



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

October 16, 2024

Project Name
Staley Corners West 4th Plat

Docket #C2

Request

CLD-FnPlat-2024-00020
Final Plat

Applicant

Austin Sitzmann
Milburn Civil Engineering

Owner

Casi Johnston
Owens Built Properties, Inc.

Location 8712 N Indiana Ave
Area About 16.5 acres
Zoning R-1.5/B2-2
Council District 1st
County Clay
School District North KCMO 250

Surrounding Land Uses

North: Residential, Zoned R-7.5
South: Mixed-Uses, Zoned B2-2/B4-3
East: Residential, Zoned R-1.5
West: Residential, Zoned R-1.5

Land Use Plan

The Gashland/Nashua Area Plan recommends commercial land uses for this location. The proposed Final Plat aligns with this designation.

Major Street Plan

Indiana Avenue is identified on City's Major Street Plan as a local link with four lanes.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-1.5/B2-2 on about 16.5 acres generally located at the northwest corner of Northeast Barry Road and North Indiana Avenue, allowing for the creation of 32 lots and 7 tracts.

PROJECT TIMELINE

The application for the subject request was filed on 7/17/24. Scheduling deviations from 2024 Cycle 9.1 have occurred due to the needed for the applicant to revise and receive approval of water main extension plans.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

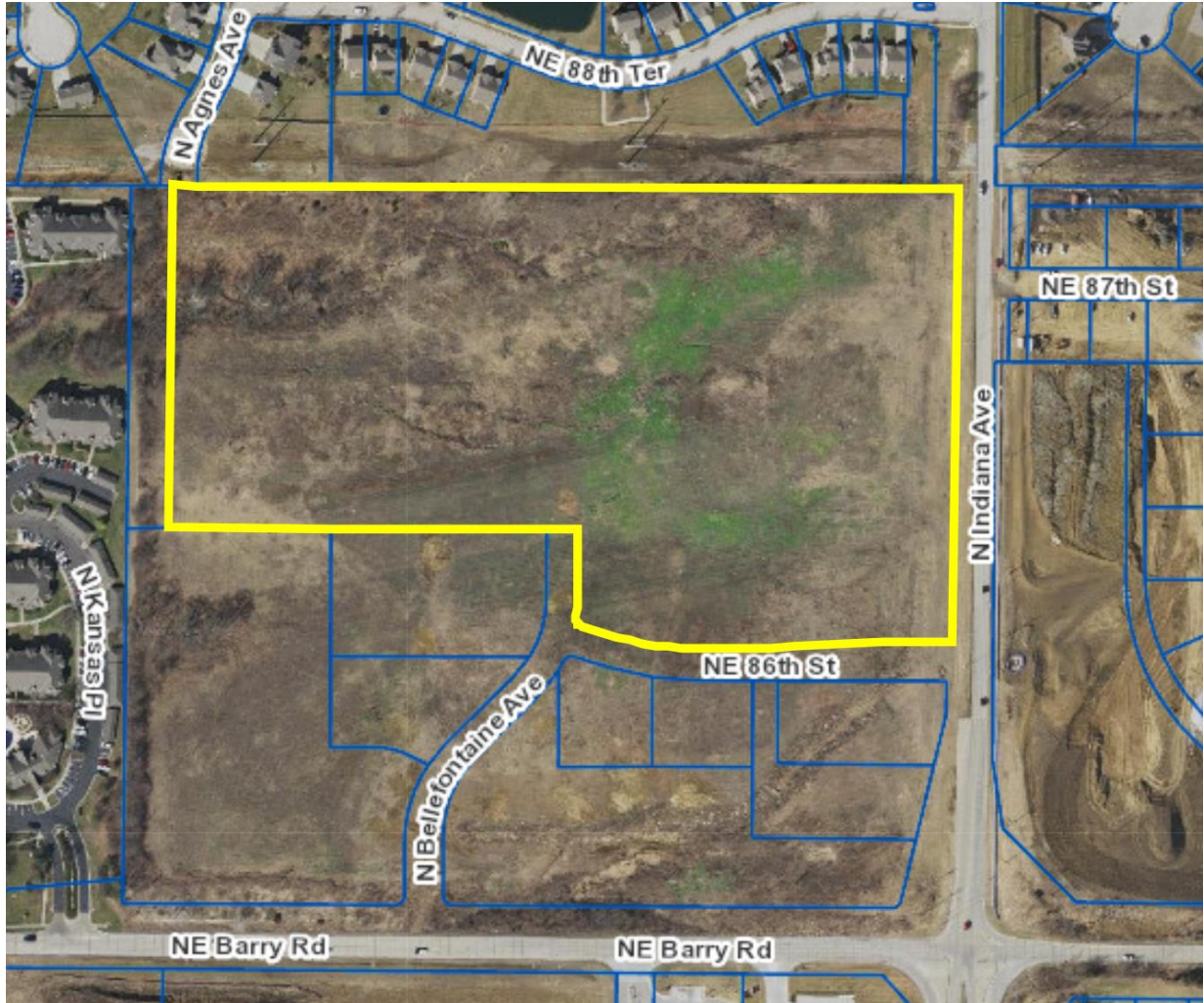
The subject site is currently undeveloped and unplatted. It is within the existing Staley Corners Development, approved by Ordinance 200183 on March 26, 2020. There is no associated regulated stream with the subject site.

CONTROLLING CASE

Case No. CD-CPC-2019-00022 – Generally located at the northeast and northwest corners of Barry Rd and N. Indiana Ave, zoned R-1.5/B2-2, Ordinance No. 200183 approved on March 26th, 2020 by City Council.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C2 Recommendation: **Approval Subject to Conditions**

VICINITY MAP**PLAT REVIEW**

The request is to consider approval of a Final Plat in District R-1.5/B2-2 on about 16.5 acres generally located at the northwest corner of Northeast Barry Road and North Indiana Ave creating 32 lots and 7 tracts to allow for a residential development. This use was approved via Ordinance No. 200183 approved by City Council on March 26th, 2020 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a mixed-use development consisting of multi-family residential, fuel sales, office, retail and self-storage facilities across 33 acres. The plan also proposes to construct public streets that will extend North Bellefontaine Avenue to the north and created multiple new street connections that will connect to North Indiana Avenue and connect North Agnes Avenue to the development directly to the north, Lakeview Villas. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Developer to construct trails and amenity space

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat and with all applicable regulations and standards of this zoning and development code.

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Justin Smith
Planner



Plan Conditions

Report Date: October 10, 2024

Case Number: CLD-FnPlat-2024-00020

Project: Staley Corners West 4th Plat

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. That the survey adds the following to the face of the plat, written information shall be provided in the following order on the plan and in tabular form for each phase and in total. The plan shall identify buildings, phases of development, and other graphic information by numbers or letter to all easy reference to the following information: Total land area in square feet or acres, land area or acres for existing and proposed street right-of-way and net land area or acres.
2. That the developer reference the name of the covenant document to be recorded simultaneously with the plat for Tract(s) B and G per Section 88-408-E of the Zoning and Development Code on the face of the plat.
3. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
4. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00020.
5. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
6. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy.
7. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
8. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.

9. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2019 acquisition rate of \$39,617.49 per acre. This requirement shall be satisfied prior to certificate of occupancy.
10. Any trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

11. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

12. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
13. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
15. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
16. The developer shall dedicate additional right of way [and provide easements] for N Indiana Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted.
17. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

18. Show and label and dimension the water main easements on the final plat. The water easements need to be based on the final approved water main extension design plans.

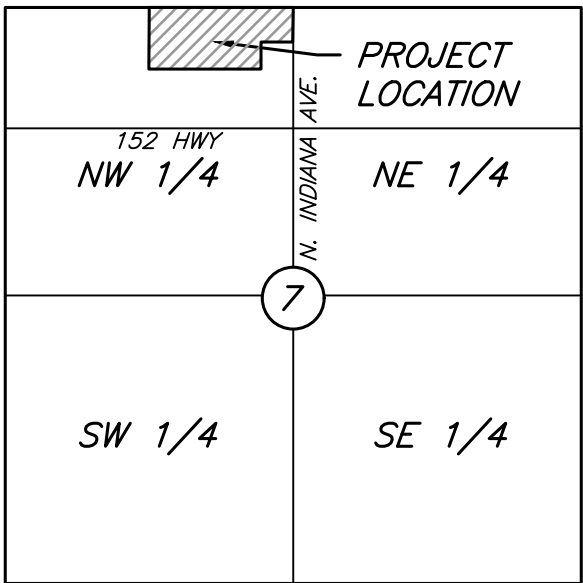
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

19. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
20. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
21. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
22. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
23. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
24. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
25. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
26. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.

FINAL PLAT
STALEY CORNERS WEST 4TH PLAT
NW 1/4, SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI

MISSOURI STATE PLANE COORDINATE SYSTEM
1983, Missouri West Zone (Meters)
Reference Monument : CL-96
Combined Scale Factor= 0.9999008

MISSOURI STATE PLANE COORDINATE TABLE			
Point #	Northing	Easting	Description
1	342052.017(m)	846627.477(m)	CL-96
500	342351.968(m)	846558.450(m)	PROPERTY CORNER
501	342353.331(m)	846220.626(m)	PROPERTY CORNER
502	342524.785(m)	846222.615(m)	PROPERTY CORNER
503	342523.167(m)	846623.721(m)	PROPERTY CORNER
504	342391.332(m)	846622.235(m)	PROPERTY CORNER
505	342391.588(m)	846558.610(m)	PROPERTY CORNER



VICINITY MAP
SEC. 7-51-32
N.T.S.

IN WITNESS WHEREOF:

STALEY CORNERS LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE
PRESENT TO BE EXECUTED THIS _____ DAY OF _____
2024.

STALEY CORNERS LLC
A MISSOURI LIMITED LIABILITY COMPANY

JAMES K. OWENS, MANAGING MEMBER

STATE OF MISSOURI
COUNTY OF PLATTE

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE
AFORESAID, CAME JAMES K. OWENS, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY
SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF STALEY CORNERS LLC, A
MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF
OF SAID LLC AND THAT SAID JAMES K. OWENS, ACKNOWLEDGED SAID INSTRUMENT TO BE
THE FREE ACT AND DEED OF SAID LLC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE
DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CITY PLAN COMMISSION

Approved: _____

PUBLIC WORKS

Director of Public Works
Michael J. Shaw

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. _____ duly authenticated as
passed this _____ day of _____, 20____.

Mayor
Quinton Lucas

City Clerk
Marilyn Sanders

COUNTY RECORDING INFORMATION

Plat Dedication: STALEY CORNERS WEST 4th PLAT	Reserved for County Recording Stamp
Private Open Space Dedication: N/A	
Recorded As: Plat	

PROPERTY DESCRIPTION:

A Tract in the Northwest Quarter, Section 7, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri, being more particularly described as follows, surveyed and described on June 6, 2024 by John B. Young, LS-2006016647:

Commencing at the Northeast corner of said Northwest Quarter; Thence North 89°46'08" West along the North line of said Northwest Quarter, 30.00 feet to the West Right-of-Way line of N. Indiana Avenue, as now established, said point also being the Point of Beginning; Thence South 00°38'45" West along said West Right-of-Way line, 432.60 feet; Thence North 89°46'09" West, 208.77 feet; Thence South 00°13'51" West, 130.00 feet; Thence North 89°46'08" West along the prolongation of the North line of STALEY CORNERS WEST 1ST PLAT, a subdivision in said Kansas City, Clay County, Missouri, 1108.46 feet to the Northwest corner of said STALEY CORNERS WEST 1ST PLAT and the East line of BARR-E-WOODS APARTMENTS, a subdivision in said Kansas City, Clay County, Missouri; Thence North 00°39'52" East along said East line, 562.60 feet to the North line of said Northwest Quarter; Thence South 89°46'08" East along said North line, 1316.10 feet to the Point of Beginning. Contains 713,399 square feet or 16.377 acres more or less.

PLAT DEDICATION:

THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

"STALEY CORNERS WEST 4TH PLAT"

RIGHT OF ENTRANCE:

The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

UTILITY EASEMENT:

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, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (u/e), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. 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 a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

PARKLAND DEDICATION:

The Parkland Dedication for the STALEY CORNERS WEST 4th PLAT will be met through proposed trails and a pool located within the development. A total number of 1.39 acres of Parkland Dedication is required for the 116 single family units pursuant to Section 88408 of the Zoning and Development Code. This Parkland is to be dedicated in lieu of paying the parkland fee prior to recording this plat. Refer to the "Parkland Dedication Chart" for the summary of completed and proposed Parkland Dedication. The trail and pool to be constructed with this plat will provide a Parkland dedication of 1.54 acres (STALEY CORNERS WEST 4th PLAT, Lot 1R and Tracts E and F).

DRAINAGE EASEMENT:

A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

SEWER EASEMENT:

A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THEY LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OF PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY 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.

WATER MAIN EASEMENT:

A water main easement (W/E) for the operation and movement of equipment, and the movement of a working force, in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any appurtenances thereto over, under and through land lying, being, and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City, its agents, employees or independent contractors shall have the right to go upon the above described tracts of land, for the purpose of constructing, maintaining, and repairing the water main improvements and appurtenances thereto, and shall upon completion of such construction, maintenance or repair, cause the land to be restored to substantially the same condition that existed prior to the City's entry upon it. The tract of land over which a water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except non-ornamental grass, non-ornamental shrubs, sidewalks, roadways, pavement or curbs) that would interfere with the City in excavating upon said easement for the purposes of laying, constructing, operating, maintaining or repairing water mains and all appurtenances incidental thereto. No change in the earth cover over the water line will be made without the written approval of the Director of Water Services. This easement shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing of pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

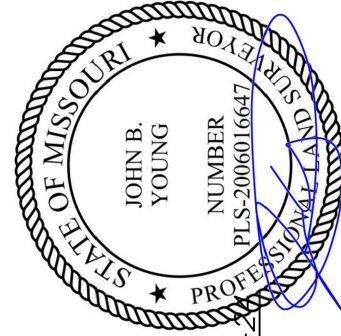
MAINTENANCE OF TRACTS (LANDSCAPE BUFFER):

TRACTS A, C, D, E AND F (1.78 ACRES) ARE TO BE USED FOR LANDSCAPE BUFFER AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE TWENTY-THIRD SUPPLEMENT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DOCUMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

MAINTENANCE OF TRACTS (DETENTION/STREAM BUFFER):

Tracts B and G contained within this Plat is to be used as storm water detention facilities and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the "Covenant to Maintain Storm Water Detention and BMP Facilities.

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 21st day of March, 2024, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board of Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



John B. Young PLS-2006016647

Total Parkland Dedication			
Requirement for STALEY CORNERS WEST 4th PLAT	1.39 (ac)	(116 lots x 2 x 0.006=1.39 ac)	

Parkland Dedication to be provided for the STALEY CORNERS WEST 4th PLAT as shown on approved Development Plan

Fourth Plat-Asphalt trail (1,215.9 LF)	0.84 (ac)	(Trail-1,215.9 ft x 30 ft x (1/43560)=0.837 ac)
Pool	0.702 (ac)	
Total	1.54 (ac)	

CLIENT:

Milburn Engineering
Justin Milburn
33135 W. 83rd St.
De Soto, Kansas 66018

PROPERTY LOCATION

NW corner of Barry Road
& N. Indiana Avenue
Kansas City, Clay County, Missouri

General Survey Notes:

1.) The deed of record is recorded in Book 1696 at Page 822 in the Recorder of Deeds Office in Clay County, Missouri.

2.) Title Report # 24461992, dated March 18, 2024 at 8:00 AM provided by Continental Title Company, was provided by client.

3.) Basis of Bearing is established by the Missouri State Plane Coordinate System from GPS Observation.

4.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0068G, effective January 20, 2017.

5.) Coordinates of exterior boundary corners are based on the NAD83, MISSOURI STATE PLANE WEST ZONE and are shown in Meters(1m = 3.28083333 ft.) A grid factor of 0.9999008 was used for distances.

6.) The plat of STALEY CORNERS EAST 1ST PLAT, is recorded in Plat Book J at Page 5.2, in the Recorder of Deeds Office in Clay County, Missouri.

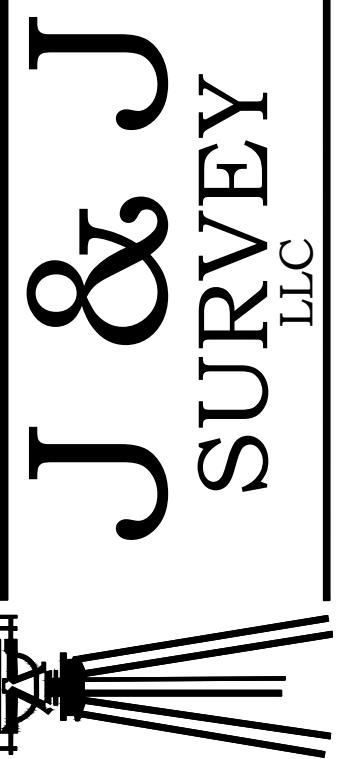
7.) The plat of STALEY CORNERS WEST 1ST PLAT, is recorded in Plat Book 196 at Page 1, in the Recorder of Deeds Office in Clay County, Missouri.

8.) The plat of LAKEVIEW VILLAS, is recorded in Plat Book H at Page 3, in the Recorder of Deeds Office in Clay County, Missouri.

9.) The plat of PEMBROOKE ESTATES 3RD PLAT, is recorded in Plat Book G at Page 85, in the Recorder of Deeds Office in Clay County, Missouri.

10.) The plat of BARR-E-WOODS APARTMENTS, is recorded in Cabinet F at Sleeve 124, in the Recorder of Deeds Office in Clay County, Missouri.

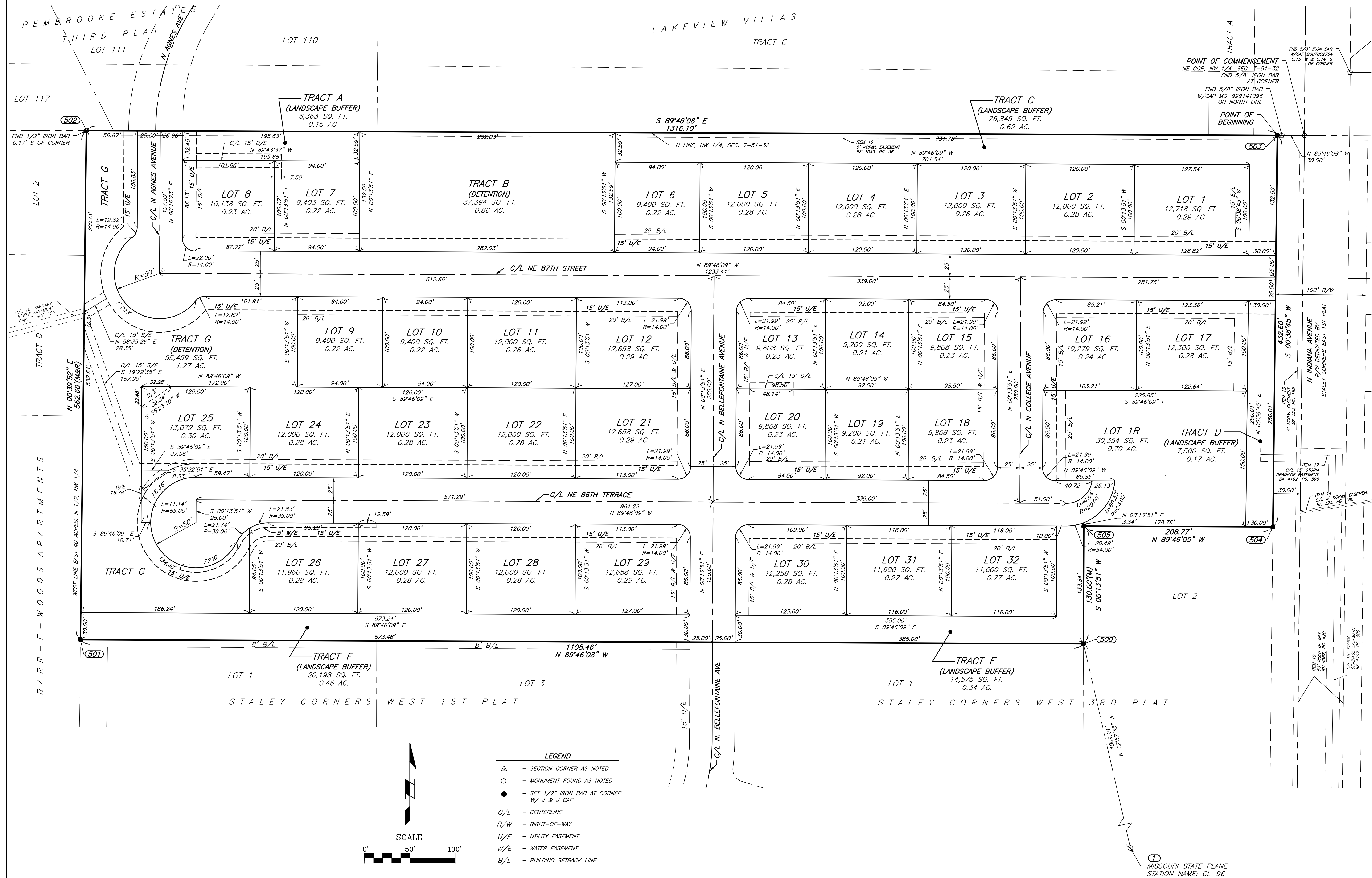
Location: S:\24-085 - Staley West 4th Plat\DRAWINGS\2024-06-27-FINAL PLAT REV\24-085-FPLAT.dwg-Jun 27, 2024-4:39pm



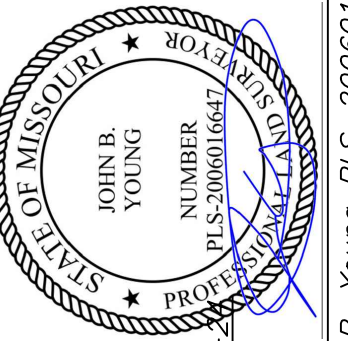
8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816) 411-1017 • FAX (816) 411-1018

06-05-24	06-26-24	06-28-24							
INITIAL SUBMITTAL	REVISED EASEMENTS AND LOTS	REVISED TRACTS AND LOTS							
1	2	3							

FINAL PLAT
STALEY CORNERS WEST 4TH PLAT
NW 1/4, SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI



CERTIFICATION: I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 21st day of March, 2024, and that said survey meets or exceeds the current Missouri 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, Division of Geology and Land Survey.



John B. Young FLS-Z006016647



J & J
SURVEY
LLC

8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154

PHONE (816)741-1017 • FAX (816)741-1018

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