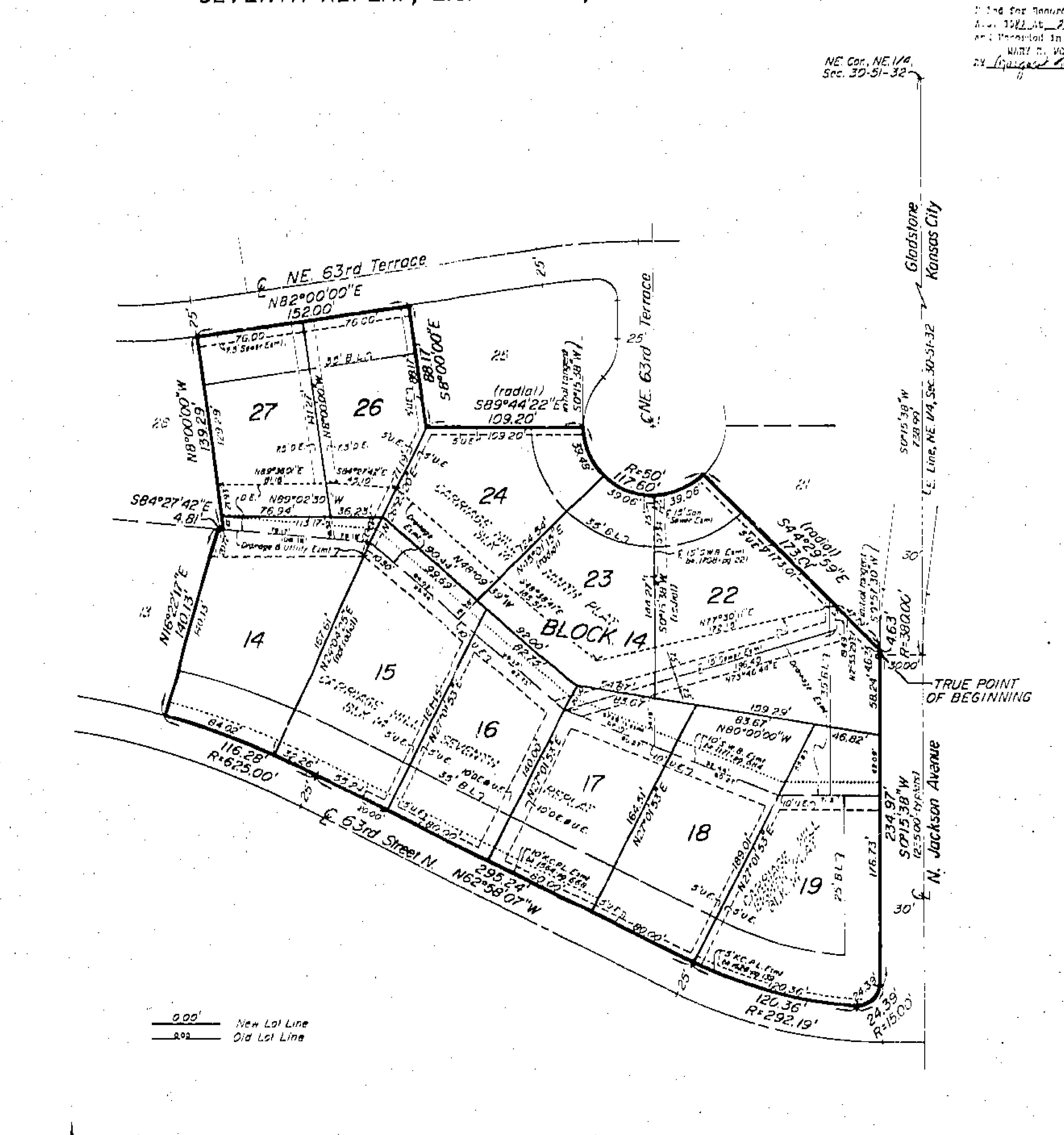
Clay County, Missouri
Land Survey Document

FEB 13 1987

CARRIAGE HILL

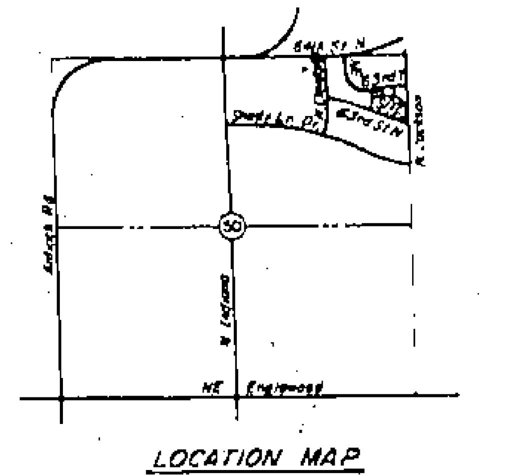
A REPLAT OF PART OF CARRIAGE HILL SEVENTH REPLAT, EIGHTH PLAT, AND NINTH PLAT

Filed for Record this 13 day of Feb 1987 [illegible]



SCALE: 1"=50'

ROBERT L. BUFORD
Land Surveyor
7107 N.W. Barry Road
Kansas City, Mo. 64152
(816) 741-0152



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

CITY PLAN COMMISSION
GLADSTONE, MISSOURI

Approved 12-1-86

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. 2.175, duly authenticated as passed this 8th day of December, 1986.

Bob Ashcroft, Mayor

Marilyn F. Ahnefeld, City Clerk

DESCRIPTION

A subdivision of land in the Northeast quarter of Section 30, Township 51, Range 32, in the City of Gladstone, Clay County, Missouri, said subdivision being a replat of part of CARRIAGE HILL SEVENTH REPLAT, CARRIAGE HILL EIGHTH PLAT and CARRIAGE HILL NINTH PLAT, subdivisions of land in Clay County, Missouri, according to the recorded plats thereof, all being bounded and described as follows: Commencing at the Northeast corner of said Northeast quarter; thence South 0°15'38" West along the East line of said Northeast quarter, 738.99 feet; thence West, at Right angles to the last described course, 30.00 feet to a point on the East line of Lot 22, Block 14, said CARRIAGE HILL NINTH PLAT, said point being also the True Point of Beginning of the tract to be herein described; thence South 0°15'38" West along the West line of N. Jackson Avenue, as now established, being also the East line of Block 14, said CARRIAGE HILL NINTH PLAT and the East line of said CARRIAGE HILL EIGHTH PLAT, 234.97 feet; thence Southwesterly on a curve to the Right, tangent to the last described course, having a radius of 15.00 feet, an arc distance of 24.39 feet; thence Northwesterly along the South line of Lot 19, Block 14, said CARRIAGE HILL EIGHTH PLAT, on a curve to the Right, having a radius of 292.19 feet, an arc distance of 120.36 feet to the Southeast corner of Lot 18, Block 14, said CARRIAGE HILL SEVENTH REPLAT; thence North 62°58'07" West along the South line of said Block 14, 295.24 feet; thence Northwesterly along the Southerly line of said Block 14, on a curve to the Left, tangent to the last described course, having a radius of 625.00 feet, an arc distance of 116.28 feet to the Southwest corner of Lot 14, Block 14, said CARRIAGE HILL SEVENTH REPLAT; thence North 16°22'17" East along the West line of said Lot 14, 140.13 feet to the Northwest corner of said Lot 14; thence South 84°27'42" East along the North line of said Lot 14, 4.81 feet to the Southwest corner of Lot 27, Block 14, said CARRIAGE HILL NINTH PLAT; thence North 8°00'00" West along the West line of said Lot 27, 139.29 feet to the Northwest corner of said Lot 27; thence North 82°00'00" East 152.00 feet to the Northeast corner of Lot 26, said Block 14; thence South 8°00'00" East along the East line of said Lot 26, 88.17 feet to the Northwest corner of Lot 24, said Block 14; thence South 89°44'22" East along the North line of said Lot 24, 109.20 feet to the Northeast corner of said Lot 24; thence Southeasterly along the Easterly line of said Lot 24 and the Northerly line of Lots 23 & 22, said Block 14, on a curve to the Left, having an initial tangent bearing of South 5°15'38" West, a radius of 50.00 feet, an arc distance of 117.60 feet to the Northeast corner of said Lot 22; thence South 44°29'59" East along the Northeasterly line of said Lot 22, 173.01 feet to a point on the West line of the above mentioned N. Jackson Avenue; thence South along said West line on a curve to the Left, having a radius of 380.00 feet, an arc distance of 4.63 feet to the True Point of Beginning. Containing 3.48 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 be hereafter known as:

CARRIAGE HILL -
A REPLAT OF PART OF CARRIAGE HILL
SEVENTH REPLAT, EIGHTH PLAT, AND 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.

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 5 day of December, 1986.

J.A. PETERSON ENTERPRISES, INC. (owner of Lots 22-27, Block 14, Carriage Hill - Ninth Plat)

Kenneth Riedemann, President — Roger Siegrist, Assistant Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 5 day of December, 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: 10-23-88 — Notary Public

IN WITNESS WHEREOF: Thomas V. Randolph and Julia E. Randolph, husband and wife, have caused these presents to be executed this 9, 11 day of December, 1986.

Thomas V. Randolph, Husband — Julia E. Randolph, Wife
Owners of Lot 14, Block 14, Carriage Hill Seventh Replat

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 9-11 day of December, 1986, before me, the undersigned, a Notary Public in and for the County and State above mentioned, came Thomas F. Randolph and Julia E. Randolph, who are personally known to me to be the same persons who executed the within instrument of writing and acknowledged that they executed the same as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal, the day and year last above written.

My commission expires: Jan 27, 1989 — Mary M. Walden, Notary Public

5/14/87 9M
Book 2

IN WITNESS WHEREOF: Bryon L. Flowers, Jr., and Kathy J. Flowers, husband and wife, have caused these presents to be executed this 8 day of December, 1986.

Bryon L. Flowers, Jr., Husband — Kathy J. Flowers, Wife
Owners of Lot 15, Block 14, Carriage Hill Seventh Replat

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 8 day of December, 1986, before me, the undersigned, a Notary Public in and for the County and State above mentioned, came Bryon L. Flowers, Jr., and Kathy J. Flowers, who are personally known to me to be the same persons who executed the within instrument of writing and acknowledged that they executed the same as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal, the day and year last above written.

My commission expires: Jan 27, 1989 — Mary M. Walden, Notary Public

IN WITNESS WHEREOF: Roger C. Poteet and Kim D. Poteet, husband and wife, have caused these presents to be executed this 9 day of December, 1986.

Roger C. Poteet, Husband — Kim D. Poteet, Wife
Owners of Lot 16, Block 14, Carriage Hill Seventh Replat

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 9 day of December, 1986, before me, the undersigned, a Notary Public in and for the County and State above mentioned, came Roger C. Poteet and Kim D. Poteet, who are personally known to me to be the same persons who executed the within instrument of writing and acknowledged that they executed the same as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal, the day and year last above written.

My commission expires: Jan 27, 1989 — Mary M. Walden, Notary Public

IN WITNESS WHEREOF: C. Stewart Ravenaugh and Marilyn J. Ravenaugh, husband and wife, have caused these presents to be executed this 11/15 day of December, 1986.

C. Stewart Ravenaugh, Husband — Marilyn J. Ravenaugh, Wife
Owners of Lot 17, Block 14, Carriage Hill Seventh Replat

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 11/15 day of December, 1986, before me, the undersigned, a Notary Public in and for the County and State above mentioned, came C. Stewart Ravenaugh and Marilyn J. Ravenaugh, who are personally known to me to be the same persons who executed the within instrument of writing and acknowledged that they executed the same as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal, the day and year last above written.

My commission expires: Jan 27, 1989 — Mary M. Walden, Notary Public

IN WITNESS WHEREOF: Chris O'Connor and Susan A. O'Conner, husband and wife, have caused these presents to be executed this 9, 10 day of December, 1986.

Chris O'Connor, 12-9-86, Husband — Susan A. O'Conner, 12-10-86, Wife
Owners of Lot 18, Block 14, Carriage Hill Seventh Replat

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 9, 10 day of December, 1986, before me, the undersigned, a Notary Public in and for the County and State above mentioned, came Chris O'Connor and Susan A. O'Conner, who are personally known to me to be the same persons who executed the within instrument of writing and acknowledged that they executed the same as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal, the day and year last above written.

My commission expires: Jan 27, 1989 — Mary M. Walden, Notary Public

IN WITNESS WHEREOF: Joseph S. Palermo and Judith A. Palermo, husband and wife, have caused these presents to be executed this 8/17 day of December, 1986.

Joseph S. Palermo, 12-17-86, Husband — Judith A. Palermo, 12-8-86, Wife
Owners of Lot 19, Block 14, Carriage Hill - Eighth Plat

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 8/17 day of December, 1986, before me, the undersigned, a Notary Public in and for the County and State above mentioned, came Joseph S. Palermo and Judith A. Palermo, who are personally known to me to be the same persons who executed the within instrument of writing and acknowledged that they executed the same as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal, the day and year last above written.

My commission expires: Jan 27, 1989 — Mary M. Walden, Notary Public

I HEREBY CERTIFY: that the plat of CARRIAGE HILL - A Replat of Part of Carriage Hill Seventh Replat, Eighth Plat and 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.

12-4-86 Date — Signed: Robert L. Buford, RLS E-1061

http://www.ClayCoGov.com