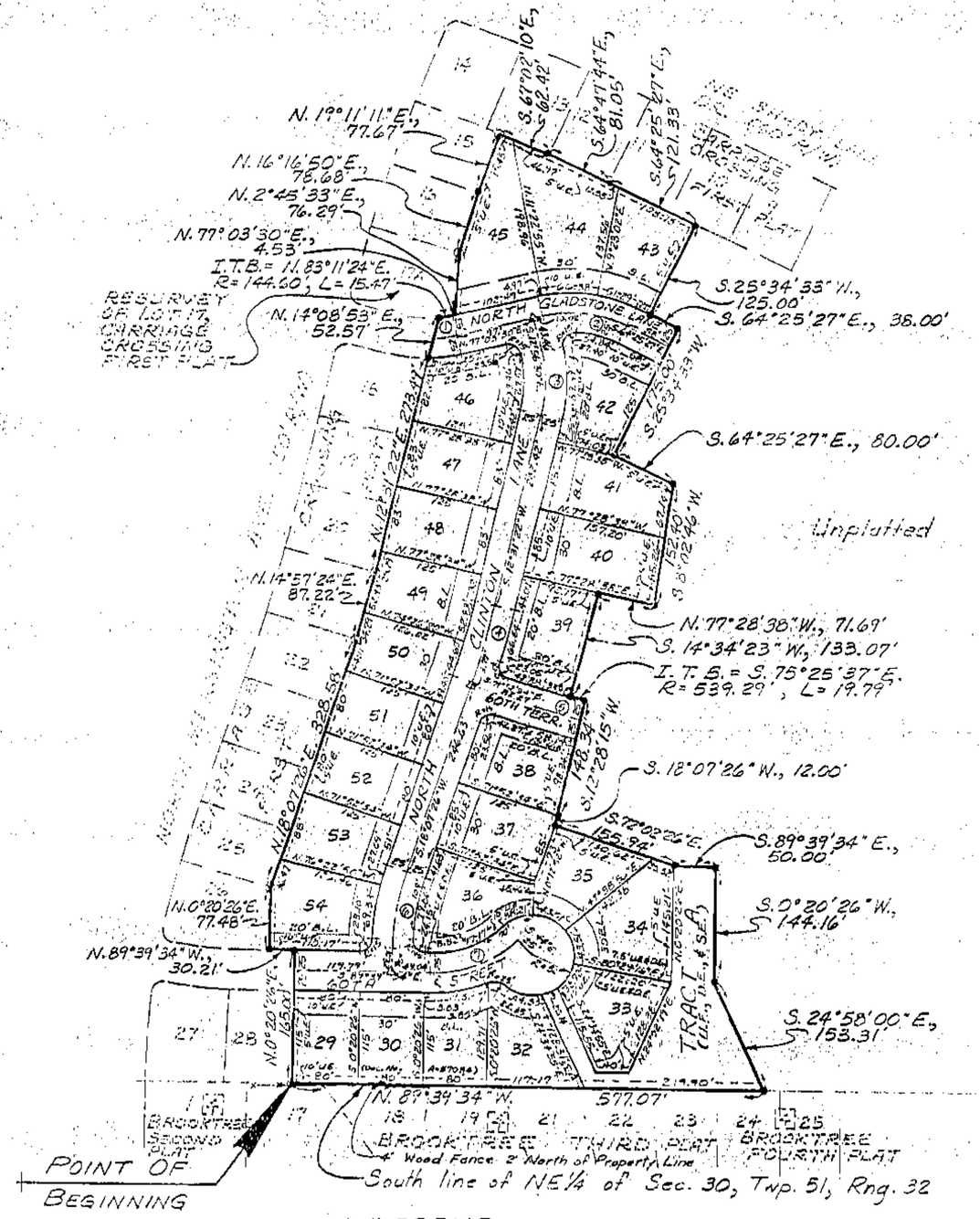
Clay County, Missouri
Land Survey Document

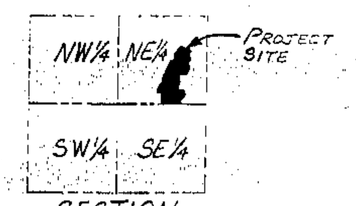
L 30252

CARRIAGE CROSSING SECOND PLAT

GLADSTONE, CLAY COUNTY, MISSOURI

Description: All that part of the Northeast Quarter of Section 30, Township 51, Range 32, in Gladstone, Clay County, Missouri, more particularly described as follows: Beginning at the Southeast corner of Lot 28, CARRIAGE CROSSING FIRST PLAT, a subdivision in Gladstone, Clay County, Missouri; the following seven courses are along the Easterly line of said CARRIAGE CROSSING FIRST PLAT; thence North 0°20'26" East, 165.00 feet; thence North 89°39'34" West, 30.21 feet; thence North 0°20'26" East, 77.48 feet; thence North 18°07'26" East, 328.58 feet; thence North 14°37'24" East, 87.22 feet; thence North 12°31'22" East, 273.49 feet; thence North 14°08'53" East, 52.57 feet to a point on the Southerly line of Lot 17A, RESURVEY OF LOT 17, CARRIAGE CROSSING FIRST PLAT, a subdivision in Gladstone, Clay County, Missouri; the following three courses are along the Southerly and Easterly lines of said RESURVEY OF LOT 17, CARRIAGE CROSSING FIRST PLAT; thence along a curve to the left having an initial tangent bearing of North 83°11'24" East, a radius of 144.60 feet, an arc length of 15.47 feet, to a Point of Tangency; thence North 77°03'30" East, 4.53 feet; thence North 2°45'33" East, 76.29 feet to the Southeast Corner of Lot 16, said CARRIAGE CROSSING FIRST PLAT; the following three courses are along the Easterly and Southerly lines of said CARRIAGE CROSSING FIRST PLAT; thence North 16°16'50" East, 78.68 feet; thence North 19°11'11" East, 77.67 feet; thence South 67°02'10" East, 62.42 feet; thence South 64°47'44" East, 81.05 feet; thence South 64°25'27" East, 121.33 feet; thence South 25°34'33" West, 125.00 feet; thence South 64°25'27" East, 38.00 feet; thence South 25°34'33" West, 175.00 feet; thence South 64°25'27" East, 80.00 feet; thence South 6°02'46" West, 152.40 feet; thence North 77°28'38" West, 71.69 feet; thence South 14°34'23" West, 133.07 feet to a point on a curve; thence along said curve to the left having an initial tangent bearing of South 75°25'37" East, a radius of 539.29 feet, an arc length of 19.79 feet; thence South 12°28'15" West, 146.34 feet; thence South 18°07'26" West, 12.00 feet; thence South 72°02'26" East, 155.94 feet; thence South 89°39'34" East, 50.00 feet; thence South 0°20'26" West, 144.16 feet; thence South 24°58'00" East, 153.31 feet to a point on the South line of the Northeast Quarter of said Section 30; thence North 89°39'34" West along said South line, 577.07 feet to the Point of Beginning; containing 9.3 Acres, more or less.





SECTION LOCATION

Sec. 30, Twp. 51, Rng. 32
(Not to Scale)

N

Scale: 1"=100'

0 50' 100' 200'

CURVE DATA:

1. ℄ R= 169.60' L= 27.63'
2. ℄ R= 157.42' L= 105.83'
3. ℄ R= 177.03' L= 78.68'
4. ℄ R= 1022.12' L= 99.92'
5. ℄ R= 564.29' L= 55.67'
6. ℄ R= 319.60' L= 99.20'
7. ℄ R= 150.56' L= 116.52'

LEGEND:

- Set Permanent Monument
- Found Bar & Cap
- Set ½" Bar & Cap

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 CARRIAGE CROSSING SECOND 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 the 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 8th day of May, 1992.

CARRIAGE CROSSING PARTNERSHIP, a Partnership by CARRIAGE DEVELOPMENT COMPANY, a Missouri Corporation, Managing Partner

By: James O'Laughlin, President

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 8th day of May, 1992, 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 above written.

JUDITH G. RIGA
Commission Expires 1-25-94

My Commission Expires _____ Notary Public: Judith G. Riga

City Plan Commission	City Council
Received:	Received:
Approved: 4-20-92	Approved: 4-27-92
Chairman: Terrance O'Hara	Ordinance No.: 3.070
	Mayor: Bill Reynolds
	City Clerk: Marilyn Ahnefeld

Surveyor's Certification: I hereby certify that the plat of CARRIAGE CROSSING 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 the platting of subdivisions to the best of my professional knowledge and belief.

Date: MAY 7 1992

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

BY: James M. Farrow

James M. Farrow MO LS No. 1658

http://www.ClayCoGov.com