Clay County, Missouri
Land Survey Documents
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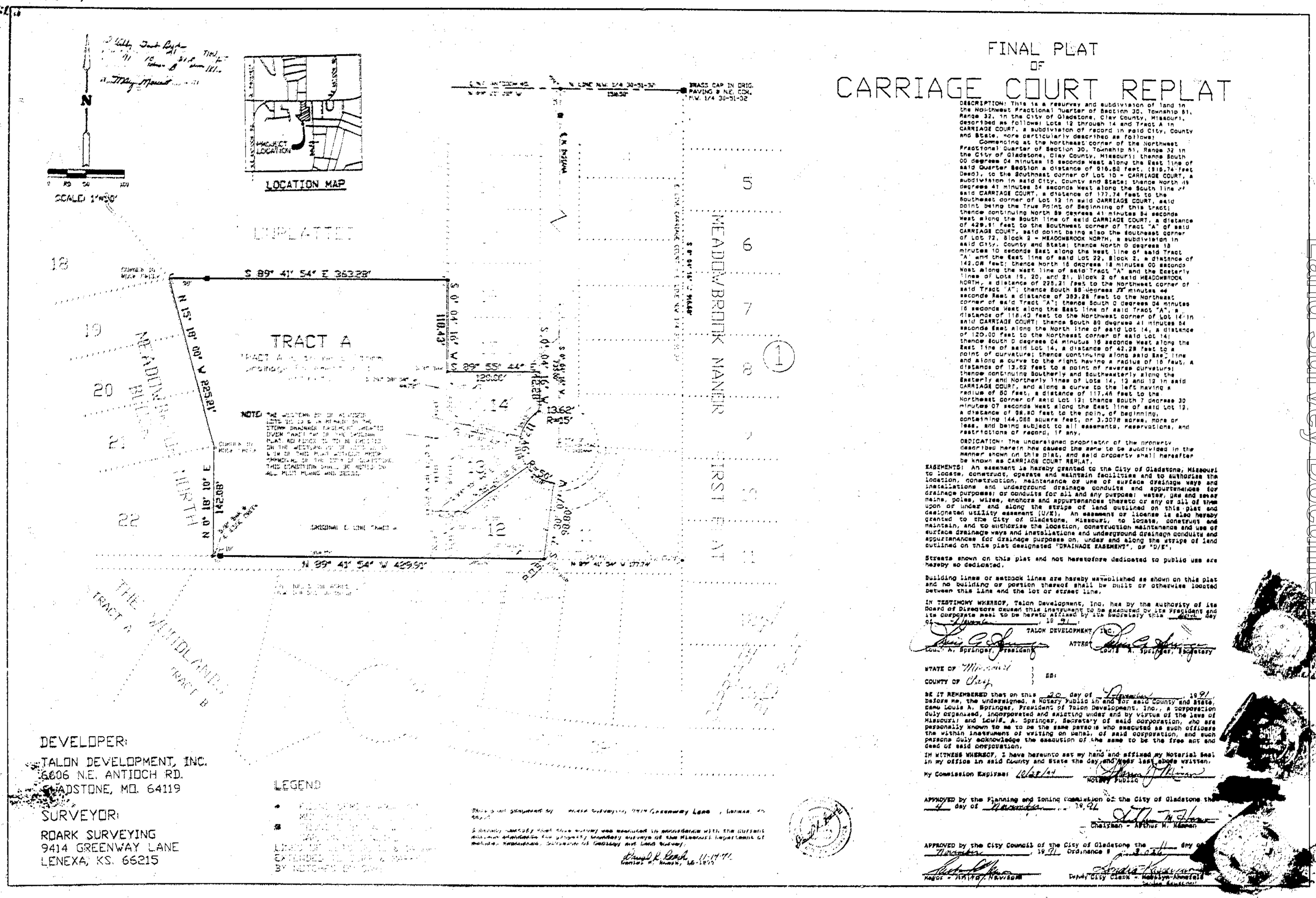
FINAL PLAT OF CARRIAGE COURT REPLAT



DESCRIPTION: This is a resurvey and subdivision of land in the Northwest Fractional Quarter of Section 30, Township 51, Range 32, in the City of Gladstone, Clay County, Missouri, described as follows: Lots 12 through 14 and Tract A in CARRIAGE COURT, a subdivision of record in said City, County and State, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Fractional Quarter of Section 30, Township 51, Range 32 in the City of Gladstone, Clay County, Missouri; thence South 00 degrees 04 minutes 16 seconds West along the East line of said Quarter Section a distance of 916.80 feet, (918.74 feet Deed), to the Southeast corner of Lot 10 - CARRIAGE COURT, a subdivision in said City, County and State; thence North 89 degrees 41 minutes 54 seconds West along the South line of said CARRIAGE COURT, a distance of 177.74 feet to the Southeast corner of Lot 12 in said CARRIAGE COURT, said point being the True Point of Beginning of this tract; thence continuing North 89 degrees 41 minutes 54 seconds West, along the South line of said CARRIAGE COURT, a distance of 429.91 feet to the Southwest corner of Tract "A" of said CARRIAGE COURT, said point being also the Southeast corner of Lot 72, Block 2 - MEADOWBROOK NORTH, a subdivision in said City, County and State; thence North 0 degrees 18 minutes 10 seconds East along the West line of said Tract "A" and the East line of said Lot 22, Block 2, a distance of 142.08 feet; thence North 15 degrees 18 minutes 00 seconds West, along the West line of said Tract "A" and the Easterly lines of Lots 19, 20, and 21, Block 2 of said MEADOWBROOK NORTH, a distance of 225.21 feet to the Northwest corner of said Tract "A"; thence South 89 degrees 55 minutes 44 seconds East a distance of 363.28 feet to the Northeast corner of said Tract "A"; thence South 0 degrees 04 minutes 16 seconds West along the East line of said Tract "A", a distance of 118.40 feet to the Northwest corner of Lot 14 in said CARRIAGE COURT; thence South 89 degrees 41 minutes 54 seconds East along the North line of said Lot 14, a distance of 120.00 feet to the Northeast corner of said Lot 14; thence South 0 degrees 04 minutes 16 seconds West along the East line of said Lot 14, a distance of 42.28 feet to a point of curvature; thence continuing along said East line and along a curve to the right having a radius of 15 feet, a distance of 13.62 feet to a point of reverse curvature; thence continuing Southerly and Southwesterly along the Easterly and Northerly lines of Lots 14, 13 and 12 in said CARRIAGE COURT, and along a curve to the left having a radius of 50 feet, a distance of 117.46 feet to the Northeast corner of said Lot 12; thence South 7 degrees 30 minutes 07 seconds West along the East line of said Lot 12, a distance of 98.80 feet to the point of beginning, containing 144,088 square feet, or 3.3078 acres, more or less, and being subject to all easements, reservations, and restrictions of record, if any.

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 REPLAT.

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 drainge 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 20th day of November, 1991.

TALON DEVELOPMENT, INC.

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

STATE OF Missouri }
COUNTY OF Clay } SS:

BE IT REMEMBERED that on this 20 day of November, 1991 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 Louis A. 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: 1/28/94 — Notary Public

APPROVED by the Planning and Zoning Commission of the City of Gladstone this 4 day of November, 1991.

Chairman - Arthur M. Hansen

APPROVED by the City Council of the City of Gladstone the 11th day of November, 1991 Ordinance # 3.038

Mayor - Harold Newkirk — Deputy City Clerk - Marilyn Amerell

DEVELOPER:
TALON DEVELOPMENT, INC.
6606 N.E. ANTIOCH RD.
GLADSTONE, MO. 64119

SURVEYOR:
ROARK SURVEYING
9414 GREENWAY LANE
LENEXA, KS. 66215

LEGEND

Plat prepared by Roark Surveying, 9414 Greenway Lane, 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.

Donald R. Roark, MO-1879 — 11-17-91