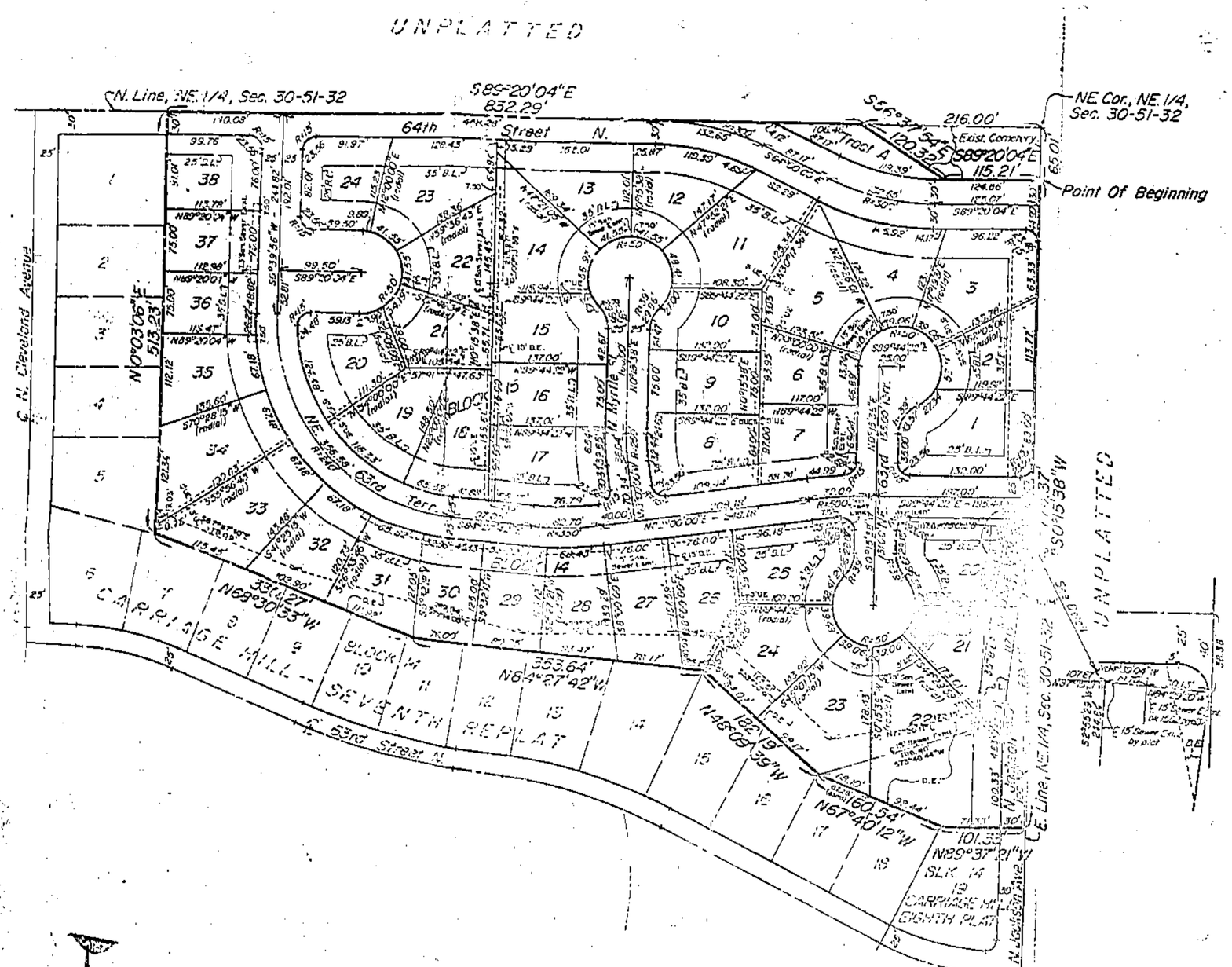
Clay County, Missouri
Land Survey Document

CARRIAGE HILL - NINTH PLAT

A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI

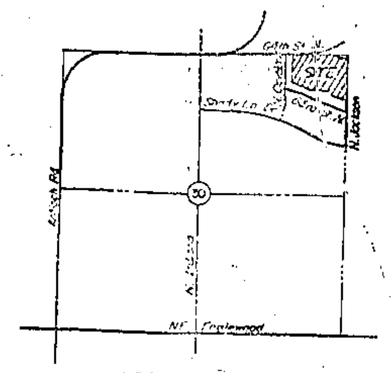
F 34482 MAY 14 1986



SCALE: 1"=100'

0 50' 100' 200'

ROBERT L. BUFORD
Land Surveyor
7107 N.W. Barry Road
Kansas City, Mo. 64152
(816) 741-6152



LOCATION MAP
Sec. 30, Twp. 51 N., Rge. 32 W.

6/17/86 BOR
Plat
Book 21

DESCRIPTION

A subdivision of land in the Northeast quarter of Section 30, Township 51, Range 32, City of Gladstone, Clay County, Missouri, being bounded and described as follows: Beginning at a point on the East line of said Northeast quarter, said point being 65.01 feet South of the Northeast corner of said Northeast quarter; thence South 0°15'38" West along said East line, 774.37 feet to the Northeast corner of CARRIAGE HILL - EIGHTH PLAT, a subdivision of land in the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof; thence North 89°37'21" West along the North line of said CARRIAGE HILL - EIGHTH PLAT, 101.33 feet to the Northeast corner of CARRIAGE HILL - SEVENTH REPLAT, a subdivision of land in the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof; thence North 67°40'12" West along the North line of said CARRIAGE HILL - SEVENTH REPLAT, 160.54 feet; thence North 48°09'39" West along said North line, 182.19 feet; thence North 84°27'42" West along said North line, 353.64 feet; thence North 68°30'33" West along said North line, 330.27 feet to the Southeast corner of Lot 5, Block 14, said CARRIAGE HILL - SEVENTH REPLAT; thence North 0°03'06" East along the East line of Lots 1 thru 5, inclusive, Block 14, said CARRIAGE HILL - SEVENTH REPLAT, 513.23 feet to a point on the North line of said Northeast quarter; thence South 89°20'04" East along said North line, 832.29 feet; thence South 56°37'54" East, 120.32 feet; thence South 89°20'04" East, 115.21 feet to the Point of Beginning. Containing 16.00 acres, more or less.

DEDICATION

The undersigned owner of the above tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall be hereafter known as:

CARRIAGE HILL - NINTH PLAT

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

EASEMENTS: An easement is hereby granted to Gladstone, Missouri, and to the utility companies franchised to operate in Gladstone, Missouri for the purpose of location, 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, 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 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 Gladstone, 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.

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

IN WITNESS WHEREOF: J.A. PETERSON ENTERPRISES, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 9th day of May, 1986.

J.A. PETERSON ENTERPRISES, INC.

Kenneth Riedemann — President

Roger Siegrist — Assistant Secretary

STATE OF MISSOURI }
COUNTY OF CLAY } SS.

Be it remembered that on this 9th day of May, 1986, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kenneth Riedemann and Roger Siegrist, to me personally known who being duly sworn by me, did say that they are President and Assistant Secretary, respectively of J.A. PETERSON ENTERPRISES, INC., and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said Kenneth Riedemann and Roger Siegrist, acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, on the date herein last above written.

My commission expires: 4-16-87

Notary Public

CITY PLAN COMMISSION
GLADSTONE, MISSOURI

Approved 4-21-86

Brian Hall — Chairman

CITY COUNCIL
GLADSTONE, MISSOURI

This is to Certify that the within plat was duly submitted to and approved by the City Council of Gladstone, Missouri by Ordinance No. 2627, duly authenticated as passed this 29 day of April, 1986.

Bob Ashcroft — Mayor

Marilyn F. Annstead — City Clerk

Filed for Record this 14th day of May, A.D., 19 86 at 12 o'clock 49 minutes P.M. and recorded in Book 21 on Page 15.
RICHARD SPONSLER, Recorder
By Wilma L. Boyer, Deputy

I HEREBY CERTIFY; that the plat of CARRIAGE HILL - NINTH 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 Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

5-8-86
Date

Signed: Robert L. Buford, PLS No. 1162

http://www.ClayCoGov.com