Clay County, Missouri
Land Survey Document

G 50335

CARRIAGE HILL ESTATES
SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
(SHEET 1 OF 1)

CARRIAGE HILL ESTATES 2ND PLAT

STATE PLANE COORDINATES

	NORTHING	EASTING	
[illegible]	[illegible]	[illegible]	CL-16 / CL Corner NW 1/4 29-51-32
[illegible]	[illegible]	[illegible]	RP
[illegible]	[illegible]	[illegible]	RP
[illegible]	[illegible]	[illegible]	RP

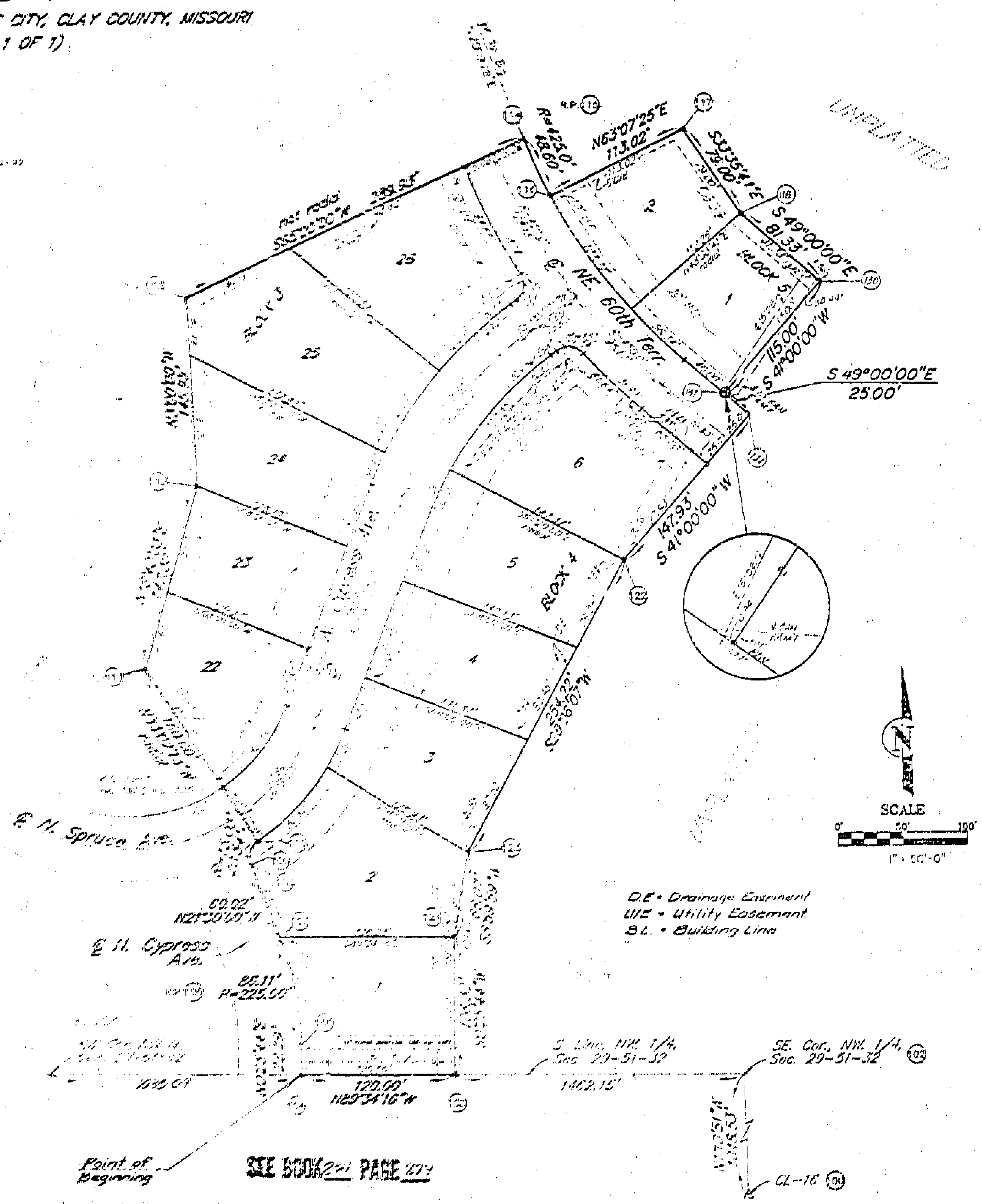
NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY, MISSOURI, CONTROL GRID SYSTEM, NAD 1983. USING A COMBINED GRID FACTOR OF 0.9999037, COORDINATES ARE IN METERS.

○ = Set 5/8" X 24" bar with aluminum cap stamped LS 1980

LOCATION MAP
Sec. 29, Twp. 51N, Rge. 32W

STREET GRADES
(Street Grades are at Top of Curb)

GRADE POINT			
N. Cypress Avenue			
[illegible]	Feet Southeast of Southeast Line of NE 60th Terrace	[illegible]	
403.00	Feet Southwest of Southwest Line of NE 60th Terrace	151.57	26.00
378.00	Feet Southwest of Southwest Line of NE 60th Terrace	156.47	[illegible]
[illegible]	Feet Southwest of Southwest Line of NE 60th Terrace	154.70	15.00
[illegible]	Feet Northeast of Southwest Line	155.08	------
NE 60th Terrace			
103.15	Feet Northwest of Northwest Line of N. Cypress Avenue	161.96	------
57.52	Feet Southeast of Southwest Line of N. Cypress Avenue	149.22	175.00
[illegible]	Feet Southeast of Southeast Line of N. Cypress Avenue	156.68	------



LEGAL 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 a point on the South line of said Northwest Quarter, said point being South 89°34'16" East, as measured along said South line, 1015.59 feet, East of the Southwest corner of said Northwest Quarter, said point being also a point on the East right-of-way line of North Cypress Avenue, as now established; thence North 0°25'44" East, along said East right-of-way line, 22.29 feet; thence northerly along said right-of-way line on a curve to the left, tangent to the last described course, having a radius of 225.00 feet, an arc distance of 86.11 feet; thence North 21°20'00" West, along said right-of-way line, 60.02 feet; thence northerly, along said right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, an arc distance of 20.34 feet to a point on the southerly right-of-way line of North Spruce Avenue, as now established; thence North 31°02'13" West, along the easterly line of Lot 1, Block 3, Carriage Hill Estates, First Plat, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof, and its southerly prolongation, 160.00 feet, to the Northeast corner of said Lot 1; thence North 16°40'03" East, along the easterly line of said Block 3, 147.30 feet; thence North 3°00'00" West, along said Block 3, 146.95 feet; thence North 64°20'00" East, 289.93 feet; thence southeasterly on a curve to the left, having an initial tangent bearing of South 20°10'28" East, a radius of 425.00 feet, an arc distance of 48.60 feet; thence North 63°07'25" East, 113.02 feet; thence South 33°35'41" East, 79.00 feet; thence South 49°00'00" East, 81.33 feet; thence South 41°00'00" West, 115.00 feet; thence South 49°00'00" East, 25.00 feet; thence South 41°00'00" West 147.93 feet; thence South 28°56'07" West, 284.32 feet; thence South 8°09'59" West, 46.07 feet; thence South 0°25'44" West, 106.32 feet to a point on the South line of the aforementioned Northwest Quarter, thence North 89°34'16" West, along said South line, 120.00 feet, to the point of beginning. Containing 4.64 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 hereafter be known as:

CARRIAGE HILL ESTATES - SECOND 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 of 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, in accordance with the Community Unit Project Plan approved by Ordinance Number 64712.

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 19th day of September, 1990.

J. A. PETERSON INVESTMENT COMPANY

Kenneth Riedemann, President — Roger Siegrist, Assistant Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF PLATTE)

Be it remembered that on this 19 day of September 90 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 by me duly sworn, 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 the 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 on the date herein last above written.

My commission expires: Feb. 12, 1994 — Notary Public

SHERI L. FINLEY, Notary Public

CITY PLAN COMMISSION

Approved 7-26-90

Chairman - J.R. Renvick

Secretary - William G. Hartman

PUBLIC WORKS

Approved Sep 21, 1990

City Engineer - Gurnie C. Gunter

Approved 9/20/90

Director - George L. Satterlee

900661
Entry Number

COUNCIL

This is to certify that the within plat was duly submitted to and approved by the Council to Kansas City, Missouri, by Ordinance Number 900512 duly authenticated as passed this 4th day of October, 1990.

Mayor - Richard L. Berkley

City Clerk - Catherine T. Rocha

This plat and survey of CARRIAGE HILL ESTATES - SECOND PLAT were executed by John F. Lutjen & Associates, 5077 NW Barry Road, Kansas City, MO 64151.

I HEREBY CERTIFY: that the plat of CARRIAGE HILL ESTATES - SECOND 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 platting of subdivisions to the best of my professional knowledge and belief.

9-19-90 Date — Signed, W. James Schlemmer, RLS 1980

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers — Land Surveyors
5077 NW. BARRY ROAD, KANSAS CITY, MISSOURI 64151

4/25/1991 Tiles-Plat

A-143

http://www.ClayCoGov.com