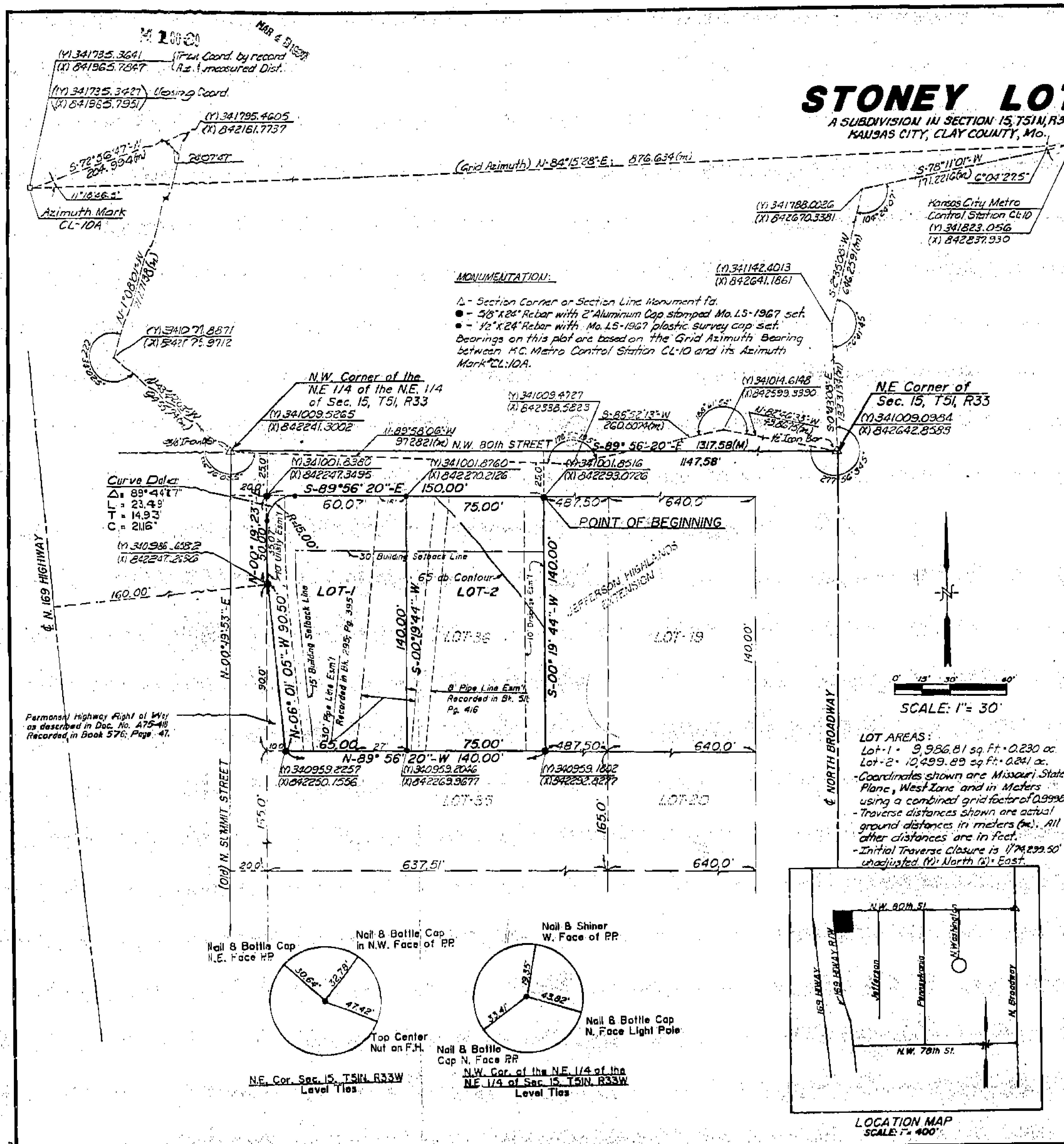
STONEY LOTS

A SUBDIVISION IN SECTION 15, T51N, R33W
KANSAS CITY, CLAY COUNTY, Mo.



LOT AREAS:
Lot-1 - 9,986.81 sq. ft. - 0.230 ac.
Lot-2 - 10,499.89 sq. ft. - 0.241 ac.
- Coordinates shown are Missouri State Plane, West Zone and in Meters using a combined grid factor of 0.9999981.
- Traverse distances shown are actual ground distances in meters (m). All other distances are in feet.
- Initial Traverse Closure is 1/74,299.50' unadjusted (Y) North (X) East.

DESCRIPTION:
All of the West 150.00 feet of Lot No. 36 in "JEFFERSON HIGHLANDS EXTENSION" a subdivision in Kansas City, Clay County, Missouri, except that part conveyed to the State Of Missouri for Highway Purposes by Deed, recorded in Book 576, at Page 47, being more particularly described as follows: BEGINNING at a point 1,147.58 feet North 89°56'20" West of and 25.00 feet South 00°19'44" West of the Northeast Corner of Section 15, Township 51 North, Range 33 West; thence South 00°19'44" West 140.00 feet; thence North 89°56'20" West 140.00 feet to a point on the East right-of-way line of U.S. Highway No. 169; thence along said East right-of-way line North 06°01'05" West 90.50 feet to a point on the West line of said Lot No. 36, of said "JEFFERSON HIGHLANDS EXTENSION"; thence North 00°19'23" East along said West line 50.00 feet to the Northwest corner thereof; thence along the North line of said Lot 36 also being the South line of Northwest 80th Street, South 89°56'20" East 150.00 feet to the point of beginning. CONTAINS: 20,550.40 sq. ft. = 0.472 acres.

DEDICATION:
The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "STONEY LOTS".

STREET DEDICATION:
The streets shown hereon and not heretofore dedicated to public use as street right-of-way are hereby so dedicated.

PARK LAND:
The developer elects to pay the City of Kansas City, Missouri, a sum of Four Hundred Seventy-eight dollars and Seventeen Cents ($478.17), in lieu of required park land dedicating for two (2) single family units, pursuant to Section 31.32, Code of General Ordinances, as amended.

EASEMENT DEDICATION:
An easement is hereby granted to Kansas City, Missouri, for the purposes 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 easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All 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 and Pollution Control as to water main easements.

BUILDING LINES:
Building lines are shown on the accompanying plat, and no building or portion thereof, shall be built between these lines and the street line.

NOTE:
The area described herein lies adjacent to Missouri 169 Highway. As such, such development may be subject to undesirable noise levels due to traffic generation. Appropriate measures should be taken through acoustical site planning and/or acoustical construction to reduce the impact of undesirable noise levels.

DEVELOPER:
Robert Stone
7801 N. Broadway
Kansas City, Mo. 64118

Recommended Street Grades (Existing)

Grade Point	Elevation
N.W. 80th Street:	
At Centerline of North Summit	226.89
50 feet East of Centerline of North Summit	224.19
100 feet East of Centerline of North Summit	220.88
150 feet East of Centerline of North Summit	218.65
200 feet East of Centerline of North Summit	217.58
250 feet East of Centerline of North Summit	217.62
North Summit:	
50 feet South of Centerline of N.W. 80th St.	223.50
100 feet South of Centerline of N.W. 80th St.	220.10
150 feet South of Centerline of N.W. 80th St.	217.10
200 feet South of Centerline of N.W. 80th St.	214.40

STATE OF MO. CLAY COUNTY
94 MR -4 A 11:55
Cabinet D Page 42
MARY E. MOBERLY
RECORDER OF DEEDS
By Mary Marrant Deputy

IN TESTIMONY WHEREOF, the undersigned owners of the hereon described property have caused this instrument to be executed and set their hands this 23rd day of August 1993, ~~1990~~.

Robert W. Stone — Joyce M. Stone

Lot 1:

Karen L. Richards

STATE OF Kansas)
) S.S.
COUNTY OF Wyandotte)

Be it remembered that on this 23rd day of August, 1993, ~~1990~~, before me, a Notary Public in and for said County and State, personally appeared Robert W. Stone and Joyce M. Stone, husband and wife, and Karen L. Richards, who are personally known to me to be the same persons who executed the foregoing instrument and duly acknowledge the execution of the same to be their own free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official notary seal the day and year last above written.

NOTARY PUBLIC: Kristy S. Schmitz — My Commission Expires: April 17, 1995

CITY COUNCIL:
This is to certify that the hereon shown plat of "STONEY LOTS" was submitted and duly approved by the Council of Kansas City, Missouri, this 7th day of October, 1993.

By Ordinance No. 931101

APPROVED:
Emanuel Cleaver II — Date: 10-7-93
Catherine T. Rocke, City Clerk — Date: 10-7-93

CITY PLAN COMMISSION:
Whitney E. Kerr, Sr., Chairman — Date: 9-17-93
~~William G. Bretzen~~, Secretary Virginia L. Walsh, Asst. — Date: 9-17-93

PUBLIC WORKS:
Gurnie Gunter, City Engineer — Date: 8-30-93
George L. Satterlee, Director — Date: 8/30/93

Entry No. 930500.

SURVEYOR'S CERTIFICATION:
I hereby certify that the Plat of "STONEY LOTS" is based on an actual survey made by me or under my direct supervision, and that said survey meets or exceeds current Missouri Minimum Standards for land boundary surveys, as established by the Department of Natural Resources Division of Geology and Land Survey of the State of Missouri, this 22nd day of May, 1989, and again on the __ day of July, 1993.

James D. Schmitz, Missouri L.S. 1967

SCHMITZ SURVEYING SERVICES
P.O. BOX 4224
KANSAS CITY, KS. 66104

"STONEY LOTS"
FINAL PLAT

PARTY CHIEF JCS	JOB NO. 88-24	SHEET 1
APPROVED BY JDS	DATE 5-22-89	OF 1

4/8/94 Slide Cab D

Clay County, Missouri Land Survey Document
http://www.ClayCoGov.com