Clay County, Missouri
Land Survey Document

STALEY FARMS TOWNHOMES

A Subdivision in the NE 1/4 and SE 1/4 of Section 25, Township 52 North, Range 33 West in Kansas City, Clay County, Missouri

(Sheet 3 of 3)

STREET GRADES

SHOAL CREEK PARKWAY – East Bound Lane/

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00.00 Shoal Creek Parkway=100+64 N Woodland Ave (Westerly End of Street, Stationing Increases Easterly)	294.28	POT	—
Sta. 10+35	293.53	PVC	60'
Sta. 10+59.33	293.28	Sag	—
Sta. 10+65	292.91	PVI	—
Sta. 10+95	293.82	PVT	60'
Sta. 13+25	300.84	PVC	850'
Sta. 17+50	313.80	PVI	—
Sta. 18+81.05 =12+12.88 N Garfield Avenue	309.33	POT	—
Sta. 21+75	306.97	PVT	850'
Sta. 24+50 Shoal Creek Parkway East Bound Lane = Sta. 24+52.37 NE Staley Road 8.62' Rt.	302.55	POT	—

NE STALEY ROAD

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 24+52.37 NE Staley Road 8.62' Rt. = Sta. 24+50 Shoal Creek Parkway East Bound Lane	302.55	POT	—
Sta. 26+52.37	303.52	POT	—
Sta. 27+16	303.74	PVC	160
Sta. 27+30.40	303.78	Crest	—
Sta. 27+96	304.01	PVI	—
Sta. 28+76	301.25	PVT	160
Sta. 30+37.65=11+72.65 N Olive Avenue	295.69	POT	—
Sta. 31+28	292.58	PVC	120
Sta. 31+88	290.51	PVI	—
Sta. 32+48	289.59	PVT	120
Sta. 34+76.70	288.07	PVC	120
Sta. 35+36.70	285.15	PVI	—
Sta. 35+96.70	282.90	PVT	120
Sta. 37+35	277.69	PVC	80
Sta. 37+75	276.19	PVI	—
Sta. 38+15	273.99	PVT	80
Sta. 40+50.76 End of Overlay	251.04	POT	—

NE 107TH TERRACE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00.00 (Center of Cul-de-Sac/ Westerly end of Street) (Stationing Increases Easterly)	300.70	POT	—
Sta. 10+60	299.98	PVC	80'
Sta. 10+87.79	299.81	Sag	—
Sta. 11+00	299.50	PVI	—
Sta. 11+40	300.40	PVT	80'
Sta. 13+25	304.57	PVC	100'
Sta. 13+75	305.70	PVI	—
Sta. 13+77.65	305.17	Crest	—
Sta. 14+25	304.69	PVT	100'
Sta. 15+38.25	302.39	POT	—
Sta. 17+05	299.01	PVC	60'
Sta. 17+35	298.40	PVI	—
Sta. 17+45.18	298.60	Sag	—
Sta. 17+65	298.70	PVT	60'
Sta. 18+90	299.95	PVC	120'
Sta. 19+28.23	300.13	Crest	—
Sta. 19+50	300.55	PVI	—
Sta. 20+10	299.18	PVT	120'
Sta. 21+40	296.18	PVC	—
Sta. 21+80	295.00	PVI	—
Sta. 22+08.23	295.37	Sag	—
Sta. 22+40	295.54	PVT	—
Sta. 24+10	297.37	PVC	80'
Sta. 24+33.43	297.50	Crest	—
Sta. 24+50	297.80	PVI	—
Sta. 24+90	296.76	PVT	80'
Sta. 27+35.50	290.38	POT	—
Sta. 32+00	278.30	PVC	80'
Sta. 32+40	277.28	PVI	—
Sta. 32+80	276.88	PVT	80'
Sta. 34+05.71 = Center Cul-de-Sac	275.60	POT	—

N GARFIELD AVE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00.00 = 15+38.25 NE 107th Terrace (Stationing Increases Northerly)	302.39	POT	—
Sta. 10+30	301.77	PVC	50'
Sta. 10+42.59	301.67	Sag	—
Sta. 10+55	301.25	PVI	—
Sta. 10+80	302.80	PVT	50'
Sta. 11+42	306.63	PVC	60'
Sta. 11+72	308.48	PVI	—
Sta. 12+02	309.11	PVT	60'
Sta. 12+12.88 =18+81.05 Shoal Creek Parkway–East Bound	309.33	POT	—

N OLIVE AVE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00.00 = 27+35.50 NE 107th Terrace (Stationing Increases Northerly)	290.38	POT	—
Sta. 10+30	289.76	PVC	—
Sta. 10+41.35	288.64	Sag	—
Sta. 10+55	289.24	PVI	—
Sta. 10+80	291.01	PVT	—
Sta. 11+10	293.13	PVC	—
Sta. 11+35	294.90	PVI	—
Sta. 11+60	295.43	PVT	—
Sta. 11+72.65 = 30+37.65 NE Staley Road	295.69	POT	—

LEGAL DESCRIPTION

A tract of land in the Northeast Quarter and Southeast Quarter of Section 25, Township 52 North, Range 33 West of the Fifth Principal Meridian in Kansas City, Clay County, Missouri, lying generally Easterly of N. Woodland Avenue and Southerly of NE Staley Road and being 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, 30.01 feet to the True Point of Beginning of the tract to be herein described, said point being on the East right-of-way line of said N. Woodland Avenue, as now established; thence South 87°38'22" East along the Northerly line of the plat of "Staley Golf Course First Plat", a subdivision in said Kansas City, 460.05 feet; thence South 61°13'40" East along said Northerly line, 586.67 feet; thence South 74°50'41" East along said Northerly line, 407.07 feet; thence South 89°31'31" East along said Northerly line, 919.81 feet; thence South 58°34'10" East along said Northerly line, 128.57 feet; thence South 54°58'17" East along said Northerly line, 189.53 feet; thence South 89°29'44" East along said Northerly line, 89.42 feet to a point on the East line of said Southeast Quarter; thence North 0°30'16" East along said East line, 290.17 feet to a point on the Northerly right-of-way line of said NE Staley Road, as now established; thence North 88°30'55" West, along said Northerly right-of-way line, 403.32 feet; thence North 66°31'01" West along said Northerly right-of-way line, 1518.83 feet; thence North 87°08'01" West along said Northerly right-of-way line, 769.76 feet to the East right-of-way line of said N. Woodland Avenue; thence South 0°43'50" West along said East right-of-way line, 185.95 feet; thence South 0°42'59" West along said East right-of-way line, 160.31 feet to the Point of Beginning. Containing 24.53 acres, more or less. (Except that part in said NE Staley Road, containing 3.99 acres.) Tract contains a net area of 20.54 acres.

NOTES

1. According to the "Flood Boundary and Floodway Map" Community Panel No. 290173 0025, dated August 5, 1986, as published by the Federal Emergency Management Agency, this property appears to lie within Zone "C" (Area of Minimal Flooding).
2. The Covenants, Conditions and Restrictions for this plat are described in the Townhome Association Declaration and Supplemental Declaration of Covenants, Restrictions, Assessments and Easements of the Village on the Green, recorded October 6, 2003, as Document No. S-29131, in Book 4366, at Page 343 and amended and restated by the instrument recorded January 20, 2004, as Document No. S-48185, in Book 4476, at Page 550.

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 TOWNHOMES

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 appurtenances 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.

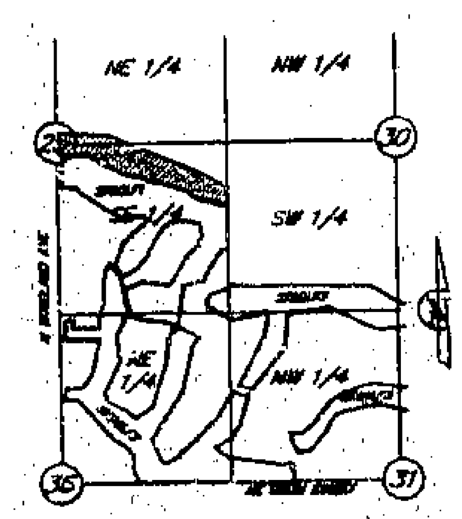
RIGHT OF ENTRANCE: The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and 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."

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, shrubs and other landscaping by the owner or developer. The building of structures hereon is prohibited.

PARKLAND DEDICATION: Private Open Space is hereby reserved in Tract "A", "B" and "C" at the election of the Developer for Ninety Eight (98) multi-family units, pursuant to Section 38.128, Code of Ordinances, as amended, and shall be maintained by the Home Owners Association as described in the Townhome Association Declaration and Supplemental Declaration of Covenants, Restrictions, Assessments and Easements of the Village of the Greens, recorded as Document No. S29131, in Book 4366, at Page 343 and amended and reinstated by Document No. S48185, in Book 4476, at Page 550. 2.79 Acres are applicable to the Parkland Dedication requirement. Private Open Space has also been dedicated with previous Subdivision Plats of the Staley Farms Development and additional Private Open Space will be dedicated in future phases of the Staley Farms Development.



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

TRACT A: Tract A (1.398 Acres) is hereby reserved as Private Open Space and shall be maintained by the Home Owners Association.

TRACT B: Tract B (2.211 Acres) is hereby reserved as Private Open Space and shall be maintained by the Home Owners Association.

TRACT C: Tract C (1.066 Acres) is hereby reserved as Private Open Space and shall be maintained by the Home Owners Association.

TRACTS D, E and F: Tracts D, E and F are located within Street R/W and are hereby designated as Open Green Space and shall be maintained by the Home Owners Association.

ACCESS: Vehicular Access to NE Staley Road and N Woodland Avenue is prohibited from any Lot or Tract.

IN WITNESS WHEREOF: KEVIN GREEN DEVELOPMENT, LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 20th day of January, 2005.

KEVIN GREEN DEVELOPMENT, LLC
a Missouri limited liability company
[signature]
Kevin Green
Managing Member

STATE OF Missouri)
) SS:
COUNTY OF Platte)

Be it remembered that on this 20th day of January 2005, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin Green, to me personally known, who being by me duly sworn, did say that he is Managing Member of KEVIN GREEN DEVELOPMENT, LLC, and that said instrument was signed and sealed in behalf of said company and that said Kevin Green, 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: 4-23-2007

IN WITNESS WHEREOF: KEVIN GREEN TOWNEHOME BUILDERS, LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 20th day of January, 2005.

KEVIN GREEN TOWNEHOME BUILDERS, LLC
a Missouri limited liability company
[signature]
Kevin Green
Managing Member

STATE OF Missouri)
) SS:
COUNTY OF Platte)

Be it remembered that on this 20th day of January 2005, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin Green, to me personally known, who being by me duly sworn, did say that he is Managing Member of KEVIN GREEN TOWNEHOME BUILDERS, LLC and that said instrument was signed and sealed in behalf of said company and that said Kevin Green, 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: 4-23-2007

CITY PLAN COMMISSION

Approved July 15, 2003

[signature]
Chairman
Charles F. Myers

[signature]
(Asst.) Secretary
Virginia L. Walsh

PUBLIC WORKS

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

[signature]
Acting Director of Public Works
Stanley J. Harris, 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. 050089 duly authenticated as passed this 27th day of January 2005.

[signature]
Mayor
Kay Barnes

[signature]
City Clerk
Millie M. Crossland

This plat and survey of STALEY FARMS TOWNHOMES were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of STALEY FARMS TOWNHOMES 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.

1-21-05
Date

Signed: [signature]
W. James Schoene

(Sheet 3 of 3)

LUTJEN
Lutjen, Inc.

Date: 1-20-2005 | Job No. 03147 | City File SD 0964-J

Cab. F
4/5/05 DK

http://www.ClayCoGov.com