Clay County, Missouri
Land Survey Document

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STALEY FARMS–FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STREET GRADES

NE STALEY FARMS DRIVE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 50+89.34 (Intersection of C/L NE Staley Farms Drive and West Line of Plat) (Stationing Increases Southerly)	295.86	POT	—
Sta. 51+50	296.47	PVC	50'
Sta. 51+75	296.72	PV	—
Sta. 52+00	297.17	PVT	50'
Sta. 55+39.20=Sta. 10+00 N Montgall Avenue	305.08	POT	—
Sta. 56+50	305.27	PVC	300'
Sta. 57+84.61	306.30	Crest	—
Sta. 58+00	307.97	PVI	—
Sta. 59+50	303.60	PVT	300'
Sta. 60+25.75=Sta. 27+65.76 NE 101ST Street	301.40	POT	—
Sta. 61+00	299.24	PVC	250'
Sta. 62+05.29	297.71	Sag	—
Sta. 62+25	295.60	PVI	—
Sta. 63+50	300.60	PVT	250'
Sta. 65+00	305.60	PVC	200'
Sta. 66+00	310.60	PVI	—
Sta. 67+00	311.77	PVT	200'
Sta. 68+87.50	313.95	PVC	25'
Sta. 69+00	314.10	PVI	—
Sta. 69+12.50	314.35	PVT	25'
Sta. 69+40.69=Sta. 136+92.39 NE 100th Street	314.94	POT	—

NORTH MONTGALL AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00 (Sta. 10+00 North Montgall Avenue =Sta. 56+39.20 NE Staley Farms Drive) (Stationing Increases Southwesterly)	305.08	POT	—
Sta. 12+55	299.78	PVC	140'
Sta. 13+25	298.32	PVI	—
Sta. 13+40.21=Sta. 10+00 North Montgall Avenue	297.01	POT	—
Sta. 13+95	294.14	PVT	140'
Sta. 14+00	293.85	PVC	200'
Sta. 15+00	287.88	PVI	—
Sta. 16+00	286.43	PVT	200'
Sta. 17+50	284.26	PVC	100'
Sta. 18+00	283.53	PVI	—
Sta. 18+06.48	283.85	Sag	—
Sta. 18+50	284.09	PVT	100'
Sta. 18+83.15=Sta. 18+83.15 NE 101st Street	284.46	POT	—
Sta. 10+00=Sta. 13+40.21 North Montgall Avenue	297.01	POT	—
Sta. 10+15	296.70	PVC	60'
Sta. 10+45	296.07	PVI	—
Sta. 10+52.46	295.91	Sag	—
Sta. 10+75	296.45	PVT	60'
Sta. 11+83.95 Center of Cul-de-sac	295.33	POT	—

NE 101st STREET

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 17+83 (Sta. 18+83 NE 101st Street =Sta. 18+83 North Montgall Avenue) (Stationing Increases Easterly)	284.46	POT	—
Sta. 19+17.92=Sta. 10+00 NE 101st Street	284.85	POT	—
Sta. 22+27.69=Sta. 10+00 North Chestnut Avenue	288.31	POT	—
Sta. 23+25	289.40	PVC	100'
Sta. 23+75	289.96	PVI	—
Sta. 24+25	291.83	PVT	100'
Sta. 25+50	296.50	PVC	50'
Sta. 25+75	297.43	PVI	—
Sta. 26+00	297.95	PVT	50'
Sta. 27+65.76=Sta. Sta. 50+25.75 NE Staley Farms Drive	301.40	POT	—
Sta. 10+00=Sta. 19+17.92 NE 101st Street	284.85	POT	—
Sta. 10+12.50	284.59	PVC	100'
Sta. 10+62.50	283.55	PVI	—
Sta. 11+12.50	280.41	PVT	100'
Sta. 12+83.25 Center of Cul-de-sac	269.67	POT	—

NORTH CHESTNUT AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00 (Sta. 10+00 North Chestnut Avenue=Sta. 22+27.69 NE 101st Street) (Stationing Increases Easterly)	288.31	POT	—
Sta. 10+12.50	288.05	PVC	125'
Sta. 10+42.52	287.74	Sag	—
Sta. 10+75	286.75	PVI	—
Sta. 11+37.50	290.85	PVT	125'
Sta. 13+31.46 Center of Cul-de-sac	303.63	POT	—

STATE PLANE TRAVERSE TABLE

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.9998865. COORDINATES ARE IN METERS.

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL–03			344947.511	846181.911
201	S50°25'19"E	14.842	344938.055	846193.351
202 RP	N01°06'54"E	7.619	344945.573	846193.499
203	S88°53'06"E	7.619	344945.524	846201.117
204	N01°06'54"E	21.336	344967.117	846201.537
205 RP	N88°53'06"W	164.575	344970.319	846036.993
206	N72°17'28"E	184.575	345020.380	846193.769
207	N17°42'32"W	14.009	345033.725	846189.508
208	S74°51'21"W	40.269	345023.205	846150.637
209	N80°40'25"W	266.075	345066.324	845888.080
210	N56°39'55"W	33.314	345084.632	845860.246
211	N52°41'52"W	44.761	345111.757	845824.642
212	N60°56'45"E	90.297	345155.609	845903.576
213	N34°07'38"E	79.353	345221.297	845948.096
214	N16°06'45"E	144.869	345360.120	845989.514
215 TPOB	N08°15'58"E	18.286	345378.216	845992.142
216	S81°44'02"E	67.734	345368.478	846059.175
217 RP	S08°15'58"W	146.289	345223.709	846038.141
218	N85°39'20"E	146.289	345234.760	846184.010
219	S04°20'40"E	84.008	345151.026	846190.373
220 RP	N85°39'20"E	114.288	345159.684	846304.333
221	S54°14'54"W	114.288	345092.904	846211.585
222	S35°45'15"E	5.154	345088.721	846214.597
223 RP	S54°14'54"W	124.346	345016.065	846113.686
224	S88°53'06"E	124.346	345013.645	846238.008
225	S01°06'54"W	68.826	344944.832	846236.669
226 RP	S88°53'06"E	7.619	344944.694	846244.287
227	S01°06'54"W	7.619	344937.066	846244.139
201	N88°53'06"W	50.798	344938.055	846193.351

LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 36, Township 52, Range 33, and in the Northwest Quarter of Section 31, Township 52, Range 32, both in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 0°29'31" East along the West line of said Northwest Quarter, 1457.97 feet; thence South 89°30'29" East, 298.47 feet to the True Point of Beginning of the tract to be herein described; thence South 81°44'02" East, 222.25 feet; thence Southerly on a curve to the right, tangent to the last describes course, having a radius of 480.00 feet, a central angle of 77°23'22", an arc distance of 648.34 feet; thence South 04°20'40" East, 275.64 feet; thence Southerly on a curve to the left, tangent to the last described course, having a radius of 375.00 feet, a central angle of 31°24'35", an arc distance of 205.58 feet; thence South 35°45'15" East, 16.91 feet; thence Southerly on a curve to the right, tangent to the last described course, having a radius of 408.00 feet, a central angle of 36°32'09", an arc distance of 232.54 feet; thence South 01°06'54" West, 225.83 feet; thence Southeasterly on a curve to the left, tangent to the last described course, having a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet to a point on the Northerly right-of-way line of NE 100th Street, as now established; thence North 88°53'06" West along said Northerly line, 166.68 feet; thence Northeasterly on a curve to the left, having an initial tangent bearing of South 88°53'06" East, a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet; thence North 01°06'54" East, 70.86 feet; thence Northerly on a curve to the left, tangent to the last described course, having a radius of 540.00 feet, a central angle of 18°49'26", an arc distance of 177.41 feet; thence North 17°42'32" West, 45.97 feet; thence South 74°51'21" West, 132.13 feet; thence North 80°40'25" West, 873.04 feet; thence North 56°39'55" West, 109.31 feet; thence North 52°41'52" West, 146.87 feet; thence North 60°56'45" East, 296.28 feet; thence North 34°07'38" East, 260.37 feet; thence North 16°06'45" East, 475.34 feet; thence North 08°15'58" East, 60.00 feet to the True Point of Beginning. Containing 21.69 acres, more or less.

NOTES

1. According to the "Flood Boundary and Floodway Map" Community Panel Number 290173–0025, Dated August 5, 1986, as published by the Federal Emergency Management Agency, this property appears to lie within Zone "C" (Areas of Minimal Flooding).

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:

STALEY FARMS–FIRST 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 appurtenance 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 A: Tract A (0.15 acres) is hereby reserved as Private Open Space and shall be maintained by the Staley Farms Homes Association as described in the Declaration of Restrictions recorded with this plat.

TRACT B: Tract B (0.12 acres) is hereby reserved as Private Open Space and shall be maintained by the Staley Farms Homes Association as described in the Declaration of Restrictions recorded with this plat.

TRACT C: Tract C (0.09 acres) is hereby reserved as Private Open Space and shall be maintained by the Staley Farms Homes Association as described in the Declaration of Restrictions recorded with this plat.

PARKLAND DEDICATION: Additional Private open space will be reserved in future phases of Staley Farms Development.

IN WITNESS WHEREOF: INTELL STALEY FARMS LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 1st day of October, 2001.

Tom Herink Authorized Member

STATE OF Missouri)
) SS:
COUNTY OF Platte)

Be it remembered that on this 1st day of October 2001, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Tom Herink, to me personally known, who being by me duly sworn, did say that he is an Authorized Member of Intell Staley Farms LLC., and that said instrument was signed in behalf of said company and that said Tom Herink acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

Notary Public

My Commission Expires: _____

M. BURNS
Notary Public - Notary Seal
STATE OF MISSOURI
Platte County
My Commission Expires: Aug. 22, 2005

CITY PLAN COMMISSION

Approved _____

Chairman
Charles F. Myers

Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Stanley J. Horista, P.E.

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

Entry Number 010324

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. 011370 duly authenticated as passed this 18th day of October, 2001.

Mayor
Kay Barnes

City Clerk
Catherine T. Rocha

This plat and survey of STALEY FARMS–FIRST 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 STALEY FARMS–FIRST 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 plotting of subdivisions to the best of my professional knowledge and belief.

10-01-01
Date

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

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4250
Fax: 816-587-1265

DATE: 9-28-01 | Job No.-01122 | File Name- STPLAT