

FINAL PLAT OF
STONE VIEW ADDITION
ALL OF TRACTS A&B AND PART OF TRACTS C&D, BONALY SUBDIVISION,
IN THE THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

DESCRIPTION:

All that part of Tracts A, B, C, & D, BONALY SUBDIVISION, a subdivision in the NW 1/4, Section 14, Township 51, Range 33, in Kansas City, Clay County, Missouri, more particularly described as follows:

Beginning at the NE Corner of Tract A, said BONALY SUBDIVISION, thence S 0° 18' 57" W, along the east line of said BONALY SUBDIVISION, a distance of 334.85 feet; thence N 89° 29' 00" W, along the south line of said BONALY SUBDIVISION, a distance of 365.27 feet, to the SE corner of a tract of land described in Book 9404 at Page 150 in the Recorder of Deeds Office, Clay County, Missouri; thence N 0° 25' 02" E, along the east line of said tract, a distance of 130.07 feet, to the NE corner of said tract; thence N 89° 31' 49" W, along the north line of said tract and its westerly extension, a distance of 264.66 feet, to the NW corner of a tract of land described in Book 8802 at Page 8, in said recorder of deeds office; thence S 0° 28' 11" W, along the west line of said tract, a distance of 129.86 feet, to the SW corner of said tract, said point being on the south line of TRACT C of said BONALY SUBDIVISION; thence N 89° 29' 00" W, along the south line of said Tract C, a distance of 272.66 feet, to the SE corner of Certificate of Survey of TRACT D as recorded in Book 1699 at Page 629, at said recorder of deeds office; thence N 0° 19' 39" E, along the east line of said certificate of survey, a distance of 334.11 feet, to a point on the North line of said BONALY SUBDIVISION; thence S 89° 31' 51" E, along the north line of said subdivision, a distance of 902.63 feet, to the point of beginning.

The above-described tract contains 267,545 sq. ft. or 6.142 acres more or less.

OWNERS CERTIFICATION AND DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "STONE VIEW ADDITION"

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.

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 have the right to use the land for the purpose of constructing, maintaining, and repairing the water main improvements and appurtenances thereto, 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.

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 building or portion thereof shall be built between this line and the lot line nearest thereto.

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.

Tract A is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the agreement to Maintain Storm Water Detention Facility of the Declaration of Covenants Conditions and Restrictions for STONE VIEW ADDITION, recorded simultaneously with this plat.

PAYMENT IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of **\$6,982.85** in lieu of required parkland dedicating for (29 single family units) pursuant to Section 88-408-C of the Zoning and Development Code.

CROSS ACCESS: The right of ingress-egress between lots Lot 1 and Tract A along the access drives or through the parking lots is hereby granted.

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)(San. Esmt.) 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 the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with the City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

EXECUTION IN TESTIMONY WHEREOF, the undersigned proprietor of has caused this instrument to be executed this ____ day of _____, 20____

Owner:
By _____
of
Kansas City Real Estate Investment Services LLC

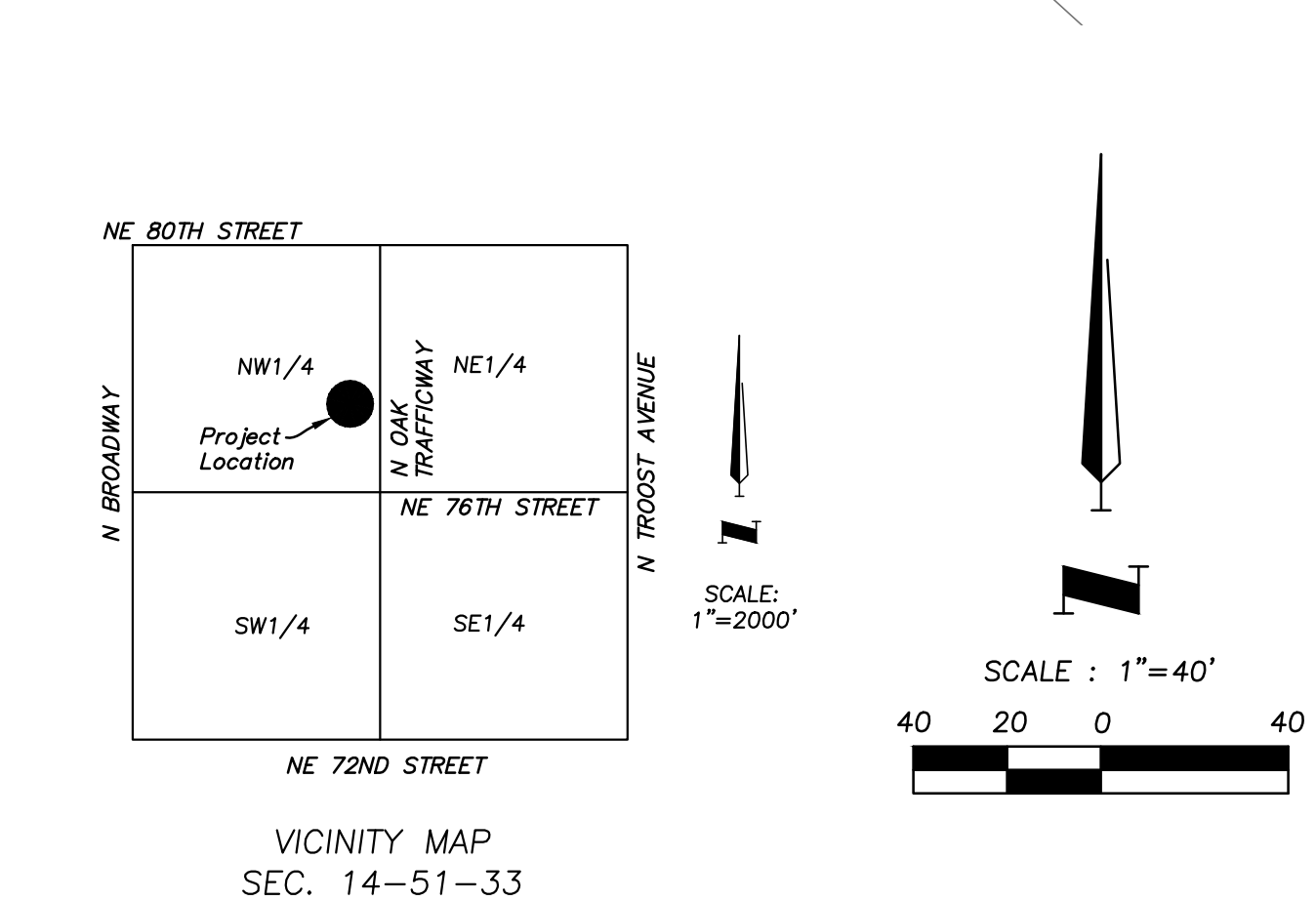
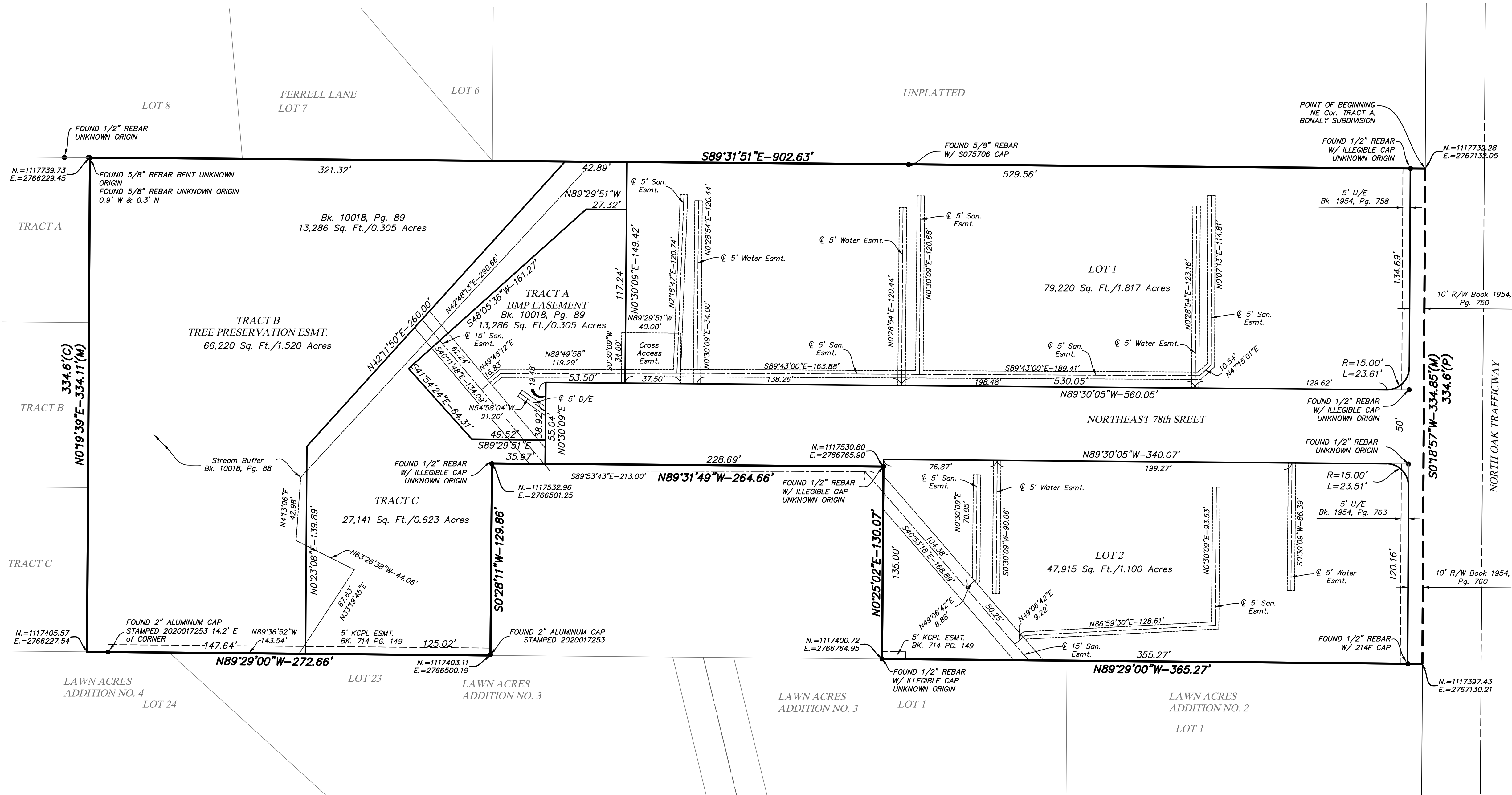
ACKNOWLEDGMENT
STATE OF _____)
COUNTY OF _____)SS

BE IT REMEMBERED, that on this ____ day of _____, 20____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ of Kansas City Real Estate Investment Services LLC, who is known to me to be such officer, and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person acknowledged the execution of the same to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Appointment Expires _____
Notary Public _____ Print Name _____
APPROVALS
CITY PLAN COMMISSION PUBLIC WORKS
Approved Date: _____
Case No.: _____ Michael J. Shaw, Director
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____
Quinton Lucas, Mayor Marilyn Sanders, City Clerk

CLIENT
Jowler Creek Architecture
15105 Jowler Creek Road
Camden Point, MO 64018
Phone: 816-471-7371
29390 W 119th Street
Overland Park, KS 66061
Office: 913-717-8538
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www.beyonds surveying.com



COUNTY RECORDING INFORMATION	
Plat Dedication: STONE VIEW ADDITION	
Private Open Space Dedication:	
Record As: Plat	

Land Data	Area
Total Land Area	6.142 Ac
Land Area for proposed and Existing Right of Way	0.775 Ac
Net Land Area	5.37 Ac
Plat Data	Count
Number of Lots	2
Number of Tracts	3

Area = 267,545± Sq. Ft. or 6.142± Acres

TITLE NOTE:
Title information shown hereon was taken from Meridian Title Company Commitment for Title Insurance, No. NKC-2024-1400965 Effective Date: March 18, 2024 at 8:00 A.M.

GENERAL NOTES:
The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD 83
The accuracy standard for this survey is Urban.

PAYMENT IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of \$6,982.85 in lieu of required parkland dedicating for 29 multi-family dwelling units pursuant to Section 88-408-C of the Zoning and Development Code.

I hereby certify that this survey or plat was completed by me or under my direct supervision, and was executed in accordance with the Missouri Standards for Property Boundary Surveys. Field work was completed on October 28, 2024.