Clay County, Missouri
Land Survey Document

CARRIAGE HILL ESTATES– TENTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
(Sheet 2 of 2)

RECOMMENDED STREET GRADES

Grade Point		Elevation	V.C.T.
	NE 64th TERRACE		
228.46	Feet Easterly of the Centerline of N. Cypress Avenue	130.51	100.00'
128.46	Feet Easterly of the Centerline of N. Cypress Avenue	122.51	100.00'
243.54	Feet Westerly of the Centerline of N. Cypress Avenue	145.01	75.00'
421.54	Feet Westerly of the Centerline of N. Cypress Avenue	147.02	75.00'
880.84	Feet Westerly of the Centerline of N. Cypress Avenue	187.35	
773.02	Feet Westerly of the Centerline of N. Cypress Avenue	189.68	
	N SPRUCE AVENUE		
404.43	Feet Southerly of the Centerline of NE 64th Terrace	148.24	50.00'
234.43	Feet Southerly of the Centerline of NE 64th Terrace	150.42	
	Centerline of NE 64th Terrace	154.67	
70.57	Feet Northerly of the Centerline of NE 64th Terrace	153.20	50.00'
245.57	Feet Northerly of the Centerline of NE 64th Terrace	163.70	100.00'
571.41	Feet Northerly of the Centerline of NE 64th Terrace	153.82	
	N SPRUCE AVENUE (CUL-DE-SAC)		
	Centerline of N Spruce Avenue	163.25	
50.00	Feet Northerly of the Centerline of N Spruce Avenue	161.21	37.50'
87.50	Feet Northerly of the Centerline of N Spruce Avenue	151.77	
	N CYPRESS AVENUE		
	Centerline of NE 64th Terrace	133.22	
50.00	Feet Northerly of the Centerline of NE 64th Terrace	129.18	25.00'
507.33	Feet Northerly of the Centerline of NE 64th Terrace	134.11	
	N JACKSON AVENUE		
561.61	Feet South of the Centerline of NE 64th Terrace	147.35	
386.61	Feet South of the Centerline of NE 64th Terrace	160.97	100.00'
38.61	Feet South of the Centerline of NE 64th Terrace	167.07	75.00'
38.39	Feet North of the Centerline of NE 64th Terrace	171.96	

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-16			336595.660	848187.541
201 SE cor NW 1/4	N01°10'51"W	210.561	336912.174	848161.018
202 SW cor NW 1/4	N89°34'16"W	797.559	336519.145	847363.381
203	N00°15'12"E	784.652	337702.769	847386.850
204 POB	N00°15'12"E	15.209	337717.567	847356.510
205	N00°51'04"E	58.789	337622.650	847368.487
206 RP	N57°21'25"W	68.574	337860.471	847330.638
207	S72°28'1[illegible]	68.574	337839.816	847396.027
208	N17°31'49"E	9.116	337848.509	847398.773
209 RP	N72°28'11"W	68.574	337869.164	847333.384
210	S85°08'56"E	68.574	337868.148	847401.950
211	N00°51'04"E	48.666	337916.805	847402.673
212	S89°28'20"E	252.039	337914.464	847654.702
213	S04°47'26"W	1.223	337913.251	847654.685
214	S00°00'53"E	90.244	337911.867	847744.917
215	S00°32'30"W	65.335	337846.535	847744.300
216	S31°39'03"W	4.128	337843.020	847742.133
217	S49°29'38"W	31.274	337822.737	847718.355
218	S29°10'35"W	110.826	337725.542	847664.327
219	S40°29'29"W	20.105	337710.652	847551.272
220 RP	S40°29'29"W	236.198	337691.023	847487.901
221	N45°06'16"E	236.198	337697.755	847665.222
222	S45°06'16"W	54.859	337659.015	847626.360
223	S87°32'53"W	45.504	337657.333	847580.887
224	S64°24'06"W	28.443	337645.044	847555.236
225	S37°03'58"W	86.831	337575.758	847502.900
226	S81°02'38"W	101.184	337563.005	847402.949
227	N07°18'54"E	5.515	337565.476	847403.851
228 RP	N82°41'06"W	115.813	337580.221	847288.781
229	S89°44'48"E	115.813	337579.709	847404.593
230	N00°15'12"E	133.030	337702.708	847405.136
203	N89°44'48"W	18.286	337702.789	847386.850

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.**

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 20, and in the Northwest Quarter of Section 29, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southwest corner of said Southwest Quarter; thence North 0°51'04" East along the West line of said Southwest Quarter, 345.70 feet; thence Northeasterly, on a curve to the left having an initial tangent bearing of North 32°28'37" East, a radius of 225.00 feet, an arc distance of 58.70 feet; thence North 17°31'49" East, 29.91 feet; thence Northeasterly, on a curve to the left, tangent to the last described course, having a radius of 225.00 feet, an arc distance of 55.50 feet; thence North 0°51'04" East, 158.88 feet; thence South 89°28'20" East, 820.98 feet to a point on the West line of VALLEY BROOK, a subdivision in Kansas City, Clay County, Missouri; thence South 0°47'26" West along said West line 4.01 feet to the Southwest corner of said VALLEY BROOK; thence South 89°08'53" East along the South line of said VALLEY BROOK, 286.10 feet to a point of the Westerly line of CARRIAGE HILL ESTATES DETENTION PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 0°32'30" West along said Westerly line, 214.38 feet; thence South 31°39'03" West along said Westerly line, 13.55 feet; thence South 49°29'38" West along said Westerly line, 102.61 feet; thence South 29°10'35" West along said Westerly line, 363.64 feet; thence South 40°29'29" West along said Westerly line, 65.97 feet; thence Southeasterly along said Westerly line, on a curve to the right, having an initial tangent bearing of South 40°30'31" East, a radius of 775.00 feet, an arc distance of 82.40 feet to a point on the Northerly line of CARRIAGE HILL ESTATES - NINTH PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 45°06'16" West along said Northerly line, 180.00 feet to a point on the Northerly line of CARRIAGE HILL ESTATES - EIGHTH PLAT, a subdivision in Kansas City, Clay County, Missouri; thence So[illegible]32'53" West along said Northerly line, 149.31 feet; thence South 64°24'06" West along said Northerly line, 93.33 feet; thence South 27°03'58" West along said Northerly line, 284.91 feet to a point on the Northerly line of CARRIAGE HILL ESTATES - SEVENTH PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 81°02'38" West along said Northerly line, 332.00 feet to a point on the Easterly right-of-way line of N. Jackson Avenue, as now established; thence North 07°18'54" East along said Easterly line, 18.10 feet; thence Northerly along said Easterly line, on a curve to the left, tangent to the last described course, having a radius of 380.00 feet, an arc distance of 48.63 feet; thence North 0°15'12" East along said Easterly line, 403.58 feet; thence North 89°44'48" West, 60.00 feet to a point on the West line of said Southwest Quarter; thence North 0°15'12" East, along said West line, 49.90 feet to the Point of Beginning. Containing 22.11 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 - TENTH 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 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 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.

TRACT C: Tract C (2.76 acres) is hereby reserved as Private open Space and shall be maintained by the Carriage Hill Estates Homes Association as described in the Extension of Restrictions recorded simultaneously with this plat.

TRACT D: Tract D (0.20 acres) is hereby reserved as Private open Space and shall be maintained by the Carriage Hill Estates Homes Association as described in the Extension of Restrictions recorded simultaneously with this plat.

NOTE: No direct vehicular access shall be made from Lots 1 through 5, Block 12, inclusive and Tract C, onto N. Jackson Avenue.

PARKLAND DEDICATION: Private Open Space is hereby reserved at the election of the Developer for fifty-one (51) singlefamily units, pursuant to Section 66.128, **Code of Ordinances, as amended.**

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 8 day of November, 2000.

PETERSON DEVELOPMENT COMPANY, INC.
a Missouri Corporation

Kenneth L. Riedemann, President

Roger H. Siegrist, Secretary

STATE OF KANSAS)
) SS:
COUNTY OF JOHNSON)

Be it remembered that on this 8 day of November, 2000, 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 Notarial Seal on the date herein last above written.

Sheri L. Shaddox, Notary Public

SHERI L. SHADDOX — My Appt. Exp. 2-12-02

My Commission Expires: Feb. 12, 2002

CITY PLAN COMMISSION

Approved

Chairman - Charles F. Myers

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved 11/22/00

City Engineer - Stanley J. Harris, P.E.

Director - George E. Wolf, Jr., P.E.

000252
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 001514 duly authenticated as passed this 16 day of Nov 2000

Mayor - Kay Barnes

City Clerk - Catherine T. Rocha

This plat and survey of **CARRIAGE HILL ESTATES - TENTH 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 - TENTH 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.

11-7-00
Date

Signed: W. James Schowe, RLS #1989

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: 11-6-00 | Job No.- 53232 | File Name- CHETGP2.1

http://www.ClayCoGov.com