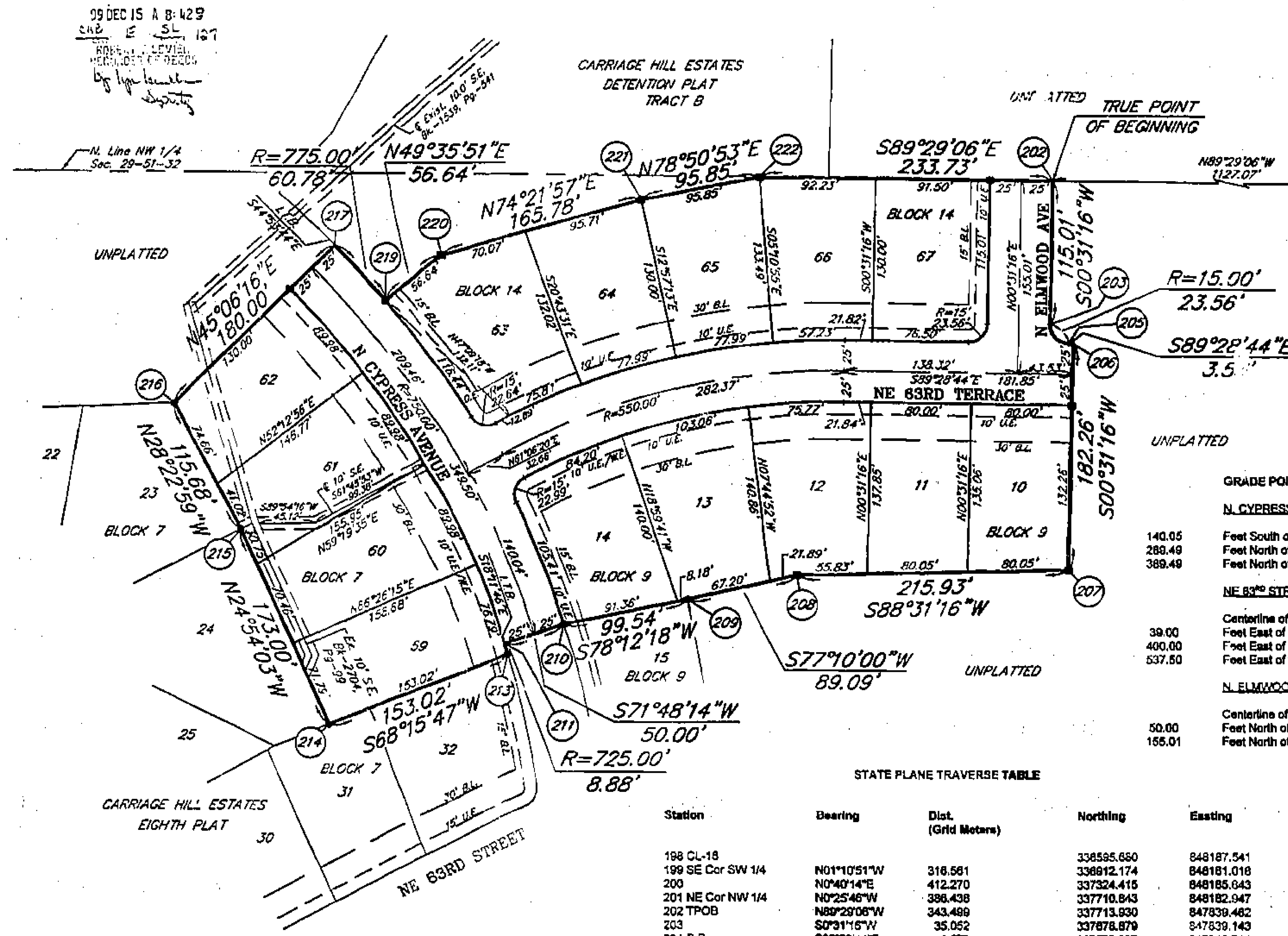
Clay County, Missouri
Land Survey Document

STATE OF MO.
CERTIFY INSTR. RECD
99 DEC 15 A 8:429

P 80381 DEC 15 1999

# CARRIAGE HILL ESTATES—NINTH PLAT

## A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI




**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 Northeast corner of said Northwest Quarter; thence North 89°29'06" West, along the North line of said Northwest Quarter, 1127.07 feet to the True Point of Beginning of the tract to be herein described; thence South 0°31'16" West, 115.01 feet; thence Easterly on a curve to the left, tangent to the last described course, having a radius of 15.00 feet, an arc distance of 23.56 feet; thence South 89°28'44" East, 3.53 feet; thence South 0°31'16" West, 182.26 feet; thence South 88°31'16" West, 215.93 feet; thence South 77°10'00" West, 89.09 feet to a point on the Northerly line of CARRIAGE HILL ESTATES - EIGHTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 78°12'18" West, along said Northerly line, 99.54 feet to a point on the Easterly line of N. Cypress Avenue, as now established; thence South 71°48'14" West, along said Northerly line, 50.00 feet to a point on the Westerly line of said N. Cypress Avenue; thence Southerly, along said Westerly line, on a curve to the right, having an initial tangent bearing of South 18°11'46" East, a radius of 725.00 feet, an arc distance of 8.88 feet; thence South 68°15'47" West, along said Northerly line, 153.02 feet; thence North 24°54'03" West, along said Northerly line, 173.00 feet; thence North 28°22'59" West, along said Northerly line, 115.68 feet; thence North 45°06'16" East, 180.00 feet to a point on the Southerly line of CARRIAGE HILL ESTATES - DETENTION PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence Southeasterly, along said Southerly line, on a curve to the right, having an initial tangent bearing of South 44°53'44" East, a radius of 775.00 feet, an arc distance of 60.78 feet; thence North 49°35'51" East, along said Southerly line, 56.64 feet; thence North 74°21'57" East, along said Southerly line, 165.78 feet; thence North 78°50'53" East, along said Southerly line, 95.85 feet to a point on the aforementioned North line of said Northwest Quarter; thence South 89°29'06" East, along said North line, 233.73 feet to the True Point of Beginning. Containing 4.92 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 be known as:

CARRIAGE HILL ESTATES - NINTH PLAT

**EASEMENTS:** An easement is hereby granted to 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 perform, 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 Services 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.

**PARKLAND DEDICATION:** The Developer elects to pay the City of Kansas City, Missouri, the sum of Three Thousand Two Hundred Sixty Two and 04/100ths Dollars ($3,262.04) in lieu of required park land dedication for fourteen (14) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended.

STREET GRADES

| | GRADE POINT | ELEV. | VCT |
|---|---|---|---|
| | N. CYPRESS AVENUE | | |
| 140.05 | Feet South of the Centerline of NE 63rd Terrace | 156.87 | |
| 280.49 | Feet North of the Centerline of NE 63rd Terrace | 122.61 | 100.00' |
| 389.49 | Feet North of the Centerline of NE 63rd Terrace | 128.51 | |
| | NE 63rd STREET | | |
| | Centerline of N. Cypress Avenue | 145.57 | |
| 39.00 | Feet East of the Centerline of N. Cypress Avenue | 144.86 | 25.00' |
| 400.00 | Feet East of the Centerline of N. Cypress Avenue | 182.91 | 137.50' |
| 537.50 | Feet East of the Centerline of N. Cypress Avenue | 151.91 | |
| | N. ELMWOOD AVENUE | | |
| | Centerline of NE 63rd Terrace | 156.97 | |
| 50.00 | Feet North of the Centerline of NE 63rd Terrace | 155.97 | 25.00' |
| 155.01 | Feet North of the Centerline of NE 63rd Terrace | 149.87 | |

STATE PLANE TRAVERSE TABLE

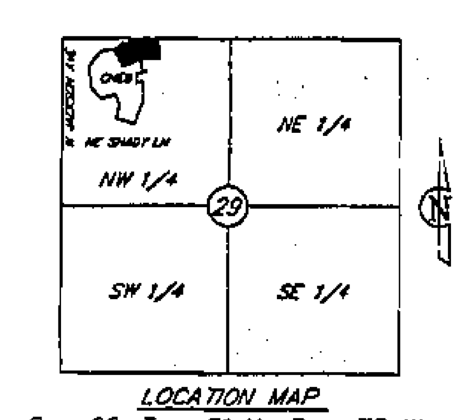
| Station | Bearing | Dist. (Grid Meters) | Northing | Easting |
|---|---|---|---|---|
| 198 CL-18 | | | 336595.660 | 848187.541 |
| 199 SE Cor SW 1/4 | N01°10'51"W | 316.561 | 336912.174 | 848181.016 |
| 200 | N0°40'14"E | 412.270 | 337324.416 | 848185.643 |
| 201 NE Cor NW 1/4 | N0°25'46"W | 386.438 | 337710.843 | 848182.947 |
| 202 TPOB | N89°29'06"W | 343.499 | 337713.930 | 847839.462 |
| 203 | S0°31'16"W | 35.052 | 337678.879 | 847839.143 |
| 204 R.P. | S89°28'44"E | 4.572 | 337678.837 | 847843.714 |
| 205 | S0°31'16"W | 4.572 | 337674.266 | 847843.673 |
| 206 | S89°28'44"E | 1.075 | 337674.256 | 847844.747 |
| 207 | S0°31'16"W | 55.548 | 337618.710 | 847844.242 |
| 208 | S88°31'16"W | 65.809 | 337617.012 | 847778.455 |
| 209 | S77°10'00"W | 27.151 | 337610.981 | 847751.982 |
| 210 | S78°12'18"W | 30.335 | 337604.780 | 847722.287 |
| 211 | S71°48'14"W | 15.239 | 337600.022 | 847707.811 |
| 212 RP | S71°48'14"W | 220.959 | 337531.023 | 847497.901 |
| 213 | N72°30'21"E | 220.959 | 337597.445 | 847708.640 |
| 214 | S68°15'47"W | 46.636 | 337580.173 | 847665.320 |
| 215 | N24°54'03"W | 52.728 | 337627.998 | 847643.120 |
| 216 | N28°22'59"W | 35.256 | 337659.015 | 847626.360 |
| 217 | N45°06'16"E | 54.859 | 337697.736 | 847665.222 |
| 218 RP | S45°06'16"W | 236.198 | 337531.023 | 847497.901 |
| 219 | N49°35'51"E | 236.188 | 337684.115 | 847677.768 |
| 220 | N49°35'51"E | 17.262 | 337695.304 | 847690.913 |
| 221 | N74°21'57"E | 50.526 | 337708.920 | 847739.570 |
| 222 | N78°50'53"E | 29.213 | 337714.570 | 847768.232 |
| 204 TPOB | S89°29'06"E | 100.035 | 337713.671 | 847868.262 |

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 0.9999033. COORDINATES ARE IN METERS.

LEGEND

● – FND 5/8" Bar
■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
U.E. – Utility Easement
B.L. – Building Line
D.E. – Storm Drainage Easement
S.E. – Sanitary Sewer Easement
W.E. – Water Easement

SCALE 1" = 60'




LOCATION MAP
Sec. 29, Twp. 51 N., Rge. 32 W. (N.T.S.)

This plat and survey of **CARRIAGE HILL ESTATES - NINTH PLAT** were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **CARRIAGE HILL ESTATES - NINTH 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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.

10-27-99
Date

Signed: [signature]
W. James Schowe RLS #1989

IN WITNESS WHEREOF: PETERSON DEVELOPMENT COMPANY, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 28th day of October, 1999.

PETERSON DEVELOPMENT COMPANY, INC.
a Missouri Corporation

[signature]
Kenneth L. Riedemann, President

[signature]
Roger H. Siegrist, Secretary

STATE OF KANSAS )
) SS:
COUNTY OF JOHNSON )

Be it remembered that on this 28th day of October, 1999, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kenneth L. Riedemann and Roger H. Siegrist, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively of PETERSON DEVELOPMENT COMPANY, INC., a Missouri Corporation, 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 L. Riedemann and Roger H. 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 Nouarial Seal on the date herein last above written.

CHERI L. SHADDOX

[signature]
Notary Public

My Commission Expires: Feb. 12, 2002

CITY PLAN COMMISSION

Approved
[signature]
Chairman - Charles F. Myers

[signature]
Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved
[signature]
City Engineer - Bradley J. Harris, P.E.

[signature]
Director - George E. Wolf, Jr., P.E.

991024
Entry Number

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 991404 duly authenticated as passed this 4 day of November 1999.

[signature]
Mayor - Kay Barnes

[signature]
City Clerk - Catherine T. Rocha

PC-E
1/5/2000 CP

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1393

DATE: 10-21-99 | Job No. – 97333 | File Name – CHE9PLAT

http://www.ClayCoGov.com