Clay County, Missouri
Land Survey Document

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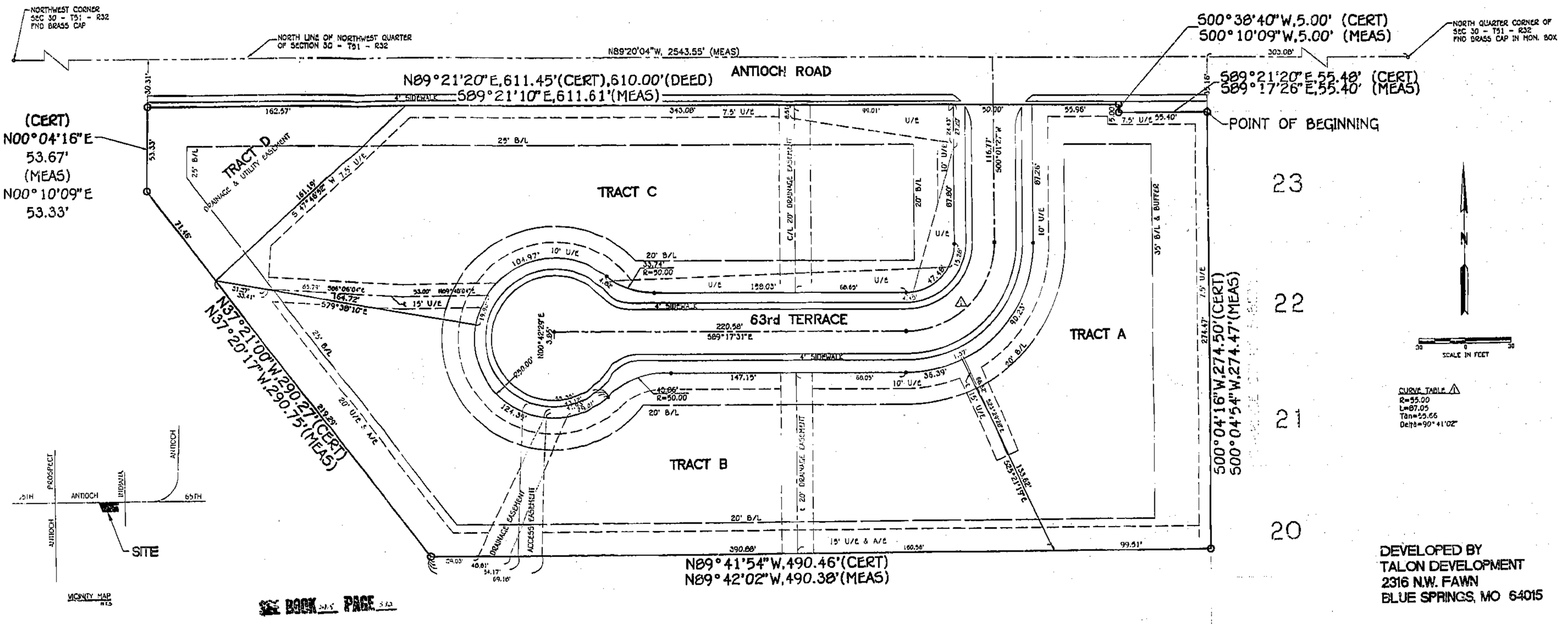
NOV 12 1998 P 20045

STATE OF MO
CLAY COUNTY
CERTIFY INSTR. RECD
98 NOV 12 P 2:46
MARY C. MCGINNIS
RECORDER OF DEEDS

CARRIAGE COMMONS

A SUBDIVISION IN THE NORTHWEST QUARTER, SECTION 30, TOWNSHIP 51, RANGE 32

GLADSTONE, CLAY COUNTY, MISSOURI



DEVELOPED BY
TALON DEVELOPMENT
2316 N.W. FAWN
BLUE SPRINGS, MO 64015

ALL REAR TRACT CORNERS SET WITH 1/2" IRON BARS WITH CAPS.

ALL CURBS TO HAVE CHISEL MARK IN LINE WITH SIDE TRACT LINES.

O = FOUND IRON BAR W/ CAP MARKED L.S. 2131

ALL TRACT CORNERS AND CHISELED CURBS TO BE PLACED AT END OF CONSTRUCTION.

NOTES:

1. ALL MEASURED BEARINGS ARE REFERENCED TO GRID NORTH AS PER MEASURED TIES TO KANSAS CITY METRO CONTROL PROJECT STATION CL-22 AND ITS AZIMUTH MARK AT STATION CL-22A, HAVING A GRID AZIMUTH OF 01°44'30".
2. BOUNDARY INFORMATION BASED ON CERTIFICATE OF SURVEY DATED 3-17-98 BY LAND SURVEY NORTH.
3. 100 YR. FLOOD WATER ELEVATION = 879.00 PER FEMA COMMUNITY- PANEL NO. 290091-001 C AUGUST 5, 1986 AS NOTED ON SUBSEQUENT CERTIFICATE OF SURVEY

I HEREBY CERTIFY that this plat of "CARRAGE COMMONS", is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Department of National Resources, Division of Geology and Land Survey, State of Missouri.

Roland L. Bryant, PLS 2186 — R.L.S. 2186 — 10-29-98 Date

LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter of Section 30, Township 51 North, Range 32 West, in the City of Gladstone, Clay County, Missouri, and more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of Section 30, T51N, R32W; THENCE North 89°20'04" West along the North line of said Northwest Quarter of Section 30, a distance of 303.08 feet; THENCE South 00°39'56" West, a distance of 35.16 feet to a point on the South Right-of-Way line of Northeast Antioch Road, also being the Northwest Corner of Carriage Court a subdivision in Gladstone, Clay County, Missouri, the POINT OF BEGINNING; THENCE South 00°04'54" West along the West line of said Carriage Court, a distance of 274.47 feet; THENCE North 89°42'02" West, a distance of 490.38 feet; THENCE North 37°20'17" West, a distance of 290.75 feet; THENCE North 00°10'09" East, a distance of 53.33 feet to a point on the South Right-of-Way line of Northeast Antioch Road; THENCE South 89°21'10" East along the South Right-of-Way line of Northeast Antioch Road, a distance of 611.61 feet; THENCE South 00°10'09" West continuing along said South Right-of-Way line, a distance of 5.00 feet; THENCE South 89°17'26" East continuing along said South Right-of-Way line, a distance of 55.40 feet to the POINT OF BEGINNING.
Containing 3.838 acres, more or less.
Bearings are referenced to Grid North of the Missouri State Plane Coordinate System, 1983, West Zone.

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 COMMONS.

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 LINES AND REAR PROPERTY LINES.

STREETS: STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

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."
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO GLADSTONE, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE OF DRAINAGE IMPROVEMENTS AND APPURTENANCES, UNDER AND ALONG THE STRIPS MARKED "DRAINAGE EASEMENT"

ACCESS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO GLADSTONE, MISSOURI, TO INGRESS OR EGRESS ALONG THE STRIPS MARKED ACCESS EASEMENT OR "A/E". VEHICULAR ACCESS FROM TRACTS A,C AND D IS PROHIBITED FROM/TO ANTIOCH ROAD.

IN TESTIMONY WHEREOF:
Louis A. Springer, President of Talon Development Company has caused these presents to be signed this 2 day of Nov 1998.
Talon Development Company
Louis A. Springer, President

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

BE IT REMEMBERED: that, on this 2 day of Nov 1998 before me, the undersigned, a Notary Public in and for the County and State aforesaid, appeared Louis A. Springer, President of Talon Development Company known to be the person described herein and who executed the foregoing instrument and being duly sworn by me acknowledged that he executed the same as his free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said County, the day and year last above written.

Notary Public in and for said County and State

My Commission expires

"NOTARY SEAL"
Gary J. Schmidt, Notary Public
Clay County, State of Missouri
My Commission Expires 8/17/2002

CITY PLAN COMMISSION	CITY COUNCIL
RECEIVED	RECIEVED
APPROVED 8-17-98	APPROVED 8-24-98
CHAIRMAN	MAYOR: ACTING MAYOR
ORDINANCE NUMBER: 3.689	
CITY CLERK: MARILYN ANNEFELD	

CITY OF GLADSTONE CORPORATE SEAL MISSOURI

Heartland Engineering, Inc.
Engineers • Designers • Surveyors
708 NW R.D. Mize Road
Blue Springs, Missouri 64015
(816)224-4746