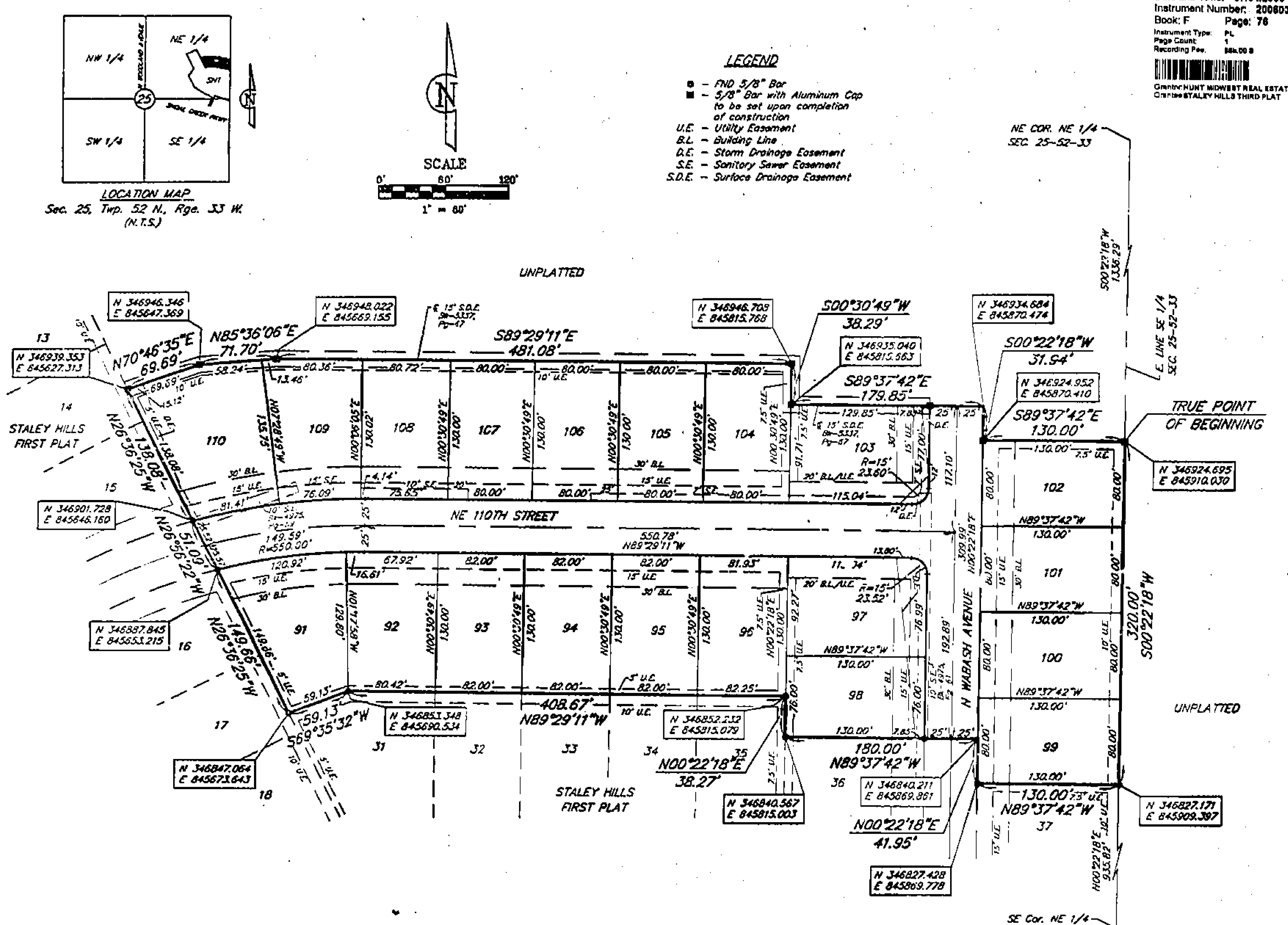
Clay County, Missouri
Land Survey Document

# STALEY HILLS—THIRD PLAT

## A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

Recorded in Clay County, Missouri
Date and Time: 07/31/2006 at 08:51:31 AM
Instrument Number: 2006032873
Book: F Page: 76
Instrument Type: PL
Page Count: 1
Recording Fee: [illegible]
Robert T Sevier, Recorder
Grantor HUNT MIDWEST REAL ESTATE DEVELOPMEN...
Grantee STALEY HILLS THIRD PLAT




| | | | |
|---|---|---|---|
| **STREET GRADES** | | | |
| GRADE POINT | | ELEV. | V.C.T. |
| NE 110TH STREET | | | |
| 700.37 Feet Westerly of the Centerline of N Wabash Avenue | | 1020.35 | —— |
| 355.97 Feet Westerly of the Centerline of N Wabash Avenue | | 1035.61 | 137.50' |
| 80.97 Feet Westerly of the Centerline of N Wabash Avenue | | 1014.96 | 70.00' |
| Centerline of N Wabash Avenue | | 1016.65 | —— |
| N WABASH AVENUE | | | |
| 192.89 Feet South of the Centerline of NE 110th Street | | 1014.72 | —— |
| 117.10 Feet North of the Centerline of NE 110th Street | | 1017.82 | —— |

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

I HEREBY CERTIFY: that the plat of STALEY HILLS – THIRD 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: [signature]
W. James Schowe PLS #1989

### Legal Description:

A subdivision of land in the Northeast Quarter of Section 25, 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, 1336.29 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 0°22'18" West along said East line, 320.00 feet to a point on the Northerly line of STALEY HILLS – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 89°37'42" West along said Northerly line, 130.00 feet; thence North 0°22'18" East along said Northerly line, 41.95 feet; thence North 89°37'42" West along said Northerly line, 180.00 feet; thence North 0°22'18" East along said Northerly line, 38.27 feet; thence North 89°29'11" West along said Northerly line, 408.67 feet; thence South 69°35'32" West along said Northerly line, 59.13 feet; thence North 26°36'25" West along said Northerly line, 149.66 feet; thence North 26°56'22" West along said Northerly line, 51.09 feet; thence North 26°36'25" West along said Northerly line, 138.08 feet; thence North 70°46'35" East, 69.69 feet; thence North 85°36'06" East, 71.70 feet; thence South 89°29'11" East, 481.08 feet; thence South 0°30'49" West, 38.29 feet; thence South 89°37'42" East, 179.85 feet; thence South 0°22'18" West, 31.94 feet; thence South 89°37'42" East, 130.00 feet to the True Point of Beginning. Containing 6.16 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 – THIRD 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.

PARKLAND DEDICATION: Private open space was previously dedicated by the Developer for Twenty (20) 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.

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

by: [signature] V.P.
Ora H. Reynolds Vice President and General Manager of Residential Development

Attested By: [signature]
Donald K. Hogan 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: 1/1/09

[signature]
Notary Public

CITY PLAN COMMISSION

Approved: March 7, 2006

[signature]
Chairman
Charles F. Myers

[signature]
Secretary
Virginia L. Walsh

PUBLIC WORKS

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

for [signature]
Director
Stanley J. Harris, P.E.

This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No. [illegible] duly authenticated as passed this [illegible] day of [illegible] 2006.

[signature]
Mayor
Kay Barnes

[signature]
City Clerk
Millie M. Crossland

STEWART TITLE

DEVELOPER: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC
ORA REYNOLDS, VP AND GENERAL MANAGER
OF RESIDENTIAL DEVELOPMENT
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
(816) 455-2500

LUTJEN

Lutjen, Inc.
8350 N. Saint Clair Ave.
Kansas City, MO 64151
surveying
planning
engineering
landscape architecture

DATE: 6-2-06 | Job No.–05338 | File Name–SH3–PLAT

http://www.ClayCoGov.com