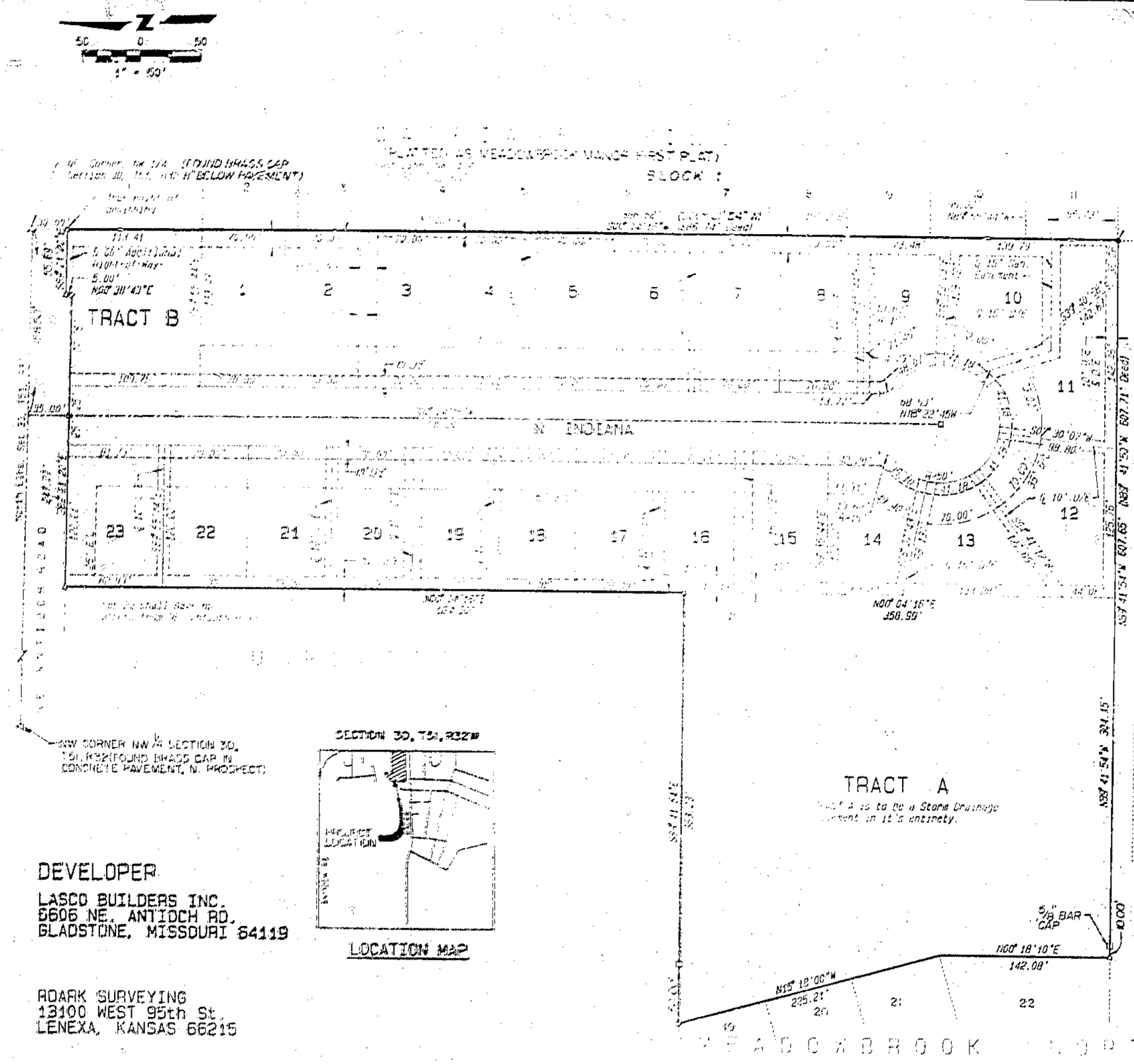
Clay County, Missouri
Land Survey Document

G 73014

CARRIAGE COURT
FINAL PLAT



This is a subdivision of land in the Northwest Quarter of Section 30, Township 51, Range 32, in the City of Gladstone, Clay County, Missouri being more particularly described as follows: Commencing at the Northeast corner of said Northwest Quarter of Section 30; thence South 00° 04' 16" West along the East line of said Northwest Quarter a distance of 30.00 feet to the True Point of Beginning; thence continuing along the East line of said Northwest Quarter South 00° 04' 16" West a distance of 886.68 feet (886.74 by Deed); thence North 89° 41' 54" West a distance of 607.65 feet, (North 89° 41' 50" West, 607.71 feet by Deed); to the Southeast corner of Lot 22, Block 2, Meadowbrook North a subdivision of Land in Gladstone, Clay County, Missouri; thence North 00° 18' 10" East along the Easterly line of said Lot 22 Block 2 Meadowbrook North a distance of 142.08 feet; thence North 15° 15' 00" West along the Easterly line of Lots 19, 20, and 21, Block 2 of said Meadowbrook North subdivision, a distance of 225.21 feet; thence South 89° 41' 54" East a distance of 363.35 feet; thence North 00° 04' 16" East a distance of 524.50 feet to the South right of way line of Northeast Antioch Road; thence South 89° 21' 20" East along said South right of way line a distance of 247.77 feet; thence North 00° 38' 42" East a distance of 5.00 feet; thence South 89° 21' 20" East a distance of 55.69 feet to the True Point of Beginning containing 8.05 acres, more or less, and subject to all easements, reservations, and restrictions of record.

DEDICATION: The undersigned proprietor of the property described herein has caused the same to be subdivided in the manner shown on this plat, and said property shall hereafter be known as CARRIAGE COURT.

EASEMENTS: An easement is hereby granted to the City of Gladstone, Missouri to locate, construct, operate and maintain facilities and to authorize the location, construction, maintenance or use of surface drainage ways and installations and underground drainage conduits and appurtenances for drainage purposes; or conduits for all and any purpose: water, gas and sewer mains, poles, wires, anchors and appurtenances thereto or any or all of them upon or under and along the strips of land outlined on this plat and designated utility easement (U/E). An easement or license is also hereby granted to the City of Gladstone, Missouri, to locate, construct and maintain, and to authorize the location, construction maintenance and use of surface drainage ways and installations and underground drainage conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "DRAINAGE EASEMENT", or "D/E".

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

Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built or otherwise located between this line and the lot or street line.

IN TESTIMONY WHEREOF, Talon Development, Inc. has by the authority of its Board of Directors caused this instrument to be executed by its President and its corporate seal to be hereto affixed by its Secretary this 16 day of July, 1990.

TALON DEVELOPMENT, INC.

Louis A. Springer, President — ATTEST: Leslie R. Springer, Secretary

STATE OF Missouri
COUNTY OF Clay } SS:

BE IT REMEMBERED that on this 16 day of July, 1990, before me, the undersigned, a Notary Public in and for said County and State, came Louis A. Springer, President of Talon Development, Inc., a corporation duly organized, incorporated and existing under and by virtue of the laws of Missouri; and Leslie R. Springer, Secretary of said corporation, who are personally known to me to be the same persons who executed as such officers the within instrument of writing on behalf of said corporation, and such persons duly acknowledge the execution of the same to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal in my office in said County and State the day and year last above written.

My Commission Expires: 1-27-93 — Notary Public

APPROVED by the Planning and Zoning Commission of the City of Gladstone the 4th day of June, 1990.

Chairman - Arthur M. Hamm

APPROVED by the City Council of the City of Gladstone the 11th day of June, 1990. Ordinance # 2935

Mayor - Robert J. Ashcroft — City Clerk - Marilyn Ahnefeld

This plat prepared by: Roark Surveying, 13100 West 95th Street, Lenexa, KS 66215

I hereby certify that this survey was executed in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey.

Daniel H. Roark, CS-1895

DEVELOPER
LASCO BUILDERS INC.
5606 NE. ANTIOCH RD.
GLADSTONE, MISSOURI 64119

ROARK SURVEYING
13100 WEST 95th St.
LENEXA, KANSAS 66215

McDONALD & WARGER, INC.
CONSULTING ENGINEERS
P.O. BOX 235
LIBERTY, MISSOURI 64068
(816) 781-6182

LEGEND

4/25/91 9M
Slider-Plat

http://www.ClayCoGov.com