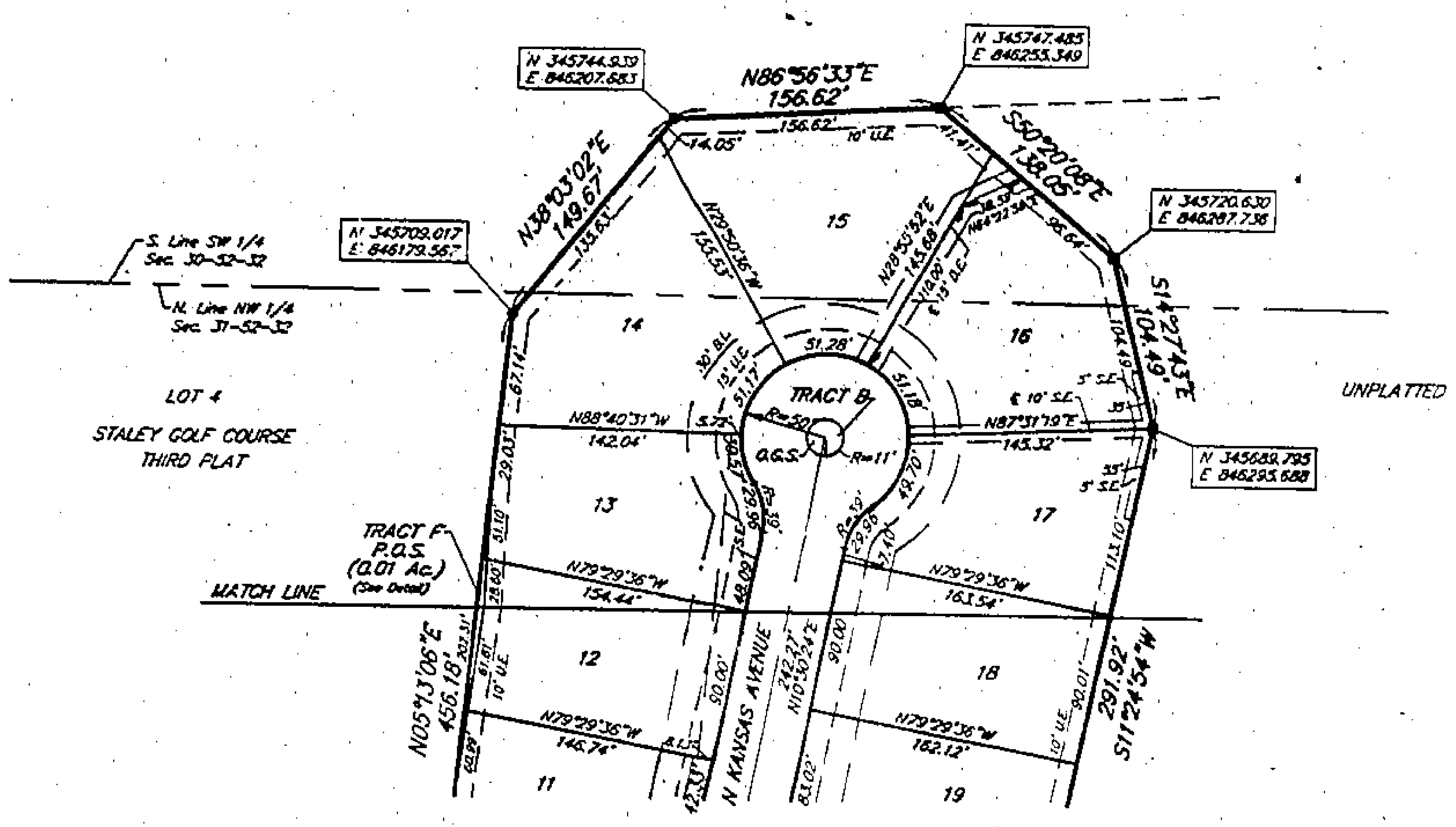
Clay County, Missouri
Land Survey Document

STALEY FARMS–ELEVENTH PLAT
SHADOW WOODS

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)



Legal Description:

A subdivision of land in the Southwest Quarter of Section 30 and the Northwest Quarter of Section 31, all in Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 0°29'37" East along the West line of said Northwest Quarter, 1450.30 feet; thence South 89°30'29" East, 353.15 feet to a point on the Easterly line of Lot 4, STALEY GOLF COURSE – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri, said point being also the True Point of Beginning of the tract to be herein described; thence North 38°04'14" East along said Easterly line, 83.79 feet; thence North 05°13'06" East along said Easterly line, 456.18 feet; thence North 38°03'02" East along said Easterly line, 149.67 feet; thence North 86°56'33" East along said Easterly line, 156.62 feet; thence South 50°20'08" East, 138.05 feet; thence South 14°27'43" East, 104.49 feet; thence South 11°24'54" West, 291.92 feet; thence South 01°57'04" East, 73.94 feet; thence North 51°42'01" East, 141.81 feet; thence North 60°01'53" East, 181.98 feet; thence South 74°26'31" East, 134.10 feet; thence South 58°04'34" East, 80.58 feet; thence South 49°13'56" East, 102.57 feet; thence South 38°24'17" East, 66.61 feet; thence South 25°48'04" East, 185.65 feet; thence Southwesterly on a curve to the right, having an initial tangent bearing of South 64°10'36" West, a radius of 575.00 feet, a central angle of 12°22'21", an arc distance of 124.17 feet; thence South 13°28'43" East, 142.43 feet; thence South 80°29'40" West, 100.81 feet; thence South 87°14'22" West, 59.08 feet; thence North 88°17'38" West, 150.00 feet; thence North 01°42'24" East, 1.92 feet; thence North 87°28'38" West, 208.73 feet; thence South 70°52'41" West, 433.41 feet; thence South 49°58'46" West, 335.21 feet; thence South 38°28'00" West, 127.71 feet to a point on the Northerly right-of-way line of NE Staley Farms Drive, as now established; thence Westerly along said Northerly line, on a curve to the left, having an initial tangent bearing of North 57°32'31" West, a radius of 480.00 feet, a central angle of 24°11'31", an arc distance of 202.67 feet; thence North 81°44'02" West along said Northerly line, 187.07 feet to the True Point of Beginning. Containing 12.97 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 28th day of February, 2007.

Mark R. Simpson, Member

Saul Ellis, Member

STATE OF Missouri }
COUNTY OF Platte } SS

Be it remembered that on this 28th day of February, 2007, 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.

My Commission Expires: ______

ANGELA R. WILT, Notary Public - Notary Seal, STATE OF MISSOURI, Clay County, My Commission Expires April 6, 2008, Commission # 04466340

Angela A. Wilt
Notary Public

IN TESTIMONY WHEREOF, the said GRANTOR has hereunto set its hand this 7th day of March, 2007.

Double "D" Development, LLC
a Limited Liability Company

By: ______
Martin Ostronic, Authorized Member

STATE OF Missouri }
COUNTY OF Platte } SS

On this 7th day of March, 2007, before me appeared Martin Ostronic, to me personally known, and who, being by me duly sworn, did say that he is an Authorized Member of Double "D" Development, LLC a Limited Liability Company, and that said instrument was signed in behalf of said company and that said Martin Ostronic 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 at my office in Kansas City, the day and year last above written.

My Commission Expires: ______

ANGELA R. WILT, Notary Public - Notary Seal, STATE OF MISSOURI, Clay County, My Commission Expires April 6, 2008, Commission # 04466340

Angela A. Wilt
Notary Public

CITY PLAN COMMISSION

Approved: July 18, 2006

Chairman
Charles F. Myers

Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Gregory J. Rokos, P.E.

Director of Public Works
Stanley L. 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. 070202 duly authenticated as passed this 22 day of February, 2007.

Mayor
Kay Barnes

City Clerk
Millie M. Crossland

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
NE 102nd TERRACE		
Centerline of NE Staley Farms Drive	1023.00	-----
350.00 Feet Northeasterly of the Centerline of NE Staley Farms Drive	1015.72	25.00'
550.00 Feet Northeasterly of the Centerline of NE Staley Farms Drive	1013.72	25.00'
1075.00 Feet Northeasterly of the Centerline of NE Staley Farms Drive	999.31	75.00'
1332.50 Feet Northeasterly of the Centerline of NE Staley Farms Drive	1021.48	212.50'
1575.00 Feet Northeasterly of the Centerline of NE Staley Farms Drive	1008.54	
N KANSAS AVENUE		
Centerline of NE 102nd Terr.	1007.98	-----
37.50 Feet Northerly of the Centerline of NE 102nd Terr.	1007.20	25.00'
325.00 Feet Northerly of the Centerline of NE 102nd Terr.	1011.00	125.00'
575.00 Feet Northerly of the Centerline of NE 102nd Terr.	994.93	25.00'
601.25 Feet Northerly of the Centerline of NE 102nd Terr.	994.14	
N AGNES AVENUE		
159.81 Feet Southerly of the Centerline of NE 102nd Terr.	1008.41	-----
43.31 Feet Southerly of the Centerline of NE 102nd Terr.	1004.95	37.50'
Centerline of NE 102nd Terr.	1005.98	
NE 102nd TERRACE (Loop)		
Centerline of NE 102nd Terr. (West End)	1001.18	-----
50.00 Feet Northeasterly of the Centerline of NE 102nd Terr.	1001.14	25.00'
212.50 Feet Easterly of the Centerline of NE 102nd Terr.	998.52	62.50'
375.00 Feet Easterly of the Centerline of NE 102nd Terr.	1011.18	62.50'
527.39 Feet Easterly of the Centerline of NE 102nd Terr.	1014.35	

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 – ELEVENTH PLAT, SHADOW WOODS

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 Forty-three (43) 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.

PARKLAND DEDICATION: Upon the recording of this plat, the total parkland required for this development to date will be 8.38 Acres. The total parkland accepted by the City of Kansas City for this development to date will be 18.53 Acres.

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 Staley Farms Homes Association as described in the Covenants, Conditions and Restrictions, recorded simultaneously with this plat.

TRACT C: Tract C (0.58 acres) is hereby reserved as Private Open Space and shall be maintained by the Staley Farms Homes Association as described in the Covenants, Conditions and Restrictions, recorded simultaneously with this plat.

TRACT D: Tract D (0.02 acres) is hereby reserved as Private Open Space and shall be maintained by Premier Golf Missouri, LLC, with access allowed to said tract through Lot 4, STALEY GOLF COURSE–THIRD PLAT.

TRACT E: Tract E (101 Sq.Ft.) is hereby reserved as Private Open Space and shall be maintained by Premier Golf Missouri, LLC, with access allowed to said tract through Lot 4, STALEY GOLF COURSE–THIRD PLAT.

TRACT F: Tract F (0.01 Ac.) is hereby reserved as Private Open Space and shall be maintained by Premier Golf Missouri, LLC, with access allowed to said tract through Lot 4, STALEY GOLF COURSE–THIRD PLAT.

ACCESS: Vehicular access to or from NE Staley Farms Drive from any lot or tract established by this plat is not permitted.

NOTE: The ownership of Tracts D, E and F shall be transferred to Premier Golf Missouri, LLC upon the recording of this plat.

NOTE: Tracts A shall also be used for the purpose of monumentation.

NOTE: Tract B is hereby established as a sanitary sewer easement in its entirety.

This plat and survey of STALEY FARMS–ELEVENTH PLAT, SHADOW WOODS were executed by Lutjen Inc., 8300 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of STALEY FARMS–ELEVENTH PLAT, SHADOW WOODS 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.

3/01/07
Date

Signed: ______
W. James Sebbins, PLS #1980

Cap. M. 4/5/07

LUTJEN

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surveying
planning
engineering
landscape architecture

DATE: 2-26-07	Job No.- 06108	File Name–SF11–PLAT

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http://www.ClayCoGov.com