Clay County, Missouri
Land Survey Document

STALEY FARMS—THIRD PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STREET GRADES

N. EUCLID AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00.00 N. Euclid Avenue = Sta. 10+00 Baseline NE 100th Street (Stationing Increases Northerly)	265.15	POT	—
Sta. 10+18.89	264.75	PVC	117
Sta. 10+48.03	264.45	Sag	—
Sta. 10+77.39	263.54	PVI	—
Sta. 11+35.89	267.21	PVT	117
Sta. 12+00.00	271.23	PVC	250
Sta. 12+43.06 N. Euclid Avenue = Sta. 10+00.00 NE 100th Terrace	273.49	POT	—
Sta. 13+25.00	279.07	PVI	—
Sta. 13+32.84	275.40	Crest	—
Sta. 14+50.00	272.17	PVT	250
Sta. 15+12.50	266.71	PVC	75
Sta. 15+30.94 N. Euclid Avenue = Sta. 10+00.00 NE 100st Court	267.80	POT	—
Sta. 15+50.00	266.64	PVI	—
Sta. 15+62.36 N. Euclid Avenue = Sta. 15+62.36 NE 101st Street	265.15	POT	—

NE 101ST STREET

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 15+62.36 NE 101st Street = Sta. 15+62.36 N. Euclid Avenue	265.15	POT	—
Sta. 15+87.50	266.27	PVT	75
Sta. 17+18.36 Plat Line	264.96	POT	—
Sta. 18+10.74	264.04	End Const.	—

NE 100TH TERRACE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00.00 NE 100th Terrace = Sta. 12+43.06 N Euclid Avenue (Stationing Increases Westerly)	273.49	POT	—
Sta. 10+22.50	273.02	PVC	130
Sta. 10+52.21	272.71	Sag	—
Sta. 10+87.50	271.67	PVI	—
Sta. 11+52.50	276.23	PVT	130
Sta. 11+59.48 Plat Line	277.43	POT	—

NE 101ST COURT

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00.00 NE 101st Court = Sta. 15+30.94 N Euclid Avenue (Stationing Increases Southerly)	267.80	POT	—
Sta. 10+12.50	267.54	PVC	25
Sta. 10+25.00	267.28	PVI	—
Sta. 10+37.50	267.15	PVT	25
Sta. 15+54.66 Center of Cul-de-sac	261.98	POT	—

LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 36, Township 52 North, Range 33 West of the Fifth Principal Meridian in Kansas City, Clay County, Missouri, described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence South 89°15'10" East along the South line of said Northeast Quarter, 433.67 feet; thence North 0°44'50" East, 30.00 feet to the North right-of-way line of NE 100th Street, as described at Document No. B-7767, in Book 604, at Page 61 and the True Point of Beginning of the tract to be herein described; thence North 0°44'50" East, 193.28 feet; thence North 13°22'36" East, 50.00 feet; thence Easterly along a curve to the left, having an initial tangent bearing of South 76°37'24" East, with a radius of 175.00 feet, a central angle of 12°44'29", and an arc distance of 38.92 feet; thence South 89°21'53" East, 15.22 feet; thence North 09°47'50" East, 144.04 feet; thence North 66°55'15" West, 53.74 feet; thence North 28°53'31" East, 77.13 feet; thence North 02°47'36" East, 81.24 feet; thence North 54°40'55" East, 127.09 feet; thence North 45°43'48" West, 15.00 feet; thence North 44°16'12" East, 180.00 feet; thence South 45°43'48" East, 126.79 feet; thence South 57°16'06" East, 233.81 feet; thence South 33°15'03" East, 173.15 feet; thence South 0°15'22" East, 225.70 feet; thence South 24°21'42" East, 204.31 feet to the North right-of-way line of said NE 100th Street; thence North 89°15'10" West, along said North right-of-way line, 770.52 feet to the True Point of beginning. Containing 9.29 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

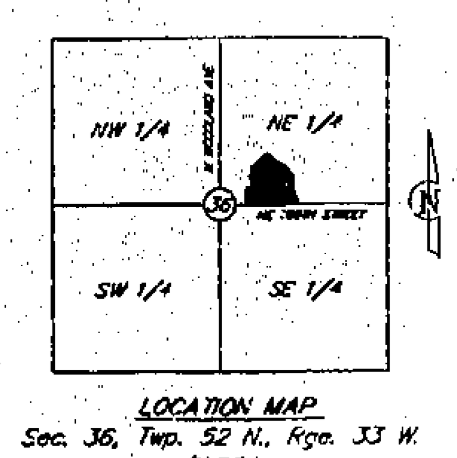
The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

STALEY FARMS—THIRD 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 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.

RIGHT OF ENTRANCE: The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights. The right of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Access Easement or "A.E."

STATE PLANE TRAVERSE
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 .9998965. COORDINATES ARE IN METERS.



LOCATION MAP
Sec. 36, Twp. 52 N., Rge. 33 W.
(N.T.S.)

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.

LANDSCAPE EASEMENT The area labeled hereon as "Landscape Easement" or "L.E." is hereby reserved for the planting of trees and shrubs by the owner or developer. The building of structures hereon is prohibited.

TRACT A: Tract A (0.31 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, C and D: Tracts B, C and D are located within Street R/W and are hereby designated as Open Green Space and shall be maintained by the Staley Farms Homes Association.

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 25th day of November, 2006.

Tom Herink Authorized Member

STATE OF Missouri)
COUNTY OF Platte) SS.

Be it remembered that on this 25th day of November 2006 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
STACY L. BEACH
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires June 19, 2008

My Commission Expires: My Commission Expires June 19, 2008

CITY PLAN COMMISSION

Approved ______

Chairman
Charles F. Myers

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Stanley J. Harris, P.E.

Director
George E. Wolf, Jr., 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. ______ duly authenticated as passed this 19 day of December 2002.

Mayor
Kay Barnes

City Clerk
Catherine T. Rocha

This plat and survey of STALEY FARMS—THIRD 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—THIRD 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.

11-26-02
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: 11-21-02	JOB No.-01123	City File: SD 0964F

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http://www.ClayCoGov.com