Clay County, Missouri
Land Survey Document

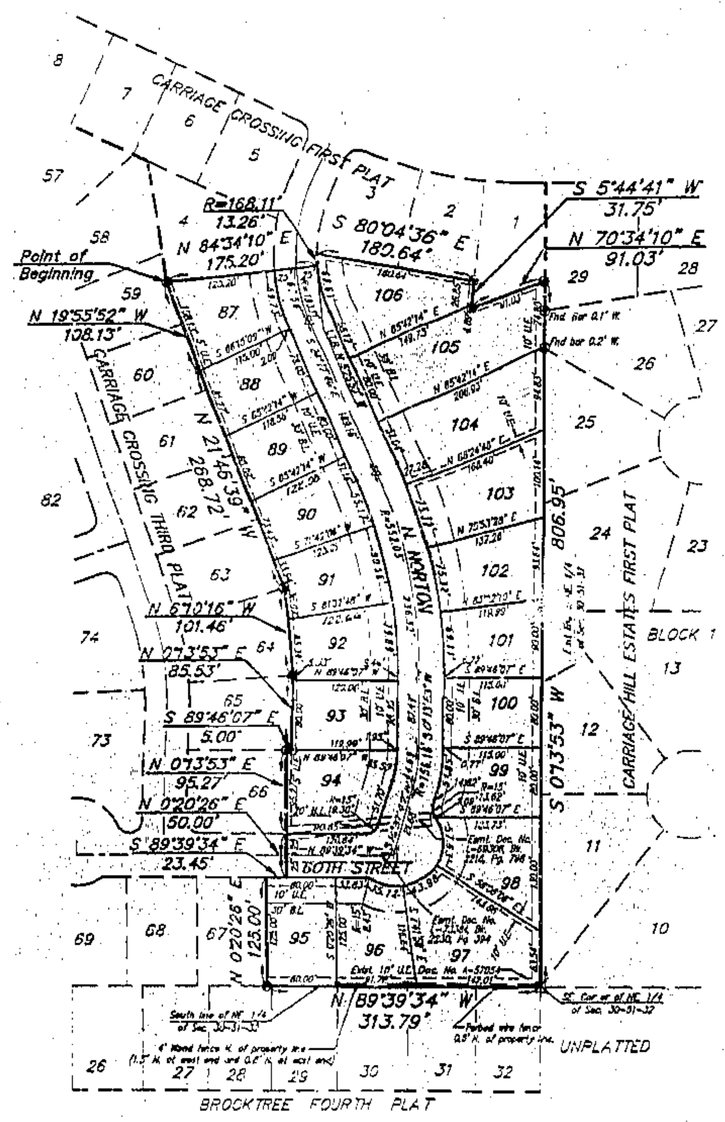
http://www.ClayCoGov.com

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED FOR RECORD
DATE 19 A.D. 19 O'CLOCK
BOOK PAGE 6 35
LARRY E. MOUSER
RECORDER OF DEEDS

M 8150 FEB 1 5 1994

CARRIAGE CROSSING FOURTH PLAT

GLADSTONE, CLAY COUNTY, MISSOURI



DESCRIPTION: A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 51, RANGE 32, IN GLADSTONE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, CARRIAGE CROSSING FIRST PLAT, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI, (THE FOLLOWING FIVE COURSES ARE ALONG THE SOUTHERLY BOUNDARY OF SAID CARRIAGE CROSSING FIRST PLAT): NORTH 84°34'10" EAST, 175.20 FEET, TO A POINT ON A CURVE TO THE RIGHT; SAID CURVE HAVING AN INITIAL TANGENT BEARING OF NORTH 5°25'50" WEST, A RADIUS OF 168.11 FEET; AN ARC DISTANCE OF 13.26 FEET; SOUTH 80°04'36" EAST, 180.64 FEET; SOUTH 5°44'41" WEST, 31.75 FEET; NORTH 70°34'10" EAST, 91.03 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, ALSO BEING THE WEST LINE OF CARRIAGE HILL ESTATES FIRST PLAT A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE SOUTH 0°13'53" WEST ALONG SAID LINE, 806.95 FEET TO THE SOUTHEAST CORNER OF NORTHEAST QUARTER OF SAID SECTION 30, ALSO BEING THE NORTHEAST CORNER OF LOT 32 BROOKTREE FOURTH PLAT, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI; THENCE NORTH 89°39'34" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, ALSO BEING THE NORTH LINE OF BROOKTREE FOURTH PLAT, 313.79 FEET TO THE SOUTHEAST CORNER OF LOT 67 OF CARRIAGE CROSSING THIRD PLAT A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI; (THE FOLLOWING NINE COURSES ARE ALONG THE EASTERLY BOUNDARY OF SAID CARRIAGE CROSSING THIRD PLAT): NORTH 0°20'26" EAST, 125.00 FEET; SOUTH 89°39'34" EAST, 23.45 FEET; NORTH 0°20'26" EAST, 50.00 FEET; NORTH 0°13'53" EAST, 95.27 FEET; SOUTH 89°46'07" EAST, 5.00 FEET; NORTH 0°13'53" EAST, 85.53 FEET; NORTH 67°16'16" WEST, 101.46 FEET; NORTH 21°46'39" WEST, 268.72 FEET; NORTH 19°55'52" WEST, 108.13 FEET TO THE POINT OF BEGINNING; CONTAINING 6.12 ACRES MORE OR LESS.

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 FOURTH 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 purposes, 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 20th day of January, 1994.

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 20th day of January, 1994, 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 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.

My Commission Expires: Jan 15 1995

_____
Notary Public

City Plan Commission

Received: _____

Approved: 12-20-93

Vincent S. Saladino
Chairman: Vincent S. Saladino

City Council

Received: _____

Approved: 12-27-93

Ordinance No.: 3,341

Roger Norris
Mayor: Roger Norris

Marilyn Ahlvers
City Clerk: Marilyn Ahlvers

CITY OF GLADSTONE MISSOURI SEAL

SURVEYOR'S CERTIFICATION: I hereby certify that the plat of CARRIAGE CROSSING FOURTH 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: Jan 6, 1994

STATE OF MISSOURI JAMES M. PARKER NUMBER LS-1658 REGISTERED LAND SURVEYOR

James M. Parker, MoLS No. 1658

3/9/94 JPP
Calc D

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

CARRIAGE CROSSING FOURTH PLAT

GLADSTONE, CLAY COUNTY, MISSOURI

Job No. 1547
Scale: 1"=100'
Date: 11-24-93
Drawn: PJS
Ch'kd: SWF
Apprd:
Revisions: 12/21/93 1/6/94

Sheet No. 1 of 1

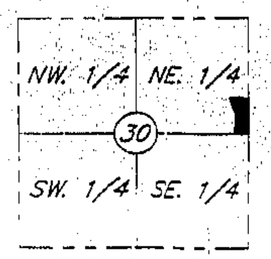
N

SCALE: 1"=100'

0' 10' 25' 50' 100' 200'

LEGEND

- ⊿ = Set Permanent Monument
- ● = Set 1/2" Bar with Cap
- ○ = Found Monument
- ⊗ = Found Bar
- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement



SECTION LOCATION
Sec. 30, Twp. 51, Rge. 32
(Not to Scale)