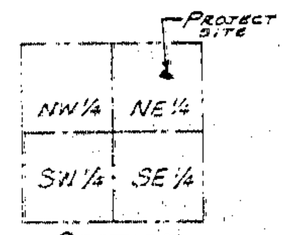
G 94970

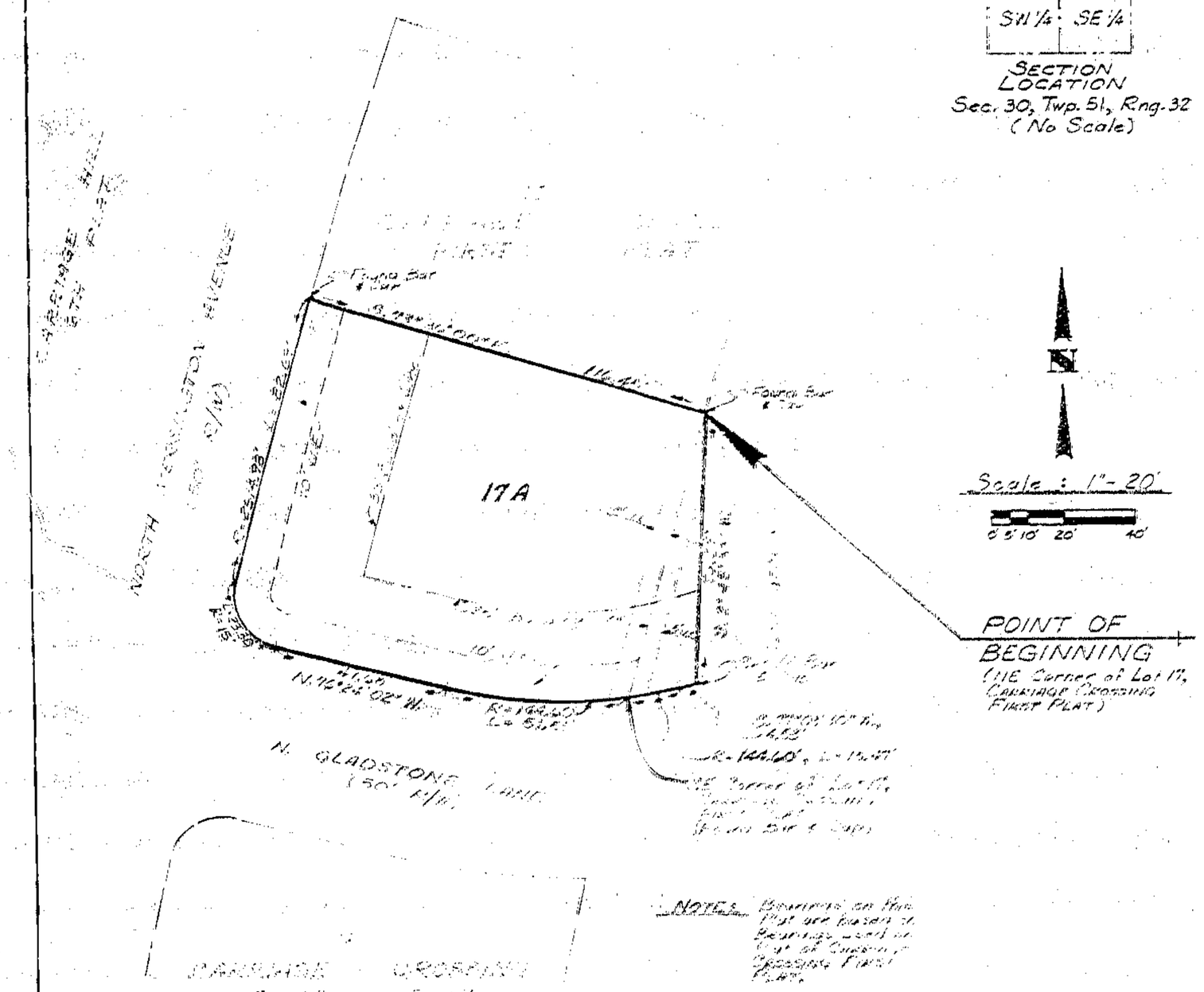
RESURVEY OF LOT 17, CARRIAGE CROSSING FIRST PLAT

GLADSTONE, CLAY COUNTY, MISSOURI

Description: A tract of land located in the Northeast Quarter of Section 30, Township 51, Range 32, Gladstone, Clay County, Missouri, more particularly described as follows: Beginning at the Northeast corner of Lot 17, CARRIAGE CROSSING FIRST PLAT, a subdivision of land in said City and State; thence South 2°48'33" West, 76.29 feet; thence South 77°05'30" West, 4.53 feet to a point of curve having a radius of 144.60 feet; thence along said curve to the right, an arc distance of 15.47 feet to the Southeast corner of said Lot 17; (the following five courses are along the perimeter of said Lot 17); thence continuing along said curve having a radius of 144.60 feet, an arc distance of 51.51 feet to the P.C. of said curve; thence North 76°24'02" West, 49.68 feet to the P.C. of a curve to the right having a radius of 15 feet, an arc distance of 23.80 feet to the P.C.C. of a curve to the right having a radius of 254.98 feet, an arc distance of 82.69 feet; thence South 73°36'00" East, 116.45 feet to the Point of Beginning; containing 0.266 Acres, more or less.



SECTION LOCATION
Sec. 30, Twp. 51, Rng. 32
(No Scale)



NOTES: Bearings on this Plat are based on Bearings used on Plat of Carriage Crossing First Plat.

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 RESURVEY OF LOT 17, 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 Testimony Whereof: CARRIAGE CROSSING PARTNERSHIP, a Missouri General Partnership, has caused this plat to be executed by its Managing Partner this 30th day of April, 1991.

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 CLAY }

On this 30 day of April, 1991, 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 written.

My Commission Expires November 1, 1994 — Notary Public: Joseph E. Burke Jr.

JOSEPH E. BURKE JR. NOTARY PUBLIC STATE OF MISSOURI CLAY COUNTY MY COMMISSION EXP. NOV 1, 1994

City Plan Commission

Received: _____
Approved: 4-15-91
Chairman: Arthur M. Hammen

City Council

Received: 4-23-91
Approved: 4-23-91
Ordinance No.: 2,999
Mayor: Anita L. Newsom
City Clerk: Marilyn Ahnefeld

Surveyor's Certification: I hereby certify that the plat of RESURVEY OF LOT 17, 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 22, 1991

E. Dan Weiskirch MO RLS No. 7439

HANDS • FARROW • WEISKIRCH ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

RESURVEY OF LOT 17, CARRIAGE CROSSING FIRST PLAT
GLADSTONE, CLAY COUNTY, MISSOURI

Job No.	958
Scale:	Noted
Date:	3-12-91
Drawn:	CDF
Ch'ku:	EDW
Appvd:	
Revisions:	4-22-91
Sheet No.	1 of 1

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