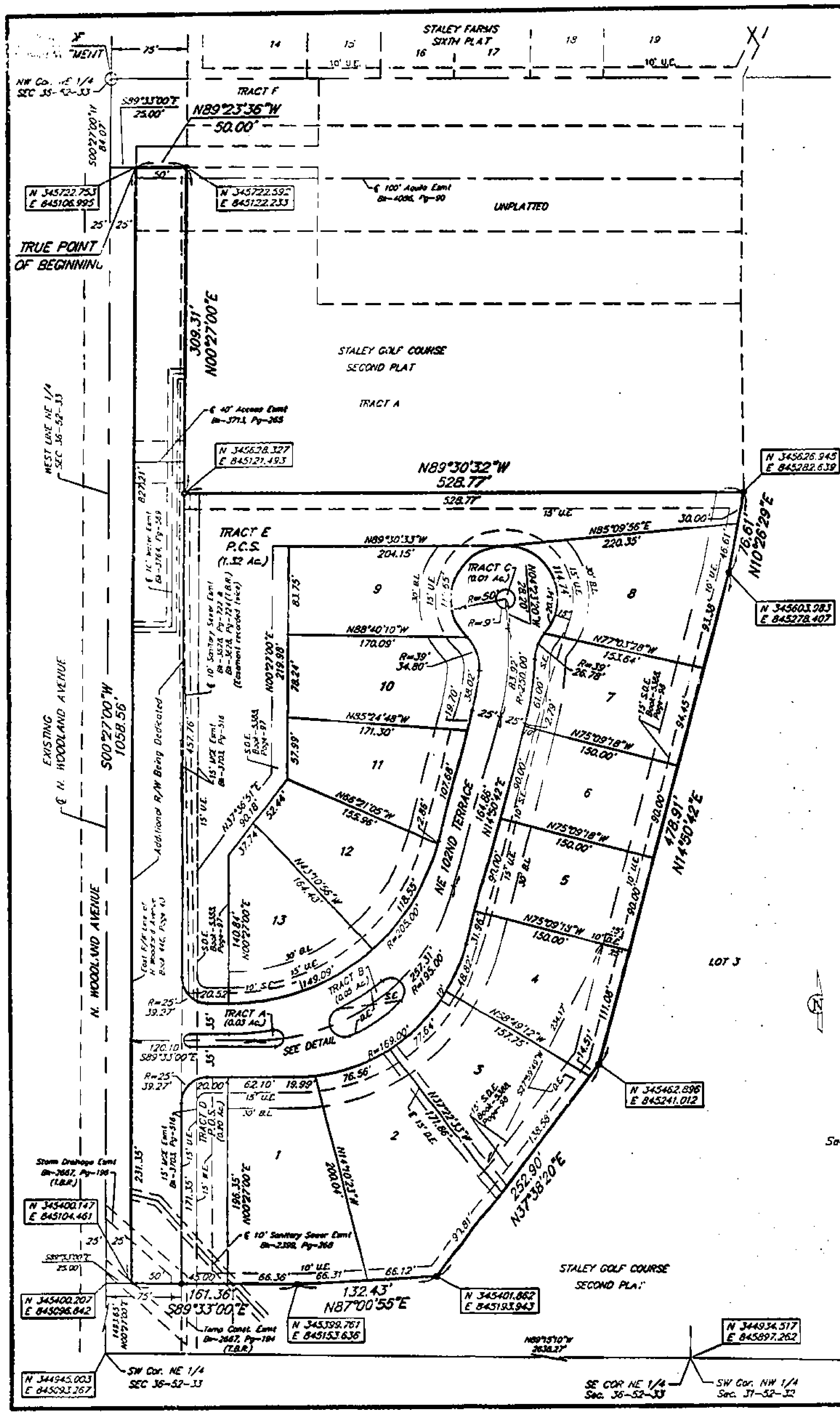
Clay County, Missouri
Land Survey Document

STALEY FARMS—TENTH PLAT, THE RETREAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



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 – TENTH PLAT, THE RETREAT

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.

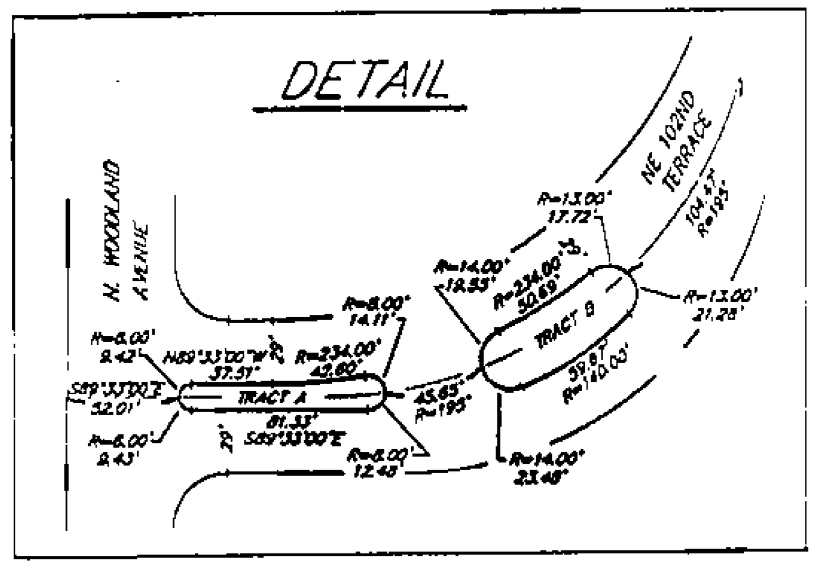
PARKLAND DEDICATION: Private open space is hereby reserved at the election of the Developer for Thirteen (13) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended. Additional private open space will be reserved in future phases of Staley Farms.

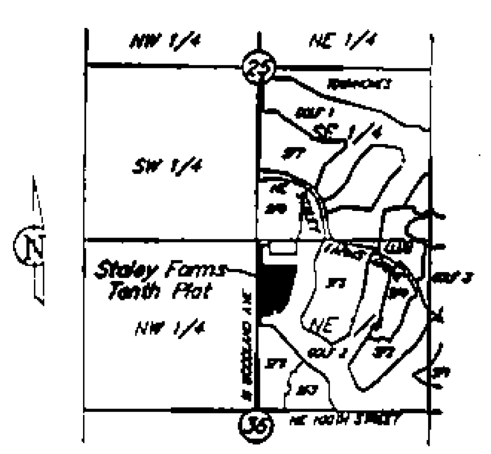
TRACTS: Tracts A, B and C are located within Street R/W and are hereby designated as Open Green Space and shall be maintained by the Homes Association as described in the Covenants, Conditions and Restrictions, recorded simultaneously with this plat.

TRACT D: Tract D (0.20 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 E: Tract E (1.32 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.





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

LEGEND

- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- ● – Fnd 5/8" Bar
- U.E. – Utility Easement
- B.L. – Building Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- W.E. – Waterline Easement
- R/W – Right of Way Line
- S.D.E. – Surface Drainage Easement
- T.B.R. – To Be Released (with Plat)
- R – Radius

SCALE
0' 60' 120'
1" = 60'

Recorded in Clay County, Missouri
Date and Time: 12/01/2006 at 03:47:00 PM
Instrument Number: 2006062862
Book: G Page: 89
Instrument Type: PL
Page Count: 1
Recording Fee: $44.00 S
Grantor: STALEY LAND CO
Grantee: STALEY FARMS TENTH PLAT THE RETREAT
Robert T Sevier, Recorder

CL-03 RESET
CF- .9998968

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 0.9998968. COORDINATES ARE IN METERS.

Cal. G. 12/6/06 DC

Legal Description:

A subdivision of land in the Northeast Quarter of Section 36, Township 52 North, Range 33 West, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence South 0°27'00" West along the West line of said Northeast Quarter, 84.07 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 of land to be herein described; thence South 0°27'00" West along said Easterly right-of-way line, 1058.56 feet; thence South 89°33'00" East along the Westerly extension of the Westerly line of Lot 3, STALEY GOLF COURSE SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri, and along said Westerly line, 161.36 feet; thence Northerly along said Westerly line the following four (4) courses: thence North 87°00'55" East, 132.43 feet; thence North 37°38'20" East, 252.90 feet; thence North 14°50'42" East, 478.91 feet; thence North 10°26'29" East, 76.61 feet to the Southeast corner of Tract "A", said STALEY GOLF COURSE SECOND PLAT; thence North 89°30'32" West along the South line of said Tract "A", 528.77 feet to the Southwest corner thereof; thence North 0°27'00" East along the West line of said Tract "A", 309.31 feet to the Northwest corner thereof; thence North 89°23'36" West, 50.00 feet to the True Point of Beginning. Containing 8.49 acres, more or less.

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 23rd day of August, 2006.

Mark R. Simpson, Member — Saul Ellis, Member

STATE OF Missouri)
COUNTY OF Platte) SS

Be it remembered that on this 23rd day of August, 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 A. Wilt, Notary Public — My Commission Expires:
ANGELA R WILT, Notary Public - Notary Seal, STATE OF MISSOURI, Clay County, My Commission Expires: April 6, 2008, Commission # 05552583

CITY PLAN COMMISSION

Approved: April 4, 2006
Charles F. Myers, Chairman
Virginia L. Walsh, Asst. Secretary

PUBLIC WORKS

City Engineer, for Stanley J. Harris, P.E.
Director of Public Works, Stanley

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. 060624 duly authenticated as passed this 10 day of August 2006.

Kay Barnes, Mayor
Millie M. Crossland, City Clerk

STREET GRADES

GRADE POINT		ELEV.	V.C.T.
NE 102nd TERRACE			
	Centerline of N Woodland Avenue	986.50	------
145.00	Feet Easterly of the Centerline of N Woodland Avenue	983.45	72.50'
362.50	Feet Northeasterly of the Centerline of N Woodland Avenue	1000.85	55.00'
675.75	Feet Northeasterly of the Centerline of N Woodland Avenue	1004.80	------

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

I HEREBY CERTIFY: that the plat of STALEY FARMS–TENTH PLAT, THE RETREAT 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.

8-21-06
Date

Signed: W. James Schowe
W. James Schowe RLS #1989

Developer: Staley Land Company, LLC
Mark Simpson, Member
10800 Farley, Ste. 265
Overland Park, KS 66210
(913) 345-9300

LUTJEN
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surveying
planning
engineering
landscape architecture

DATE: 8-18-06	Job No.-05372	File Name-SF10-plat

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http://www.ClayCoGov.com