutes 50 seconds East a distance of 525.95 feet to a point on the North Line of the Northeast Quarter of said Section 30; thence North 89 degrees 21 minutes 20 seconds West along said North Line a distance of 330.00 feet to the POINT OF BEGINNING. Containing 13.31 acres more or less.

CARRIAGE HILL - SEVENTH REPLAT

The undersigned proprietors of the real estate described hereon have caused the same to be subdivided in the manner as shown on this plat, which subdivision and plat shall hereafter be known as " CARRIAGE HILL - SEVENTH REPLAT ".

It shall be sufficient description of the lots on this plat and of each of them to designate the same by the numbers which appear on the face of this plat in the center of said lots, followed by the block number, followed by the words " CARRIAGE HILL - SEVENTH REPLAT ".

An easement or license is hereby granted to the City of Gladstone, Missouri to locate, construct and maintain or to authorize the location, construction, maintenance or use of conduits for all or any purpose, water, gas and sewer mains, poles, wires and pipes or all of any of them upon, over, under and along the strips of land outlined on this plat and designated by the words " Utility Easement " or " U.E. ".

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

The use of all lots shown on this plat shall be subject to the restrictions, relative thereto, recorded in the Recorder of Deeds office in Clay County, Missouri.

IN TESTIMONY WHEREOF: J. A. Peterson Enterprises, Inc. has caused these presents to be signed by its President ~~and attested by its Secretary~~ this 15 day of June, 1984.

J. A. PETERSON ENTERPRISES, INC.

BY: [signature] President ATTEST: [signature] Assistant Secretary

STATE OF KANSAS }
} SS
COUNTY OF JOHNSON }

On this 15th day of June, 1984, before me, Wilbert B. Lawrence, a Notary Public in and for said State, appeared Jerry L. Peterson, President of J. A. Peterson Enterprises, Inc., known to me to be the person who executed the within instrument in behalf of said corporation and acknowledged to me that he executed the same for the purpose therein stated.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said County and State the day and year last above written.

Notary Public: [signature]
My Commission Expires: March 27, 1987

NOTARY PUBLIC SEAL

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto subscribed their names this 15 day of June, 1984.

[signature] [signature]

STATE OF MISSOURI }
} SS
COUNTY OF CLAY }

On this 16th day of July, 1984, before me, Debbie C. Lacy, a Notary Public in and for said State, personally appeared John E. Scott and Nancy E. Scott, known to me to be the persons who executed the within instrument and acknowledged the same for the purposes therein stated.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said County and State the day and year last above written.

Notary Public: [signature]
My Commission Expires: [illegible]

I hereby certify the details on this plat to be correct this 9th day of March, 1984.

John E. Wareham, L.S.
Missouri Registration No. 1874

CITY COUNCIL		CITY PLAN COMMISSION	
Received:	March 12, 1984	Received:	March 5, 1984
Approved:	March 12, 1984	Approved:	March 5, 1984
Ordinance No.:	2,507		
[signature] Mayor		[signature] Chairman	
[signature] City Clerk			

10/4/84 Clay County Update

Restriction E 84451 filed 7-12-84
Book 1562 page 616

REVISIONS	BY	DATE

J.W. DRAWN BY
R.B.O. CHECKED BY
G.D. DESIGNED BY

CARRIAGE HILL, 7th-REPLAT
J.A. PETERSON ENTERPRISES, INC.
GLADSTONE, CLAY COUNTY, MISSOURI
PLAT DRAWING

ASSOCIATED ENGINEERS, INC.
ARCHITECTS, ENGINEERS, SOIL SCIENTISTS
LANDSCAPE ARCHITECTS PLANNERS

DRAWING 21449M DATE 12-8-84
SHEET 1 OF 1

http://www.ClayCoGov.com