Clay County, Missouri
Land Survey Document

STALEY HILLS–SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
NE 111TH TERRACE/N BROOKLYN AVENUE		
Centerline of N Woodland Avenue	1048.97	——
100.00 Feet Easterly of the Centerline of N Woodland Avenue	1046.89	25.00'
350.00 Feet Easterly of the Centerline of N Woodland Avenue	1049.65	75.00'
750.00 Feet Easterly of the Centerline of N Woodland Avenue	1040.48	50.00'
898.85 Feet Easterly of the Centerline of N Woodland Avenue	1043.35	——
NE 111TH TERRACE (MEDIAN)		
Centerline of NE 111th Terrace (Northerly Divergence)	1046.51	——
50.00 Feet Southeasterly of the Centerline of NE 111th Terrace	1045.35	25.00'
350.00 Feet Southeasterly of the Centerline of NE 111th Terrace	1037.89	25.00'
397.75 Feet Southeasterly of the Centerline of NE 111th Terrace (Southerly Divergence)	1035.90	——
N BROOKLYN AVENUE		
681.82 Feet Southerly of the Centerline of NE 111th Terrace	1022.54	——
506.82 Feet Southerly of the Centerline of NE 111th Terrace	1024.29	50.00'
106.82 Feet Southerly of the Centerline of NE 111th Terrace	1042.66	50.00'
Centerline of NE 111th Terrace	1044.88	——
NE 111TH TERRACE		
631.80 Feet Northwesterly of the Centerline of N Brooklyn Avenue	1041.00	——
353.10 Feet Northwesterly of the Centerline of N Brooklyn Avenue	1035.54	50.00'
6.60 Feet Northwesterly of the Centerline of N Brooklyn Avenue	1047.28	100.00'
243.40 Feet Easterly of the Centerline of N Brooklyn Avenue	1032.38	150.00'
393.40 Feet Easterly of the Centerline of N Brooklyn Avenue	1040.64	——
NE 111TH STREET		
Centerline of N Brooklyn Avenue	1026.28	——
187.50 Feet Northeasterly of the Centerline of N Brooklyn Avenue	1022.38	62.50'
250.00 Feet Northeasterly of the Centerline of N Brooklyn Avenue	1026.49	——
N EUCLID AVENUE		
Centerline of NE 111th Terrace	1042.39	——
75.00 Feet Northerly of the Centerline of NE 111th Terrace	1043.83	25.00'
173.08 Feet Northerly of the Centerline of NE 111th Terrace	1042.85	——

Legal Description:

A subdivision of land in the Southeast Quarter of Section 24 and the Northeast Quarter of Section 25, all in Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 0°22'18" West along the East line of said Northeast Quarter, 308.80 feet; thence North 89°37'42" West, 1285.32 feet to the True Point of Beginning of the tract to be herein described; thence South 0°30'49" West, 130.00 feet; thence South 89°29'11" East, 57.84 feet; thence South 0°30'49" West, 144.37 feet; thence South 03°35'24" East, 77.37 feet; thence South 19°15'02" East, 174.15 feet; thence Easterly on a curve to the right, having an initial tangent bearing of North 70°44'58" East, a radius of 825.00 feet, a central angle of 0°31'07", an arc distance of 7.47 feet; thence South 18°43'55" East, 50.00 feet; thence South 26°38'25" East, 186.03 feet to a point on the Northerly line of STALEY HILLS – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 63°23'35" West along said Northerly line, 340.00 feet; thence North 26°38'25" West, 569.00 feet; thence North 64°49'02" West, 721.61 feet; thence North 89°14'03" West, 314.64 feet to a point on the Easterly right-of-way line of N Woodland Avenue, as now established; thence North 0°35'00" East along said Easterly line, 381.70 feet to a point on the North line of said Northeast Quarter; thence South 89°29'11" East along said North line, 480.18 feet; thence North 0°18'05" East, 7.96 feet; thence South 89°41'55" East, 141.22 feet; thence North 85°15'58" East, 67.36 feet; thence North 75°14'18" East, 86.26 feet; thence South 21°20'14" East, 141.31 feet; thence Northeasterly on a curve to the left, having an initial tangent bearing of North 66°55'26" East, a radius of 490.00 feet, a central angle of 05°18'49", an arc distance of 45.44 feet; thence South 28°23'23" East, 50.00 feet; thence South 31°05'34" East, 87.27 feet; thence South 43°09'56" East, 61.41 feet; thence South 58°31'05" East, 60.37 feet; thence South 69°13'34" East, 61.21 feet; thence South 78°18'20" East, 74.68 feet; thence South 89°29'11" East, 162.00 feet to the True Point of Beginning. Containing 17.31 acres, more or less.

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 HILLS – SECOND 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 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.

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.

TRACT F: Tract F (2.69 acres) is hereby reserved as Private Open Space and shall be maintained by the Staley Hills Homes Association as described in the Declaration of Restrictions recorded with this plat.

TRACT G: Tract G (0.10 acres) is located within Street R/W and is hereby designated as Open Green Space and shall be maintained by the Staley Hills Homes Association as described in the Declaration of Restrictions recorded with this plat.

TRACT H: Tract H (0.01 acres) is located within Street R/W and is hereby designated as Open Green Space and shall be maintained by the Staley Hills Homes Association as described in the Declaration of Restrictions recorded with this plat.

HA TRACTS: HA Tract 1 (0.02 acres) and HA Tract 2 (0.02 acres) are hereby designated as Private Open Space for monumentation purposes and shall be maintained by the Staley Hills Homes Association as described in the Declaration of Restrictions recorded with this plat.

PARKLAND DEDICATION: Private open space is hereby reserved at the election of the Developer for Forty-one (41) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended, and shall be maintained by the Staley Hills Homes Association as described in the Declaration of Restrictions recorded with this plat.

NOTE: No Vehicular Access shall be allowed from Tract F onto N Woodland Avenue.

NOTE: Tract H is also hereby designated as a Storm Drainage Easement.

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 8 day of June, 2006.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Ora Reynolds, V.P.
Ora H. Reynolds Vice President and General Manager of Residential Development

Attested By: Donald K. Hagan
Donald K. Hagan Secretary

STATE OF MISSOURI }
} SS
COUNTY OF CLAY }

Be it remembered that on this 8th day of June, 2006, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. Reynolds, to me personally known, who being by me duly sworn, did say that she is Vice President and General Manager of Residential Development of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation, and that she executed the same on behalf of said corporation under and with the authority of its Board of Directors and she acknowledged that she executed the same as the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: 11/1/09

Donna K. Willis
Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
State of Missouri - County of Clay
My Commission Expires Nov. 1, 2009
Commission #05521936

CITY PLAN COMMISSION

Approved: March 7, 2006

Charles F. Myers
Chairman
Charles F. Myers

Virginia L. Walsh
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

for Stanley J. Harris, P.E.
City Engineer
Stanley J. Harris, P.E.

for Stanley J. Harris, P.E.
Director
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. 060426 duly authenticated as passed this 15th day of June, 2006.

Kay Barnes
Mayor
Kay Barnes

City Clerk
Millie M. Crossland

This plat and survey of STALEY HILLS – SECOND PLAT were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of STALEY HILLS – SECOND 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.

6-06-06
Date

Signed: W. James Schlerman
W. James Schlerman PLS #1989

CAL-F FILING OK

LUTJEN
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engineering
landscape architecture

DATE: 6-2-06 | JOB NO.– 05338 | File Name– SH2-PLAT

http://www.ClayCoGov.com