Clay County, Missouri
Land Survey Document

STALEY FARMS–SIXTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

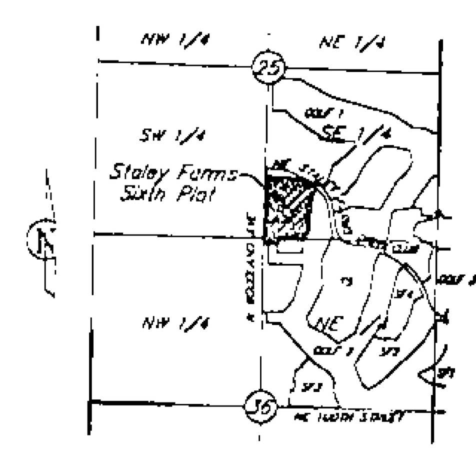
STREET GRADES

N. MICHIGAN AVENUE and NE 105th STREET

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00.00 N. Michigan Avenue = C/L Sta. 13+22.56 NE Staley Farms Drive (Stationing increases Southerly)	313.41	POT	—
Sta. 11+75	309.77	PVC	50'
Sta. 12+00	309.25	PVI	—
Sta. 12+25	308.27	PVT	50'
Sta. 12+37.50	307.78	PVC	175'
Sta. 12+95.13	306.64	Sag	—
Sta. 13+25	304.34	PVI	—
Sta. 13+60.77 N. Michigan Avenue = Sta. 13+60.77 NE 105th Street	307.97	POT	—
Sta. 14+12.50	311.34	PVT	175'
Sta. 14+14.64	311.56	POT	—
Sta. 14+65	315.54	PVC	120'
Sta. 15+25	320.34	PVI	—
Sta. 15+85	321.59	PVT	120'
Sta. 16+15.73 NE 105th Street = Sta. 15+76.00 N Euclid Avenue	322.22	POT	—

NE 104th TERRACE and N EUCLID AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta.10+00 NE 104th Terrace (West end of C/L at cu-de-sac) (Stationing increases Northerly)	295.81	POT	—
Sta.13+01.52 (C/L at cu-de-sac)	310.21	POT	—
Sta. 13+55.74 NE 104th Terrace = Sta. 13+55.74 N Euclid Avenue	312.79	POT	—
Sta. 15+00	319.68	PVC	100'
Sta. 15+50	322.07	PVI	—
Sta. 15+75.00 N Euclid Avenue = Sta. 16+15.73 NE 105th Street	322.22	POT	—
Sta. 16+00	322.57	PVT	100'
Sta. 18+69.05 (North end of C/L at cul-de-sac)	325.26	POT	—



LOCATION MAP
Sec. 25 & 36, Twp. 52 N., Rge. 33 W.
(N.T.S.)

LEGAL DESCRIPTION:

A subdivision of land in the Southeast Quarter of Section 25, and the Northeast Quarter of Section 36, all in Township 52 North, Range 33 West of the Fifth Principal Meridian in Kansas City, Clay County, Missouri being described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence South 89°23'36" East along the South line of said Southeast Quarter, 25.00 feet to a point on the East right-of-way line of N. Woodland Avenue, as established by Document recorded in Book 446 at Page 40 and the True Point of Beginning of the tract to be herein described; thence North 0°27'00" East, 0.01'; thence North 0°43'50" East, 919.57 feet to a point on the Southerly right-of-way line of NE Staley Farms Drive, as established by the plat of "Staley Farms-Fifth Plat", a subdivision of land in Kansas City, Clay County, Missouri; thence South 89°16'10" East along said Southerly right-of-way line, 50.00 feet; thence Easterly along said Southerly right-of-way line along a curve to the right, having an initial tangent bearing of North 0°43'50" East, with a radius of 25.00 feet, a central angle of 90°00'00" and an arc distance of 39.27 feet; thence South 89°16'10" East, along said Southerly right-of-way line, 214.89 feet; thence Easterly along said Southerly right-of-way line along a curve to the right, being tangent to the last described course, having a radius of 690.00 feet, a central angle of 21°50'02", and an arc distance of 262.94 feet; thence South 67°26'08" East along said Southerly right-of-way line, 117.25 feet; thence E[illegible]y along said Southerly right-of-way line along a curve to the right, being tangent to the last described course with a radius of 470.00 feet, a central angle of 13°00'49" and an arc distance of 106.75 feet to a point on the westerly line of "Staley Golf Course-Second Plat", a subdivision in Kansas City, Clay County, Missouri; thence South 35°34'41" West along said Westerly plat line, 96.81 feet; thence South 10°48'40" West along said Westerly plat line, 212.57 feet; thence South 1°23'37" West along said Westerly plat line, 348.22 feet; thence South 26°12'54" West along said Westerly plat line, 180.25 feet to the South line of said Southeast Quarter; thence North 89°23'36" West along said South line, 400.00 feet; thence South 0°27'00" West, 64.00 feet; thence North 89°23'36" West, 175.00 feet to the West line of the Northeast Quarter of said Section 36; thence North 0°27'00" East along said West line, 64.00 feet to the True Point of Beginning. Containing 14.266 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–SIXTH 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.

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

PARKLAND DEDICATION: Private Open Space has been dedicated with previous Subdivision Plats of Staley Farms Development and additional Private Open Space will be dedicated in future phases of Staley Farms Development.

ACCESS: Vehicular access to NE Staley Farms Drive from lots 1, 28 or 29 is not permitted and vehicular access from N Woodland Avenue to lots 1, 2, 3, 4, 5, 6, 13 and 14 is not 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 21st day of September, 2003.

[signature]
Tom Herink Authorized Member

STATE OF [illegible])
) SS:
COUNTY OF [illegible])

Be it remembered that on this 21 day of September 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 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.

[signature]
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: January 21, 2003

[signature]
Chairman
Charles F. Myers

[signature]
Asst. Secretary
Virginia L. Wehn

PUBLIC WORKS

[signature]
City Engineer
Stanley J. Harris, P.E.

[signature]
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. 031[illegible] duly authenticated as passed this 16th day of October 2003.

[signature]
Mayor
Kay Barnes

[signature]
City Clerk
Millie M. Crossland

This plat and survey of STALEY FARMS–SIXTH 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–SIXTH 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.

9-25-03
Date

Signed: [signature]
W. James Schawe 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: 9-9-2003 | Job No.-01427 | City File: SD 0964l

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http://www.ClayCoGov.com