FINAL PLAT
STALEY MEADOWS SECOND PLAT

in the NW 1/4 of the SW 1/4 of Sec. 25, Twp. 52, Rng. 33
Kansas City, Clay County, Missouri

Recorded in Clay County, Missouri
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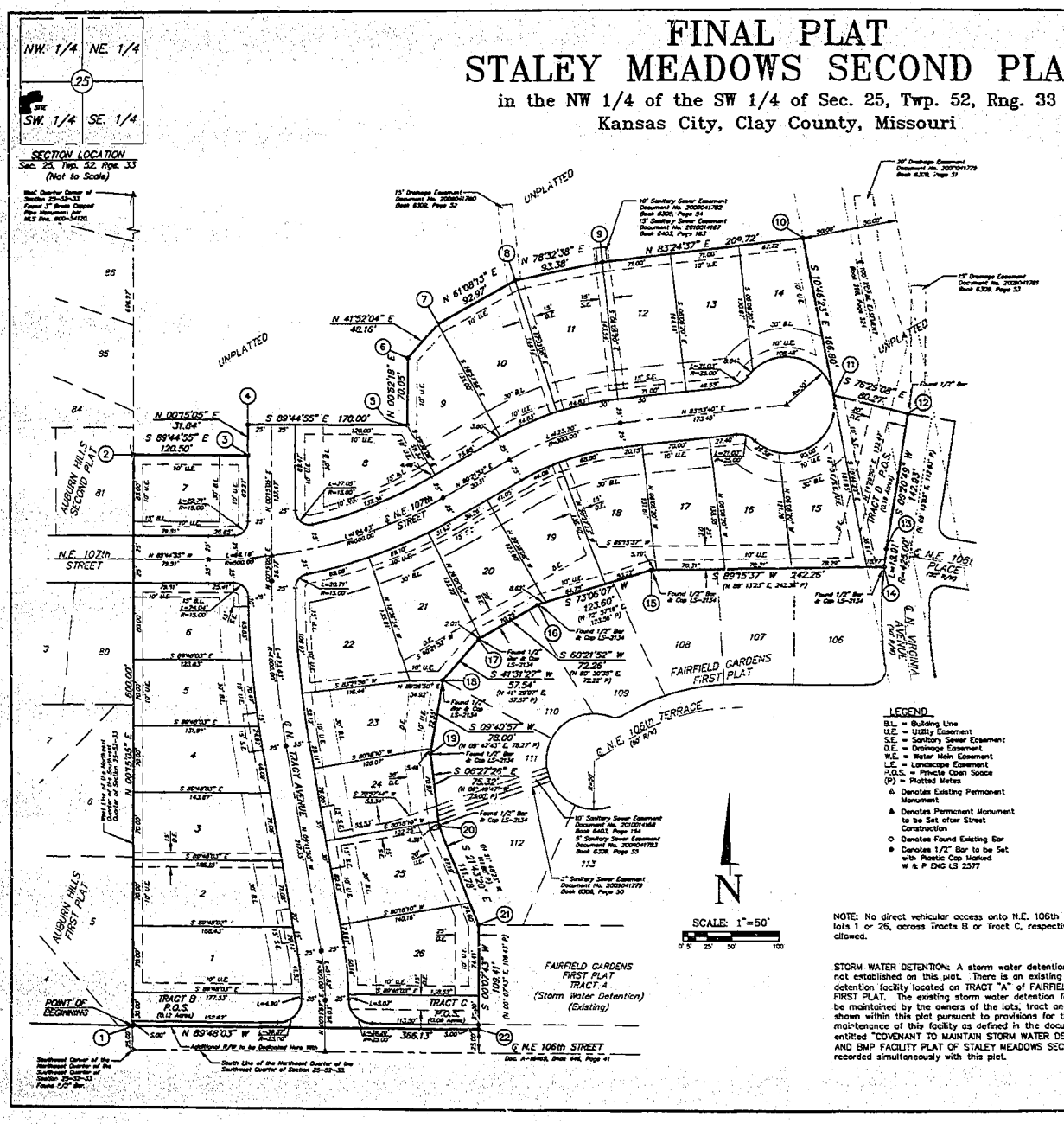
Recording Fee: $19.00
Grantor: STALEY MEADOWS
Grantee: STALEY MEADOWS SECOND PLAT
Jay Lumaye, Recorder



LEGEND

B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
L.E. = Landscape Easement
P.O.S. = Private Open Space
(P) = Platted Metes
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P DKG LS 2577

NOTE: No direct vehicular access onto N.E. 106th Street from lots 1 or 26, across Tracts B or Tract C, respectively, shall be allowed.

STORM WATER DETENTION: A storm water detention tract is not established on this plat. There is an existing storm water detention facility located on TRACT "A" of FAIRFIELD GARDENS FIRST PLAT. The existing storm water detention facility shall be maintained by the owners of the lots, tract and parcels shown within this plat pursuant to provisions for the maintenance of this facility as defined in the document entitled "COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITY PLAT OF STALEY MEADOWS SECOND PLAT" recorded simultaneously with this plat.

PROPERTY BOUNDARY DESCRIPTION:

All that part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 52, Range 33, in Kansas City, Clay County, Missouri, described as follows:

Commencing at the Southwest corner of said Quarter Quarter Section as noted on the record plat of FAIRFIELD GARDENS 1ST PLAT, a subdivision in said City, County and State;
Thence North 00°15' 05" East, along the West line of said Quarter Quarter Section, a distance of 25.00 feet to a point on the North right-of-way line of NE 106th Street as established with the CONVEYANCE OF RIGHT OF WAY FOR HIGHWAY PURPOSES filed August 1st, 1949 as Document No: A-16469 in Book 446 at Page 41, said point being the Point of Beginning;
Thence continuing North 00° 15' 05" East, along said West line, a distance of 600.00 feet;
Thence South 89° 44' 55" East, a distance of 120.50 feet;
Thence North 00° 15' 05" East, a distance of 31.84 feet;
Thence South 89° 44' 55" East, a distance of 170.00 feet;
Thence North 00° 52' 18" East, a distance of 70.05 feet;
Thence North 41° 52' 04" East, a distance of 48.16 feet;
Thence North 61° 08' 13" East, a distance of 92.97 feet;
Thence North 78° 32' 38" East, a distance of 93.38 feet;
Thence North 83° 24' 37" East, a distance of 209.72 feet;
Thence South 10° 46' 23" East, a distance of 166.60 feet;
Thence South 76° 29' 08" East, a distance of 80.27 feet to a corner on the surveyed boundary of said FAIRFIELD GARDENS 1ST PLAT;
Thence South 09° 20' 49" West, a distance of 142.93 feet (N 09° 13' 03" E, 142.83' Platted) to a point of curve, this and the following nine (9) courses being along said surveyed boundary;
Thence along a curve to the left, having a radius of 425.00 feet, an arc distance of 18.91 feet;
Thence South 89° 15' 37" West, a distance of 242.26 feet (N 89° 13' 23" E, 242.34' Platted);
Thence South 73° 06' 07" West, a distance of 123.60 feet (N 72° 57' 19" E, 123.56' Platted);
Thence South 60° 21' 52" West, a distance of 72.26 feet (N 60° 20' 35" E, 72.22' Platted);
Thence South 41° 31' 27" West, a distance of 57.54 feet (N 41° 29' 07" E, 57.57' Platted);
Thence South 09° 40' 57" West, a distance of 78.00 feet (N 09° 47' 43" E, 78.27' Platted);
Thence South 06° 27' 26" East, a distance of 75.32 feet (N 06° 49' 47" W, 75.00' Platted);
Thence South 21° 43' 20" East, a distance of 111.78 feet (N 21° 46' 23" W, 111.86' Platted);
Thence South 00° 07' 43" West, a distance of 109.41 feet (N 00° 07' 43" E, 109.43' Platted) to a point on said North right-of-way line of NE 106th Street;
Thence North 89° 48' 03" West, along said North line, a distance of 366.13 feet to the Point of Beginning.
Containing 5.25 acres, more or less.

DEVELOPER: STALEY MEADOWS, L.L.C.
8901 N. Brighton Avenue
Kansas City, MO. 64156
Ph: (816) 455-7990
Fax: (816) 455-7998
Attn: Ron Salchuk

SURVEYOR'S CERTIFICATION:
I hereby certify that the plat of STALEY MEADOWS 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 minimum standards for an urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all state, local ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI
ERIC A. RAMER
NUMBER 2577
PROFESSIONAL LAND SURVEYOR

12/17/10
ERIC A. RAMER, MO LS No. 2577

Signature and stamp in purple ink indicates an original signed copy by this surveyor, any other color is not an original copy.

WEISKIRCH & PARKS ENGINEERS, INC.
MO. LICENSE# 001060
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MO 64050
(816)254-9000 FAX:(816)252-9712
WPCONFERENCE.COM

FINAL PLAT
STALEY MEADOWS SECOND PLAT
IN THE NW 1/4 OF THE SW 1/4 OF SEC. 25, TWP. 52, RNG. 33
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS		
REV	DESCRIPTION	DATE
A	Revised per City Review Comments	10/22/10

JOB NO.	3721
SCALE	NOTED
DATE	10/17/08
DRAFTER	C.N.S.
CHKD.	E.A.R.
SHEET NO.	1 of 2

Y1103745