Clay County, Missouri
Land Survey Document

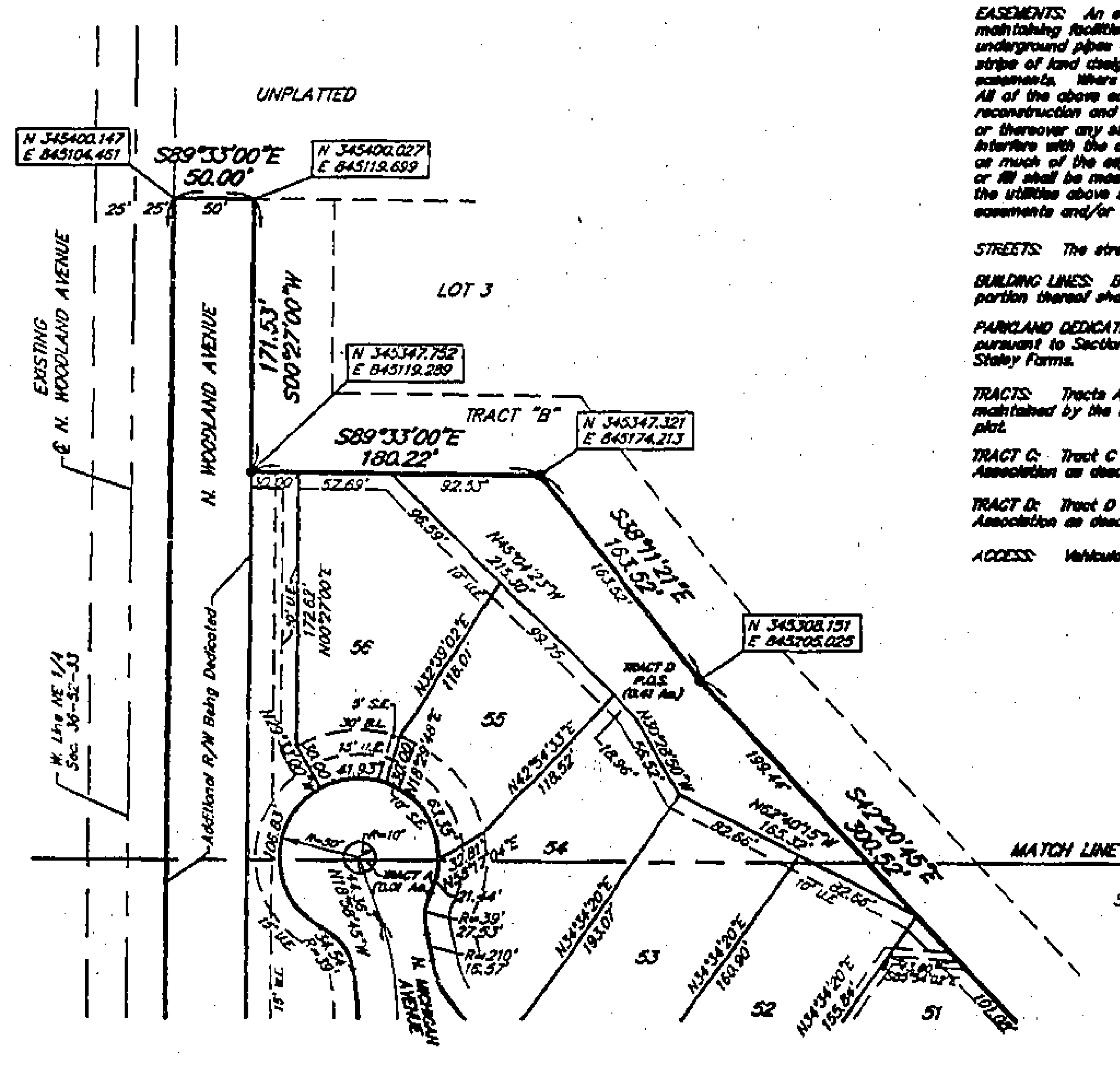
STALEY FARMS–NINTH PLAT, THE ELAN

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
NE 100TH TERRACE / N MICHIGAN AVENUE		
871.70 Feet Southerly of the Centerline of NE 101st Street	277.43	—
631.18 Feet Southerly of the Centerline of NE 101st Street	280.10	125.00'
356.18 Feet Southerly of the Centerline of NE 101st Street	276.62	50.00'
6.18 Feet Southerly of the Centerline of NE 101st Street	273.12	50.00'
146.03 Feet Northerly of the Centerline of NE 101st Street	274.64	—
NE 101ST STREET		
551.02 Feet Easterly of the Centerline of N Michigan Avenue	264.06	—
306.38 Feet Easterly of the Centerline of N Michigan Avenue	263.41	50.00'
194.35 Feet Easterly of the Centerline of N Michigan Avenue	265.43	50.00'
33.33 Feet Easterly of the Centerline of N Michigan Avenue	272.49	25.00'
Centerline of N Michigan Avenue	273.31	



LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 36, Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 0°27'00" East along the West line of said Northeast Quarter, 29.87 feet; thence South 89°33'00" East, 25.00 feet to a point on the Easterly right-of-way line of N Woodland Avenue, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence North 0°27'00" East along said Easterly line, 1463.78 feet; thence South 89°33'00" East, 50.00 feet to a point on the Westerly line of STALEY GOLF COURSE – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 0°27'00" West along said Westerly line, 171.53 feet; thence South 89°33'00" East along said Westerly line, 180.22 feet; thence South 38°11'21" East along said Westerly line, 163.52 feet; thence South 42°20'45" East along said Westerly line, 300.52 feet; thence South 40°14'00" East along said Westerly line, 152.69 feet; thence South 45°43'48" East along said Westerly line, 98.21 feet to the Northeasterly corner of STALEY FARMS – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri thence South 44°16'12" West along the Westerly line of said STALEY FARMS – THIRD PLAT, 180.00 feet; thence South 45°43'48" East along said Westerly line, 15.00 feet; thence South 54°40'55" West along said Westerly line, 127.09 feet; thence South 02°47'36" West along said Westerly line, 81.24 feet; thence South 28°53'31" West along said Westerly line, 77.13 feet; thence South 48°55'15" East along said Westerly line, 53.74 feet; thence South 08°47'50" West along said Westerly line, 144.04 feet; thence North 89°21'53" West along said Westerly line, 15.22 feet; thence Westerly along said Westerly line, on a curve to the right, tangent to the last described course, having a radius of 175.00 feet, a central angle of 12°44'29", an arc distance of 38.92 feet; thence South 13°22'36" West along said Westerly line, 50.00 feet; thence South 0°44'30" West along said Westerly line, 193.36 feet to a point on the Northerly right-of-way line of NE 100th STREET, as now established; thence North 89°15'10" East along said Northerly line, 408.82 feet to the True Point of Beginning. Containing 14.45 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 FARMS – NINTH PLAT, THE ELAN

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.

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 is hereby reserved at the election of the Developer for Thirty (30) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended. Additional private open space will be reserved in future phases of Staley Farms.

TRACTS: Tracts A and B are located within Street R/W and are hereby designated as Open Green Space and shall be maintained by the Homes Association as described in the Covenants, Conditions and Restrictions, recorded simultaneously with this plat.

TRACT C: Tract C (1.75 acres) is hereby reserved as Private Open Space and shall be maintained by the Staley Farms Homes Association as described in the Declaration of Restrictions recorded with this plat.

TRACT D: Tract D (0.41 acres) is hereby reserved as Private Open Space and shall be maintained by the Staley Farms Homes Association as described in the Declaration of Restrictions recorded with this plat.

ACCESS: Vehicular access to or from N Woodland Avenue from any lot or tract established by this plat is not permitted.

IN WITNESS WHEREOF: STALEY LAND COMPANY, LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 18th day of January, 2006.

Mark R. Simpson, Member — Saul Ellis, Member

STATE OF Missouri)
COUNTY OF Platte) ss

Be it remembered that on this 18th day of January, 2006, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mark R. Simpson and Saul Ellis, to me personally known, who being by me duly sworn, did say that they are Members of Staley Land Company, LLC, and that said instrument was signed in behalf of said company and that said Mark R. Simpson and Saul Ellis 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.

Angela F. Witt
Notary Public

My Commission Expires: ______ (ANGELA F. WILT, Notary Public - Notary Seal, STATE OF MISSOURI, Clay County)

CITY PLAN COMMISSION

Approved: October 4, 2005

Charles F. Myers, Chairman

Vicki L. Walsh, Secretary

PUBLIC WORKS

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

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. [illegible] duly authenticated as passed this [illegible] day of January 2006.

Kay Barnes, Mayor

Millie M. Crossland, City Clerk

This plat and survey of STALEY FARMS–NINTH PLAT, THE ELAN were executed by Lutjen Inc., 6330 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of STALEY FARMS–NINTH PLAT, THE ELAN 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.

1-19-06
Date

Signed: W. James Salmon, RLS #1880

LUTJEN — Lutjen, Inc., 6330 N. Saint Clair Ave., Kansas City, MO 64151, 816.587.4320, 816.587.1393 fax, www.lutjen.com — surveying, planning, engineering, landscape architecture

DATE: 1-18-06 | Job No.– 05181 | File Name–SF9–PLAT

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http://www.ClayCoGov.com