Clay County, Missouri
Land Survey Document

CARRIAGE HILL ESTATES– TWELFTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
N. CYPRESS COURT		
Centerline of NE Shady Lane	171.98	———
50.00 Feet Northerly of the Centerline of NE Shady Lane	170.94	25.00'
200.00 Feet Northerly of the Centerline of NE Shady Lane	161.94	45.00'
267.38 Feet Northerly of the Centerline of NE Shady Lane	159.92	———
N. ELMWOOD AVENUE / NE 62ND STREET		
Centerline of NE Shady Lane	169.21	———
50.00 Feet Northerly of the Centerline of NE Shady Lane	168.17	25.00'
685.50 Feet Northerly of the Centerline of NE Shady Lane	152.10	145.00'
730.50 Feet Northerly of the Centerline of NE Shady Lane	151.53	———
N. ELMWOOD AVENUE (Cul-de-Sac)		
Centerline of N. Elmwood Avenue	156.96	———
50.00 Feet Northerly of the Centerline of N. Elmwood Avenue	155.92	25.00'
193.53 Feet Northerly of the Centerline of N. Elmwood Avenue	150.52	———
N. LISTER COURT		
Centerline of NE Shady Lane	185.40	———
50.00 Feet Northerly of the Centerline of NE Shady Lane	185.36	25.00'
123.00 Feet Northerly of the Centerline of NE Shady Lane	180.49	37.50'
162.01 Feet Northerly of the Centerline of NE Shady Lane	178.97	———

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 Northwest corner of said Northwest Quarter; thence South 0°08'18" West along the East line of said Northwest Quarter, 1028.73 feet; thence North 89°51'42" West, 713.85 feet to the True Point of Beginning of the tract to be herein described; thence South 66°43'35" West, 8.21 feet; thence South 09°19'02" East, 188.79 feet; thence Westerly on a curve to the left, having an initial tangent bearing of South 80°40'58" West, a radius of 425.00 feet, a central angle of 08° 26'47", an arc distance of 62.65 feet; thence South 17°45'50" East, 149.38 feet; thence North 67°47'12" East, 68.79 feet; thence South 72°33'27" East, 111.78 feet; thence South 63°05'33" East, 104.24 feet; thence South 07°39'46" East, 119.31 feet; thence South 39°00'00" West, 285.40 feet to a point on the centerline of NE Shady Lane, as now established; thence North 51°00'00" West along said centerline, 142.19 feet; thence Northwesterly along said centerline, on a curve to the left, tangent to the last described course, having a radius of 350.00 feet, a central angle of 19°00'00", an arc distance of 116.06 feet; thence North 70°00'00" West along said centerline, 731.38 feet to a point on the Southeast corner of CARRIAGE HILL ESTATES – EIGHTH PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 20°00'00" East along the Easterly line of said CARRIAGE HILL ESTATES – EIGHTH PLAT, 297.86 feet; thence North 33°44'07" East along said Easterly line, 88.54 feet to a point on the Southwest corner of CARRIAGE HILL ESTATES – ELEVENTH PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 85°42'10" East along the Southerly line of said CARRIAGE HILL ESTATES – ELEVENTH PLAT, 172.08 feet; thence North 87°43'57" East along said Southerly line, 111.42 feet; thence North 35°25'51" East along said Southerly line, 196.22 feet; thence South 70°41'28" East, 199.46 feet; thence South 23° 16'24" East, 131.68 feet to the True Point of Beginning. Containing 11.47 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 – TWELFTH 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.), provided that the easement granted herein is subject to any and all existing easements. 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.

PARKLAND DEDICATION: The developer has previously dedicated Private Open Space in existing phases of Carriage Hill Estates for Twenty-eight (28) single-family units pursuant to Section 66.120, Code of Ordinances, as amended.

SURFACE DRAINAGE EASEMENT: The surface drainage easement is to be used for drainage only and shall be maintained by the owners of the lots, tracts and parcels shown within this plat pursuant to the Covenant to Maintain Storm Water Detention Easement, recorded simultaneously herewith.

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 15th day of April, 2005.

PETERSON DEVELOPMENT COMPANY, INC.

Kenneth L. Riedemann — President

Roger H. Siegrist — Secretary

STATE OF KANSAS }
COUNTY OF JOHNSON } SS

Be it remembered that on this 15th day of April, 2005, 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.

My commission expires: 2-12-06

Sheri L. Shaddox
Notary Public

SHERI L. SHADDOX
NOTARY PUBLIC
State of Kansas
MY APPT. EXPIRES 2-12-06

CITY PLAN COMMISSION

Approved: July 6, 2004

Chairman
Charles F. Myers

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Stanley J. Harris, P.E.

Director
Stanley J. Harris, P.E.

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. 050312, duly authenticated as passed this 21st day of April, 2005.

Mayor
Kay Barnes

City Clerk
Willie L. Crossland

This plat and survey of CARRIAGE HILL ESTATES – TWELFTH PLAT were executed by LUTJEN, INC., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of CARRIAGE HILL ESTATES – TWELFTH 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.

4-04-05
Date

Signed: W. James Scherer
W. James Scherer PLS #1989

Cal. G
5/5/05 5 PM

John T. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4300
Fax: 816-587-1356

DATE: 3-14-05 | Job No.-04107 | File Name- CHET2-plat

http://www.ClayCoGov.com