Land Survey Document

CARRIAGE HILL ESTATES - FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(SHEET 2 OF 2)

DESCRIPTION

A subdivision of land in the Northwest quarter of Section 29, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southwest corner of said Northwest quarter; thence North 0°15'33" East along the West line of said Northwest quarter, 1080.0? feet to a point on the South line of an existing cemetery; thence South 89°34'16" East along said South line, 257.49 feet; thence South [illegible] West, parallel to the West line of said Northwest quarter, [illegible] feet; thence Northeasterly on a curve to the left, having an initial tangent bearing of North 72°45'41" East, a radius of 170.00 feet, an arc distance of 88.?? feet; thence North 43°00'00" East, tangent to the last described curve, 124.?? feet; thence Northerly on a curve to the left, tangent to the last described course, having a radius of 15.00 feet, an arc distance of 23.56 feet; thence North 43°00'00" East, 50.00 feet; thence Easterly on a curve to the left, having an initial tangent bearing of South 47°00'00" East, a radius of 15.00 feet, an arc distance of 23.56 feet; thence South 47°00'00" East, 60.00 feet; thence North 43°00'00" East, 106.44 feet; thence Northeasterly on a curve to the Right, tangent to the last described course, having a radius of 2??.00 feet, an arc distance of [illegible] feet; thence South [illegible] East, 347.33 feet; thence South [illegible]°10'21" West, 55.46 feet; thence South 20°02'50" East, 277.58 feet; thence South 77°00'00" East, 140.50 feet; thence South [illegible]°00'03" East, 2??.95 feet; thence South 10°40'03" West, 147.30 feet; thence South 33°02'13" East, 160.06 feet; thence Southerly on a curve to the left, having an initial tangent bearing of South 56°57'47" West, a radius of 15.00 feet, an arc distance of 20.54 feet; thence South 21°30'00" East, 60.02 feet; thence Southeasterly on a curve to the Right, tangent to the last described course, having a radius of 225.00 feet, an arc distance of 86.1? feet; thence South 0°25'44" West, tangent to the last described curve, 22.29 feet to a point on the South line of said Northwest quarter; thence North 89°34'16" West along said South line, 1?52.?? feet to the Point of Beginning. Also a tract of land in the Northwest quarter of Section 29, Township 51, Range 32, Clay County, Missouri, being bounded and described as follows: Beginning at a point on the West line of said Northwest quarter, said point being 1152.73 feet North, as measured along said West line, from the Southwest corner of said Northwest quarter; thence North 0°15'38" East along the West line of said Northwest quarter, 632.50 feet to the Northeast corner of CARRIAGE HILL - EIGHTH PLAT, a subdivision of land in Clay County, Missouri, according to the recorded plat thereof; thence South 89°17'21" East 30.00 feet; thence South 0°15'38" West, parallel to the West line of said Northwest quarter, 114.04 feet; thence Southeasterly on a curve to the left, tangent to the last described course, having a radius of 15.00 feet, an arc distance of 23.?? feet; thence South 0°15'38" West, 50.00 feet; thence Southwesterly on a curve to the left, having an initial tangent bearing of North 89°44'22" West, a radius of 15.00 feet, an arc distance of 23.56 feet; thence South 0°15'38" West, 265.00 feet; thence Southerly on a curve to the Right, tangent to the last described course, having a radius of 211.29 feet, an arc distance of 89.85 feet; thence Southwesterly on a curve to the left, having a common tangent with the last described curve, a radius of 171.29 feet, an arc distance of 65.54 feet to the Point of Beginning. Containing 22.45 acres, more or less.

DEDICATION

The undersigned owner of the above described 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 ESTATES - FIRST PLAT

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, and to the utility companies franchised to operate in 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 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 and Pollution Control 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.

PARK LAND DEDICATION: Private open space will be dedicated by future plats of CARRIAGE HILL ESTATES.

STREET GRADES

	GRADE POINT	ELEV.	V.C.T.
	NE SHADY LANE		
15.00	feet East of the West line of Plat	180.7?	---
2?0.00	feet East of the West line of Plat	170.??	150.00
	East line of Plat	182.??	---
	N SPRUCE AVENUE		
316.86	feet South of the South line of NE 60th Court	150.52	---
202.22	feet South of the South line of NE 60th Court	148.64	50.00
45.43	feet South of the South line of NE 61st Court	154.71	50.00
10.99	feet North of the North line of NE 61st Place	160.01	75.00
13.00	feet South of the South line of NE Shady Lane	173.01	15.00
2.00	feet North of the South line of NE Shady Lane	173.31	---
	NE 61ST PLACE		
	North line of N. Spruce Avenue	158.96	---
25.00	feet North of the West line of N. Spruce Avenue	158.46	15.00
118.48	feet North of the West line of N. Spruce Ave(ctr. cul-de-sac)	165.94	---
	NE 61ST COURT		
1.00	feet West of the East line of N. Spruce Avenue	155.72	---
14.00	feet East of the East line of N. Spruce Avenue	155.42	15.00
125.00	feet East of the East line of N. Spruce Avenue	160.97	50.00
225.03	feet East of the East line of N. Spruce Avenue	167.05	---
	NE SHADY LANE (CUL DE SAC)		
2.00	feet North of the South line of NE Shady Lane	180.20	---
13.00	feet South of the South line of NE Shady Lane	179.90	15.00
100.00	feet South of the South line of NE Shady Lane	174.16	50.00
150.00	feet South of the South line of NE Shady Lane	173.16	---
	NE 60TH COURT (WEST)		
	South line of N. Spruce Avenue	150.59	---
175.00	feet South and West of the South line of N. Spruce Avenue	148.84	125.00
561.36	feet South and West of the South line of N. Spruce Avenue (center of cul de sac)	178.98	---
	NE 60TH COURT (EAST)		
10.00	feet South of the North line of N. Spruce Avenue	150.79	---
	North line of N. Spruce Avenue	150.59	10.00
150.00	feet North of the North line of N. Spruce Ave(ctr cul-de-sac)	162.59	---
	N CYPRESS AVENUE		
1.00	feet North of the South line of N. Spruce Avenue	149.51	---
14.00	feet South of the South line of N. Spruce Avenue	149.21	15.00
200.00	feet South of the South line of N. Spruce Avenue	137.98	100.00
300.00	feet South of the South line of N. Spruce Avenue	136.98	---

IN WITNESS WHEREOF: J.A. PETERSON INVESTMENT COMPANY, a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 2?th day of June 1987.

J.A. PETERSON INVESTMENT COMPANY

Kenneth Riedemann, President — Roger Siegrist, Assistant Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 2?th day of June, 1987, 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 INVESTMENT COMPANY, 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, the day and year last above written.

My commission expires: 05/09/90 — Kirsten L. Friend, Notary Public

CITY PLAN COMMISSION

Approved ________

Chairman - Thompson C. Nelson

Secretary - Richard E. Duncan

PUBLIC WORKS

Approved ________

City Engineer - Furnie C. Gunter

Approved June 23, 1987

Director - George L. Satterlee

870676
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 Number 61222 duly authenticated as passed this ? day of July, 1987.

Mayor - Richard L. Berkley

City Clerk - E. Richard Brenneman

I HEREBY CERTIFY: that the plat of CARRIAGE HILL ESTATES - FIRST 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.

6-8-87 Signed: Robert L. Buford, RLS # 1045
Date

ROBERT L. BUFORD
Land Surveyor
7211 NW 83rd St. - Suite 180
Kansas City, Mo. 64152
(816) 741-5152

12/16/87 ?Jm P622

http://www.ClayCoGov.com