Clay County, Missouri
Land Survey Document

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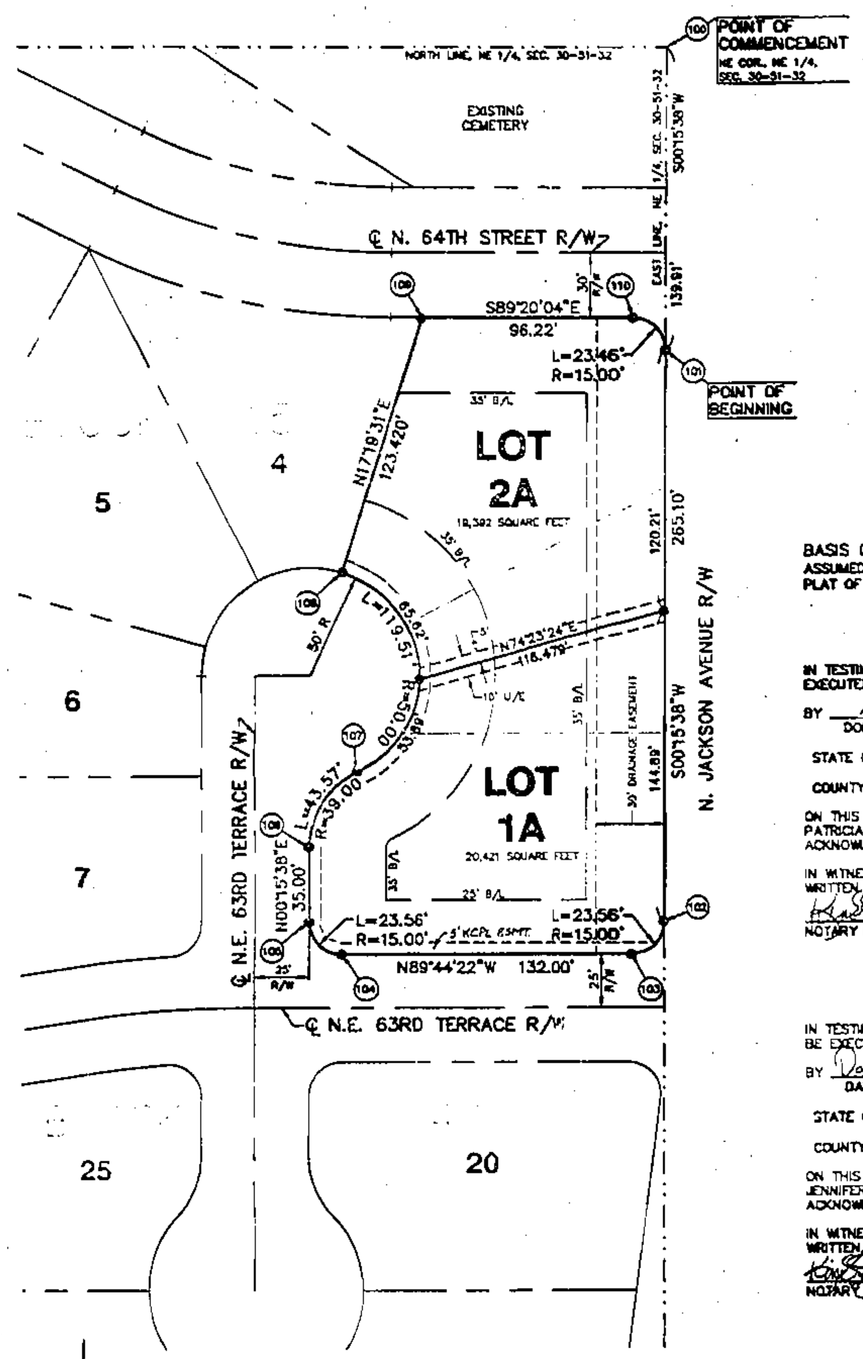
STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTR. REC'D
2003 JUL 21 P 2:28
RECORDER OF DEEDS
S08092
By Mandy Mulvaney Deputy

REPLAT OF LOTS 1, 2 AND 3, BLOCK 15,
CARRIAGE HILL - NINTH PLAT

A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 30-51-32, GLADSTONE, CLAY COUNTY, MISSOURI



STATE PLANE TRAVERSE TABLE				
STATION	BEARING	DISTANCE*	NORTHING	EASTING
CL-22A	N01°44'30"E		337759.0900	845794.8880
CL-22	S88°31'20"E	1592.821	337718.0180	847385.9790
100	S00°17'32"W	42.641	337675.3757	847386.7815
101	S00°17'32"W	80.795	337594.5818	847386.3493
102	S43°17'32"W	8.465	337590.0337	847381.7545
103	N89°42'28"W	40.230	337590.2389	847341.5252
104	N44°42'28"W	8.485	337594.8337	847336.9770
105	N00°17'32"E	10.867	337605.5006	847337.0314
106	N32°17'32"E	12.599	337616.1505	847343.7834
107	N04°10'12"W	28.351	337644.4287	847341.7018
108	N17°21'28"E	37.615	337630.3287	847352.9233
109	S80°18'10"E	29.325	337679.9716	847382.2463
110	S44°29'29"E	8.443	337675.3757	847386.7815

NOTE: ALL BEARINGS AND COORDINATES IN THE ABOVE TABLE ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .999904724
* DISTANCES IN THE ABOVE TABLE ARE IN GRID METERS.

LEGAL DESCRIPTION:
A REPLAT OF ALL OF LOTS 1, 2 AND 3, BLOCK 15, CARRIAGE HILL-NINTH PLAT, ACCORDING TO THE RECORDED PLAT THEREOF, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GLADSTONE, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE S00°15'38"W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 139.91 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE CONTINUING S00°15'38"W ALONG THE EAST LINE OF SAID LOTS 3, 2 AND 1 A DISTANCE OF 265.10 FEET; THENCE CONTINUING ALONG SAID EAST LINE OF LOT 1, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET AND AN ARC DISTANCE OF 23.56 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE N89°44'22"W ALONG SAID SOUTH LINE A DISTANCE OF 132.00 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE OF LOT 1, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET AND AN ARC DISTANCE OF 23.56 FEET TO THE WEST LINE OF SAID LOT 1; THENCE N00°15'38"E ALONG SAID WEST LINE A DISTANCE OF 35.00 FEET; THENCE CONTINUING ON SAID WEST LINE ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 39.00 FEET AND AN ARC DISTANCE OF 43.57 FEET; THENCE CONTINUING ON SAID WEST LINE AND THE WESTERLY LINE OF SAID LOTS 2 AND 3, ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 50.00 FEET AND AN ARC DISTANCE OF 119.51 FEET; THENCE N17°19'31"E CONTINUING ON THE WESTERLY LINE OF SAID LOT 3 A DISTANCE OF 123.42 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE S89°20'04"E ALONG SAID NORTH LINE A DISTANCE OF 96.22 FEET; THENCE CONTINUING ALONG SAID NORTH LINE ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET AND AN ARC DISTANCE OF 23.46 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING:
ASSUMED S00°15'38"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 30-51-32, AS SHOWN ON THE SUBDIVISION PLAT OF CARRIAGE HILL-NINTH PLAT.

PLAT 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:

REPLAT OF LOTS 1, 2 AND 3, BLOCK 15, CARRIAGE HILL-NINTH PLAT

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 LOT LINE NEAREST THERETO.

EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO GLADSTONE, MISSOURI, AND TO THE UTILITY COMPANIES FRANCHISED TO OPERATE IN GLADSTONE, 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 GLADSTONE, 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 WITH 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.

STREET DEDICATION:
THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF: DONALD W. BAHL AND PATRICIA L. BAHL, HUSBAND AND WIFE, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 11th DAY OF July 2003
BY DONALD W. BAHL BY PATRICIA L. BAHL

STATE OF MISSOURI)
COUNTY OF Clay) SS
ON THIS 11th DAY OF July 2003, BEFORE ME PERSONALLY APPEARED DONALD W. BAHL AND PATRICIA L. BAHL TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
NOTARY PUBLIC MY COMMISSION EXPIRES: April 27, 2005

KIMBERLY K. FIELDS
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires April 27, 2005

IN TESTIMONY WHEREOF: DANIEL P. SCOTT AND JENNIFER L. SCOTT, HUSBAND AND WIFE, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 11th DAY OF July 2003
BY DANIEL P. SCOTT BY JENNIFER L. SCOTT

STATE OF MISSOURI)
COUNTY OF Clay) SS
ON THIS 11th DAY OF July 2003, BEFORE ME PERSONALLY APPEARED DANIEL P. SCOTT AND JENNIFER L. SCOTT TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
NOTARY PUBLIC MY COMMISSION EXPIRES: April 27, 2005

KIMBERLY K. FIELDS
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires April 27, 2005

IN TESTIMONY WHEREOF: DANIEL R. YOUNG AND RACHEL L. PARSONS, HUSBAND AND WIFE, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 11th DAY OF July 2003
BY DANIEL R. YOUNG BY RACHEL L. PARSONS

STATE OF MISSOURI)
COUNTY OF Clay) SS
ON THIS 11th DAY OF July 2003, BEFORE ME PERSONALLY APPEARED DANIEL R. YOUNG AND RACHEL L. PARSONS TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
NOTARY PUBLIC MY COMMISSION EXPIRES: April 27, 2005

KIMBERLY K. FIELDS
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires April 27, 2005

CITY PLAN COMMISSION:
APPROVED: July 7, 2003
BRIAN HILL CHAIRMAN

CITY COUNCIL:
APPROVED: July 14, 2003
LES SMITH MAYOR
CATHY SWANSON CITY CLERK

CITY OF GLADSTONE CORPORATE SEAL MISSOURI

THIS PLAT AND SURVEY OF REPLAT OF LOTS 1, 2 AND 3, BLOCK 15, CARRIAGE HILL-NINTH PLAT WAS EXECUTED BY KAW VALLEY ENGINEERING, INC., 1333 N.E. BARRY ROAD, KANSAS CITY, MISSOURI 64155.

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF REPLAT OF LOTS 1, 2 AND 3, BLOCK 15, CARRIAGE HILL-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 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, AND MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. 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 BELIEF.

DAVID J. SCHAFFER, LS-2696
STATE OF MISSOURI DAVID J. SCHAFFER NUMBER LS-2696 PROFESSIONAL LAND SURVEYOR
7/16/03

LEGEND:
- ○ – MONUMENT FOUND
- ● – 1/2" BAR W/KVE CAP SET
- B/L – BUILDING SETBACK LINE
- D/E – DRAINAGE EASEMENT
- U/E – UTILITY EASEMENT
- (103) – STATE PLANE TRAVERSE STATION NUMBER

1 inch = 40 ft.

PROJECT LOCATION
NW 1/4 | NE 1/4 | SW 1/4 | SE 1/4
VICINITY MAP:
SEC. 30-51-32
1" = 2000'

KAW VALLEY ENGINEERING, INC. – CONSULTING ENGINEERS
Offices: Lenexa, Ks. Kansas City, Mo. Lawrence, Ks.
1333 N.E. BARRY ROAD
KANSAS CITY, MISSOURI 64155
816-468-5858 FAX 816-468-6551
E-MAIL kcdk@kvengr.com
WEB SITE www.kvengr.com

REV	DATE	DESCRIPTION	DSN	DWN	CHK

REPLAT OF LOTS 1, 2 AND 3, BLOCK 15, CARRIAGE HILL - NINTH PLAT
GLADSTONE, MISSOURI
FINAL PLAT

PROJ. NO.	80350441
DATE	06/19/03
DESIGNER	JTW
DRAWN BY	GDC
DFN	0441PLAT
REV	
SHEET	1 OF 1
	2

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.