Clay County, Missouri
Land Survey Document

CARRIAGE HILL ESTATES - THIRD PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9999027. COORDINATES ARE IN METERS.

STATE PLANE COORDINATES

Point No.	Bearing	Dist.	Northing	Easting	
600			336598.6800	848187.5410	CL-16
601	N1°10'51"W	316.561	336912.1741	848181.0170	SE Cor. NW 1/4 29-51-32
602	N89°34'16"W	509.262	336916.9261	847671.7680	
603	N0°25'44"E	183.274	337099.0546	847673.1387	
604	N77°00'00"W	55.042	337111.4363	847619.5077	
605	N20°01'50"W	84.576	337190.8958	847590.5368	
606	N60°10'21"E	21.170	337201.4250	847608.9044	
607	N16°00'00"W	105.918	337303.2407	847579.7094	
608	S33°34'41"E	89.000	337228.3350	847629.4348	R.P.
616	N20°00'00"E	89.900	337312.8213	847660.1847	
617	S70°00'00"E	97.542	337279.4699	847751.8442	
618	S20°00'00"W	4.572	337275.1840	847750.2806	R.P.
619	S70°00'00"E	4.572	337273.8004	847754.5765	
620	S70°00'00"E	15.239	337268.3885	847768.8961	
621	S70°00'00"E	4.572	337266.8249	847773.1920	R.P.
622	N20°00'00"E	4.572	337271.1208	847774.7556	
623	S70°00'00"E	36.572	337258.6123	847809.1225	
624	S20°00'00"W	78.916	337184.4552	847782.1318	
625	S9°42'22"E	47.193	337142.2333	847791.6517	
626	S63°07'25"W	34.444	337122.3604	847759.3640	
627	N63°07'25"E	129.528	337100.9216	847874.9012	R.P.
628	S80°40'32"W	129.528	337138.9319	847753.4378	

STREET GRADES - CARRIAGE HILL ESTATES THIRD PLAT

N. CYPRESS AVENUE

	Point	Elev.	V.C.T.
484.33'	South of the South right-of-way line of NE Shady Lane	161.96	---
428.30'	South of the South right-of-way line of NE Shady Lane	165.42	100.00
248.00'	South of the South right-of-way line of NE Shady Lane	179.82	120.00'
30.00'	South of the South right-of-way line of NE Shady Lane	170.79	30.00'
5.00'	North of the North right-of-way line of NE Shady Lane	171.48	---

NE 61ST COURT

	Point	Elev.	V.C.T.
275.00'	West of the West right-of-way line of N. Cypress Avenue	184.51	---
228.00'	West of the West right-of-way line of N. Cypress Avenue	183.51	50.00
14.00'	West of the West right-of-way line of N. Cypress Avenue	189.33	25.00'
11.00'	East of the West right-of-way line of N. Cypress Avenue	169.08	---

N. KENSINGTON COURT

	Point	Elev.	V.C.T.
194.78'	South of the South right-of-way line of NE Shady Lane (Center of cul-de-sac)	194.08	---
11.78'	South of the South right-of-way line of NE Shady Lane	192.51	---
12.00'	North of the South right-of-way line of NE Shady Lane	191.99	---

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: Commencing at the Southwest Corner of said Northwest Quarter; thence South 89°34'16" East, along the South line of said Northwest Quarter, 946.27 feet; thence North 0°25'44" East, 600.69 feet to the Northeasterly Corner of Lot 4, Block 3, CARRIAGE HILL ESTATES - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, said point being also the True Point of Beginning of the Tract to be herein described; thence North 77°00'00" West, along the Northerly line of Lots 4 and 5, said Block 3, 180.60 feet to the most Easterly Corner of Lot 10, said Block 3; thence North 20°01'50" West, along the Easterly line of Lots 10 and 11, said Block 3, 277.51 feet to a point on the Southerly line of Lot 19, said Block 3; thence North 60°10'21" East along the Southerly line of said Lot 19, 69.46 feet to the Southeast Corner thereof; thence North 16°00'00" West, along the Easterly line of Lots 19, 20 and 21, said Block 3, 347.50 feet to a point on the Southerly right-of-way line of NE Shady Lane, as now established; thence Northeasterly and Southeasterly along said Southerly right-of-way line, on a curve to the right, having an initial tangent bearing of North 56°25'19" East, a radius of 205.00 feet, an arc distance of 275.86 feet to a point of tangency; thence South 70°00'00" East, along said Southerly right-of-way, 320.05 feet; thence Southeasterly 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 23.56 feet; thence South 70°00'00" East, along said right-of-way line, 50.00 feet; thence Northeasterly on a curve to the right, having an initial tangent bearing of North 20°00'00" East, a radius of 15.00 feet, an arc distance of 23.56 feet; thence South 70°00'00" East, along said Southerly right-of-way line, 120.00 feet; thence South 20°00'00" West, 258.94 feet; thence South 9°42'22" East, 154.65 feet to the Northeast Corner of Lot 2, Block 3, CARRIAGE HILL ESTATES - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 63°07'25" West, along the Northerly line of said Lot 2, 113.02 feet to a point on the Easterly right-of-way line of NE 60th Terrace, as now established; thence Northerly, along said right-of-way line on a curve to the right, having an initial tangent bearing of North 26°52'35" West, a radius of 425.00 feet, an arc distance of 48.60 feet; thence South 65°20'00" West, along the Northerly line of Lots 25 and 26, Block 3, said CARRIAGE HILL ESTATES - SECOND PLAT, and its Northeasterly prolongation, 289.93 feet to the True Point of Beginning. Containing 8.65 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 by known as:

CARRIAGE HILL ESTATES - THIRD 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 CO., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 27TH day of September, 1991.

J. A. PETERSON INVESTMENT CO.

Kenneth Riedemann, President — Roger Siegrist, Assistant Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF PLATTE)

Be it remembered that on this 27th day of September, 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 CO. 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: 2-12-94 — Sheri L. Finley, Notary Public

SHERI L. FINLEY

CITY PLAN COMMISSION

Approved

Chairman - Whitney Kerr, Sr.

Secretary - William G. Hartman

PUBLIC WORKS

Approved 11-1-91

City Engineer - Gurnie C. Gunter

Approved November 4, 1991

Director - George L. Satterlee

910831
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 911262 duly authenticated as passed this 24th day of October, 1991.

Mayor - Emanuel Cleaver, II

City Clerk - Catherine T. Rocha

This plat and survey of CARRIAGE HILL ESTATES - THIRD PLAT were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, MO 64151.

I HEREBY CERTIFY: that the plat of CARRIAGE HILL ESTATES - THIRD 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.

9-27-91 Date — Signed: W. James Schowe, RLS# 1989

Clay County
Plat Cab. B
1/13/93

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers - Land Surveyors
5577 NW BARRY ROAD, KANSAS CITY, MISSOURI 64151
(816) 587-4320

http://www.ClayCoGov.com