Clay County, Missouri
Land Survey Document

STALEY FARMS–FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

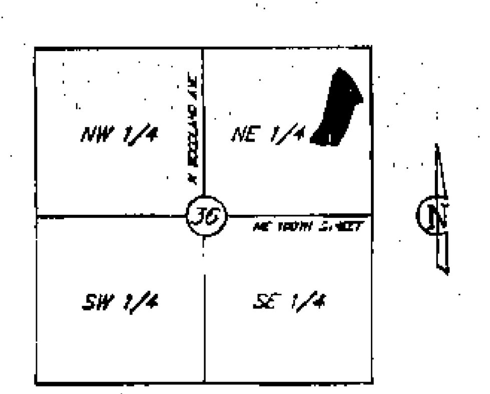
STREET GRADES

N. PARK AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 13+87.50 (Southerly end of Street) (Stationing Increases Northerly)	286.57	PVC	375'
Sta. 15+75.00	293.72	PVI	—
Sta. 15+78.57 Plat Line	—	POT	—
Sta. 16+05.04 Begin Construction	291.31	POT	—
Sta. 16+47.45	291.53	Crest	—
Sta. 17+82.50	290.55	PVT	375'
Sta. 18+37.50	289.29	PVC	275'
Sta. 19+63.29	288.23	Sag	—
Sta. 19+75.00	286.87	PVI	—
Sta. 20+85.07 North Park Avenue			
*Sta. 22+02.84 NE 102nd Terrace	289.22	POT	—
Sta. 21+12.50	289.72	PVT	275'
Sta. 22+85.88 North Park Avenue			
*Sta. 28+75.90 North Park Avenue	293.19	POT	—
Sta. 24+12.50	295.72	PVC	25'
Sta. 24+25.00	295.87	PVI	—
Sta. 24+37.50	296.17	PVT	25'
Sta. 25+25.00	297.54	PVC	150'
Sta. 25+90.78	298.05	Crest	—
Sta. 26+00.00	298.71	PVI	—
Sta. 26+75.00	297.21	PVT	150'
Sta. 28+75.90 North Park Avenue	293.19	POT	—
*Sta. 22+85.88 North Park Avenue			

NE 102nd TERRACE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 20+20.10 Plat Line (Easterly end of Street) (Stationing Increases Westerly)	292.03	POT	—
Sta. 20+75.00	289.73	PVC	100'
Sta. 21+25.00	287.80	PVI	—
Sta. 21+42.16	288.30	Sag	—
Sta. 21+75.00	288.64	PVT	100'
Sta. 22+02.84 NE 102nd Terrace	289.22	POT	—
*Sta. 20+85.07 North Park Avenue			



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

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 Southeast corner of said Northeast Quarter; thence North 0°29'31" East along the East line of said Northeast Quarter, 1793.67 feet; thence North 89°30'29" West, 181.33 feet to the True Point of Beginning of the tract to be herein described, said point also being the Northerly most corner of Lot 25, "Staley Farms Second Plat", a subdivision in Kansas City, Clay County, Missouri, and said point also being on the Southwesterly right-of-way line of NE Staley Farms Drive, as established by said plat: thence Southwesterly along the Westerly line of said plat, the following seven courses; thence South 72°52'47" West, 118.89 feet; thence South 18°58'59" West, 371.16 feet; thence South 25°54'55" West, 108.83 feet; thence South 33°42'29" West, 240.94 feet; thence North 71°28'13" West, 163.03 feet; thence South 18°31'47" West, 53.29 feet; thence North 71°28'13" West, 181.29 feet; thence North 32°43'46" East, 345.10 feet; thence North 13°32'12" East, 726.81 feet; thence North 40°18'00" East, 145.17 feet to a point on the Southwesterly right-of-way line of said NE Staley Farms Drive; thence Southerly along said right-of-way line, along a curve to the right, having an initial tangent bearing South 49°42'00" East, with a radius of 970.00 feet, a central angle of 32°34'47" and an arc distance of 551.56 feet; thence South 17°07'13" East, along said right-of-way line, 29.23 feet to the Point of Beginning. Containing 9.087 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–FOURTH 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 0.9998965. COORDINATES ARE IN METERS.

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 (0.18 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 is located within Street R/W and is 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.

ACCESS: No vehicular access to N.E Staley Farms Drive from Lots 8, 9 and Tract "A" is permitted.

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, 2002.

Tom Herink Authorized Member

STATE OF Missouri)
) SS:
COUNTY OF Platte)

Be it remembered that on this 25th day of November 2002, 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, 2005

My Commission Expires: My Commission Expires June 19, 2005

CITY PLAN COMMISSION

Approved ________

Chairman
Charles F. Myers

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Stanley F. 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. 021461 duly authenticated as passed this 19 day of December, 2002.

Mayor

CITY CLERK
City Clerk
Catherine T. Rocha

This plat and survey of STALEY FARMS–FOURTH 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–FOURTH 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 Schoe RLS #1989

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151

DATE: 11-21-02	Job No.-01427	City File: SD 0864C

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Case F. 2/4/03

http://www.ClayCoGov.com