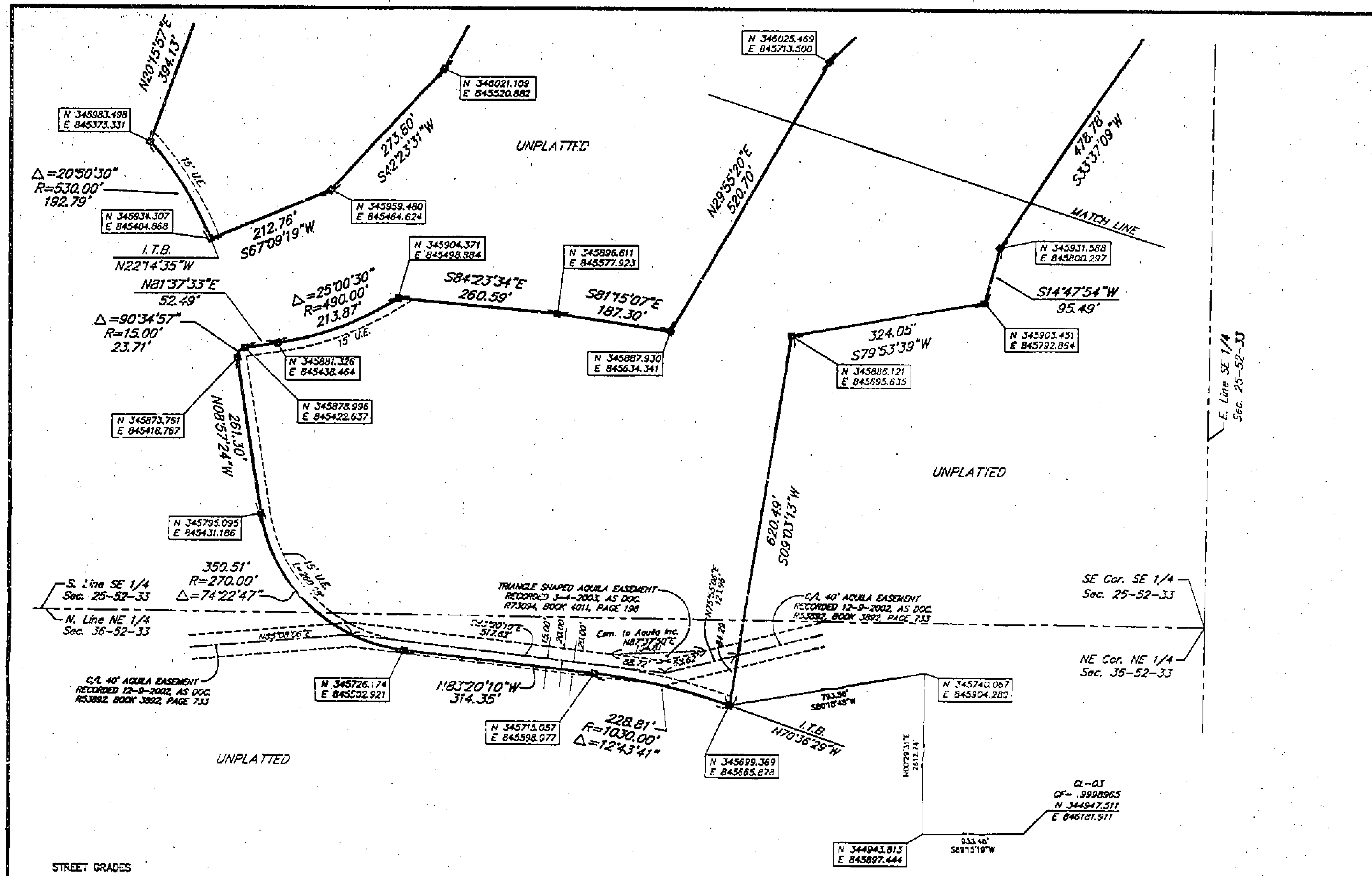
Clay County, Missouri
Land Survey Document

STALEY GOLF COURSE– FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)



LEGAL DESCRIPTION:

A subdivision of land in the Southeast Quarter of Section 25 and the Northeast Quarter of Section 36, all in Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Southeast Quarter; thence South 0°43'50" West along the West line of said Southeast Quarter, 159.44 feet; thence South 87°38'22" East, 75.03 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 87°38'22" East, 415.03 feet; thence South 81°13'40" East, 586.67 feet; thence South 74°30'41" East, 919.81 feet; thence South 58°34'10" East, 407.07 feet; thence South 89°31'31" East, 189.53 feet; thence South 54°38'17" East, 128.57 feet; thence South 89°29'44" East, 89.42 feet to the East line of the Southeast Quarter of said Section 25; thence South 0°30'16" West, on said East line, 674.18 feet; thence North 89°29'44" West, 85.14 feet; thence South 33°37'09" West, 478.78 feet; thence South 14°47'54" West, 95.49 feet; thence South 79°53'39" West, 324.05 feet; thence South 09°03'13" West, 620.49 feet; thence Northwesterly on a curve to the left, having an initial tangent bearing of North 70°36'29" West, a radius of 1030.00 feet, a central angle of 12°43'41", an arc distance of 228.81 feet; thence North 83°20'10" West, 314.35 feet; thence Northerly on a curve to the right, tangent to the last described course, having a radius of 270.00 feet, a central angle of 74°22'47", an arc distance of 350.51 feet; thence North 08°57'24" West, 261.30 feet; thence Northeasterly on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 90°34'57", an arc distance of 23.71 feet; thence North 81°37'33" East, 52.49 feet; thence Northeasterly on a curve to the left, tangent to the last described course, having a radius of 490.00 feet, a central angle of 25°00'30", an arc distance of 213.87 feet; thence South 84°23'34" East, 260.59 feet; thence South 81°15'07" East, 187.30 feet; thence North 29°55'20" East, 520.70 feet; thence North 45°41'00" East, 231.31 feet; thence North 29°25'31" East, 156.64 feet; thence North 14°10'42" West, 185.13 feet; thence North 78°33'30" West, 323.19 feet; thence South 84°34'41" West, 119.62 feet; thence South 48°11'25" West, 169.43 feet; thence South 36°12'58" West, 217.50 feet; thence South 28°25'31" West, 301.24 feet; thence South 42°23'31" West, 273.60 feet; thence South 67°09'19" West, 212.76 feet; thence Northwesterly on a curve to the left, having an initial tangent bearing of North 22°14'35" West, a radius of 530.00 feet, a central angle of 20°50'30", an arc distance of 192.79 feet; thence North 20°15'57" East, 394.13 feet; thence North 48°45'18" East, 451.73 feet; thence North 02°20'40" West, 87.44 feet; thence South 89°48'41" West, 405.69 feet; thence North 57°02'02" West, 700.00 feet; thence North 38°09'28" West, 104.18 feet; thence North 80°15'10" West, 211.79 feet; thence North 0°43'50" East, 511.54 feet to the True Point of Beginning. Containing 50.06 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).

STREETS:

The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby dedicated.

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 GOLF COURSE–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.), 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.

IN WITNESS WHEREOF: PREMIER GOLF MISSOURI, LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 5th day of May, 2003.

NO SEAL

PREMIER GOLF MISSOURI, LLC,
a Missouri limited liability company

Tom Herink
Authorized Member

STATE OF Missouri)
) SS:
COUNTY OF Platte)

Be it remembered that on this 5th day of May 2003, 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 PREMIER GOLF MISSOURI, LLC, and that said instrument was signed and sealed 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 Clay County My Commission Expires Aug. 23, 2005

CITY PLAN COMMISSION

Approved May 15, 2001

Charles F. Myers
Chairman

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Stanley J. Harris, P.E.

Acting Director of Public Works
Larry W. Frevert, 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. 030234 duly authenticated as passed this day of May 2003.

Mayor

CITY CLERK
City Clerk
Linda F. Bucker

SEAL OF KANSAS CITY MISSOURI INCORPORATED 1850

(Sheet 2 of 2)

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: 5-5-03	Job No.–00151/01470	City File: SD0964

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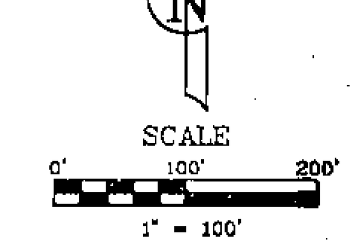
STREET GRADES

NE Staley Road is an existing paved roadway. The street grades shown hereon have been established using a centerline profile based on existing centerline grades.

NE STALEY ROAD

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 19+33.27 (NE Corner of Plat) (Stationing Increases Southerly)	290.98	POT	—
Sta. 20+57.27	254.03	PVC	300'
Sta. 21+59.CC	250.93	Low Pt.	—
Sta. 22+07.27	245.64	PVI	—
Sta. 23+57.27	259.88	PVT	300'
Sta. 24+33.65	267.2	PVC	200'
Sta. 25+33.65	276.84	PVI	—
Sta. 26+07.45 (SE Corner of Plat)	280.43	PCT	—
Sta. 26+33.65	281.83	PVT	200'

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.



LEGEND

■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
U.E. – Utility Easement
S.S.E. – Sanitary Sewer Easement
ST.S.E. – Storm Sewer Easement

This plat and survey of STALEY GOLF COURSE–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 GOLF COURSE–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 platting of subdivisions to the best of my professional knowledge and belief.

5-28-03
Date

Signed:
W. James Schowe, RLS #1899

Cal. F 5/6/03 RN

http://www.ClayCoGov.com