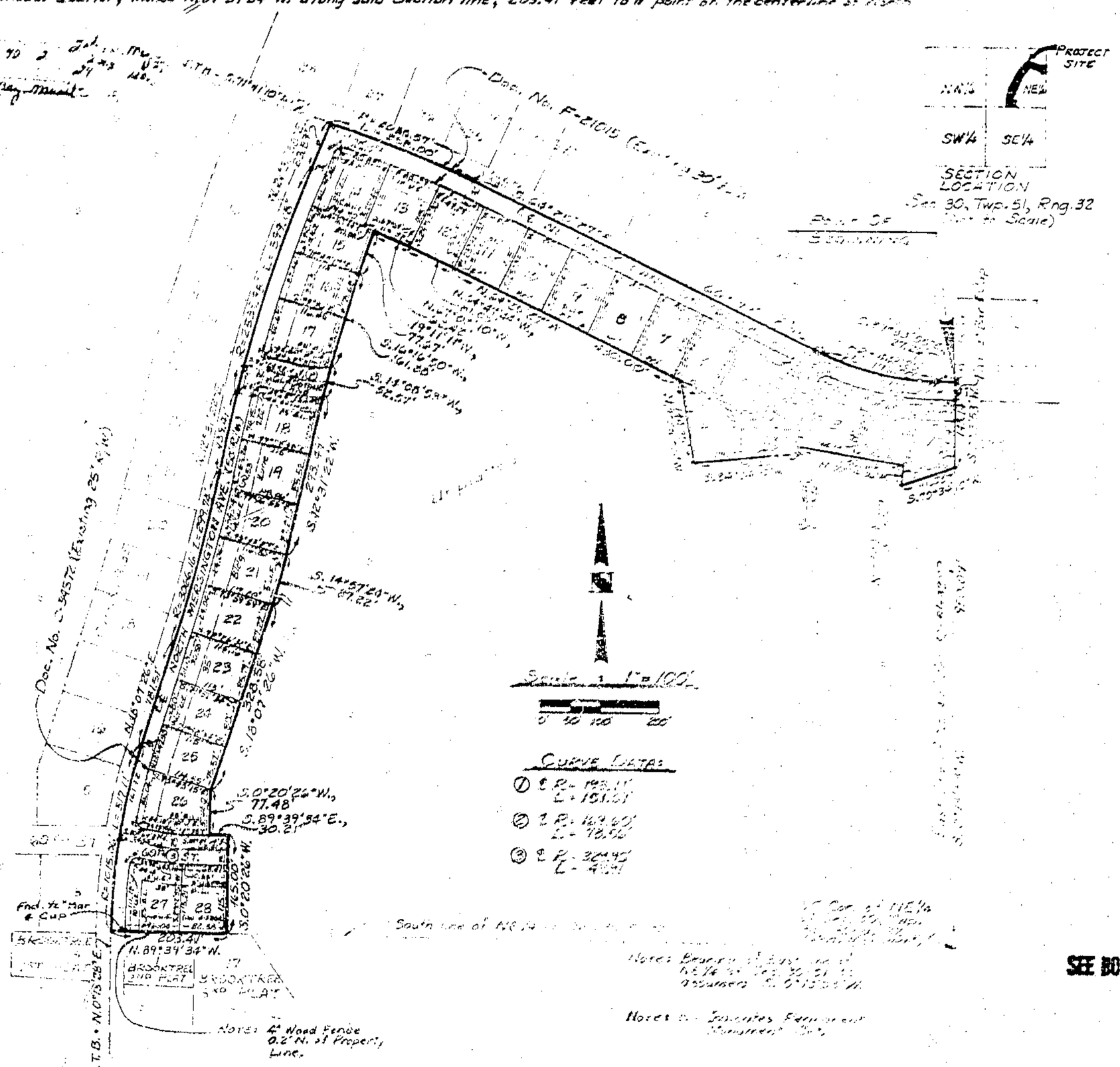
G 63865

CARRIAGE CROSSING FIRST PLAT

GLADSTONE, CLAY COUNTY, MISSOURI

Descriptions: All that part of the Northeast Quarter of Section 30, Township 51, Range 32, in Gladstone, Clay County, Missouri, more particularly described as follows: Beginning at a point on the East line of said Quarter Section, 1053.09 feet North of the Southeast corner thereof, said point also lying on the centerline of NE Shady Lane Drive; thence S. 0°13'53" W. along said Section line, and along the West line of CARRIAGE HILL ESTATES - FIRST PLAT, a subdivision of land in said County and State, 145.14 feet; thence S. 70°34'10" W., 91.03 feet; thence N. 5°44'41" E., [illegible] feet; thence S. 60°02'36" W., 180.66 feet to a point on a curve having a radius of 1491.11 feet; thence along said curve to the left with an initial tangent bearing of S. 0°54'31" E., an arc distance of 13.26 feet; thence S. 24°34'10" W., 175.26 feet; thence [illegible] feet; thence N. 64°25'27" W., 450.00 feet; thence N. 64°47'44" W., 81.05 feet; thence N. [illegible] feet; thence S. 16°16'30" W., 161.88 feet; thence S. 14°08'53" W., 52.57 feet; thence S. [illegible] 31'32" W., 273.44 feet; thence S. 16°57'24" W., 87.22 feet; thence S. 18°07'26" W., 328.56 feet; thence S. [illegible] 77.48 feet; thence S. 89°39'34" E., 30.21 feet; thence S. 0°20'26" W., 165.00 feet to a point on the South line of said Northeast Quarter; thence N. 89°39'34" W. along said Section line, 203.41 feet to a point on the centerline of North Mersington Ave., said point also lying on a curve having a radius of 1015.06 feet; (the following six courses are along the centerline of North Mersington Ave.); thence along said curve to the right with an initial tangent bearing of N. 0°13'23" E., an arc distance of 317.11 feet to a point of tangency; thence N. 18°07'26" E., 181.51 feet to a point of curve having a radius of 3066.16 feet; thence along said curve to the left, an arc distance of 297.74 feet to a point of tangency; thence N. 12°31'22" E., 137.41 feet to a point of curve having a radius of 2539.98 feet; thence along said curve to the right an arc distance of 398.18 feet to a point of tangency; thence N. 21°31'38" E., 83.87 feet to a point on the centerline of NE Shady Lane Drive, said point also lying on a curve having a radius of 2095.57 feet; (the following four courses are along the centerline of NE Shady Lane Drive); thence along said curve to the right with an initial tangent bearing of S. 71°51'10" E., an arc distance of 258.00 feet to a point of tangency; thence S. 64°25'27" E., 663.79 feet to a point of curve having a radius of 448.26 feet; thence along said curve to the left an arc distance of 196.70 feet to a point of tangency; thence S. 89°33'55" E., 27.26 feet to the point of beginning; contains 8.6 Acres, more or less.



Dedication: The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as CARRIAGE CROSSING FIRST PLAT.

Easements: An easement or license is hereby granted to Gladstone, Missouri, to locate, construct and maintain or authorize the location, construction, maintenance and use of conduits for all and any purpose, water, gas, sewer mains, drainage improvements, poles and wires or all or any of them over, under, and along strips marked "Utility Easement" or "U.E.", "Drainage and Utility Easement" or "D.E. & U.E.", or "Sewer Easement" or "S.E."

Streets: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

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.

In Instrument Whereof: CARRIAGE Crossing PARTNERSHIP, a Missouri General Partnership, has caused this plat to be executed by its Managing Partner this 24th day of April, 1990.

CARRIAGE CROSSING PARTNERSHIP, a Partnership by CARRIAGE DEVELOPMENT COMPANY, a Missouri Corporation, Managing Partner

By: James O'Laughlin, President

STATE OF MISSOURI } s.s.
COUNTY OF JACKSON }

On this 24th day of April, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James O'Laughlin, President of the CARRIAGE DEVELOPMENT COMPANY, a Missouri Corporation, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed of said Corporation as Managing Partner of and on behalf of CARRIAGE Crossing PARTNERSHIP.

In Witness Thereof: I have hereunto set my hand and affixed my Notarial Seal at my office, the day and year last above written.

My Commission Expires: _____ CAROL D. FRIEND, Notary Public, JACKSON COUNTY, My Commission Expires April 27, 1993 — Carol D. Friend, Notary Public

City Plan Commission
Received: _____
Approved: 4-2-90
Chairman: Arthur W. Hammen

City Council
Received: _____
Approved: 5-21-90
Ordinance No.: _____
Mayor: J. Robert Ashcroft
City Clerk: Marilyn Ahrens

Surveyor's Certification: I hereby certify that the plat of CARRIAGE CROSSING 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.

Date: April 24, 1990

SEE BOOK 1112 PAGE 421

HANDS · FARROW · WEISKIRCH ENGINEERS
10106 EAST TRUMAN ROAD
INDEPENDENCE, MISSOURI 64052
(816) 254-8900

4/25/1990 Filed-Plat

By: E. Dan Weiskirch, Mo. R.L.S. No. 1439

http://www.ClayCoGov.com
Clay County, Missouri Land Survey Document