

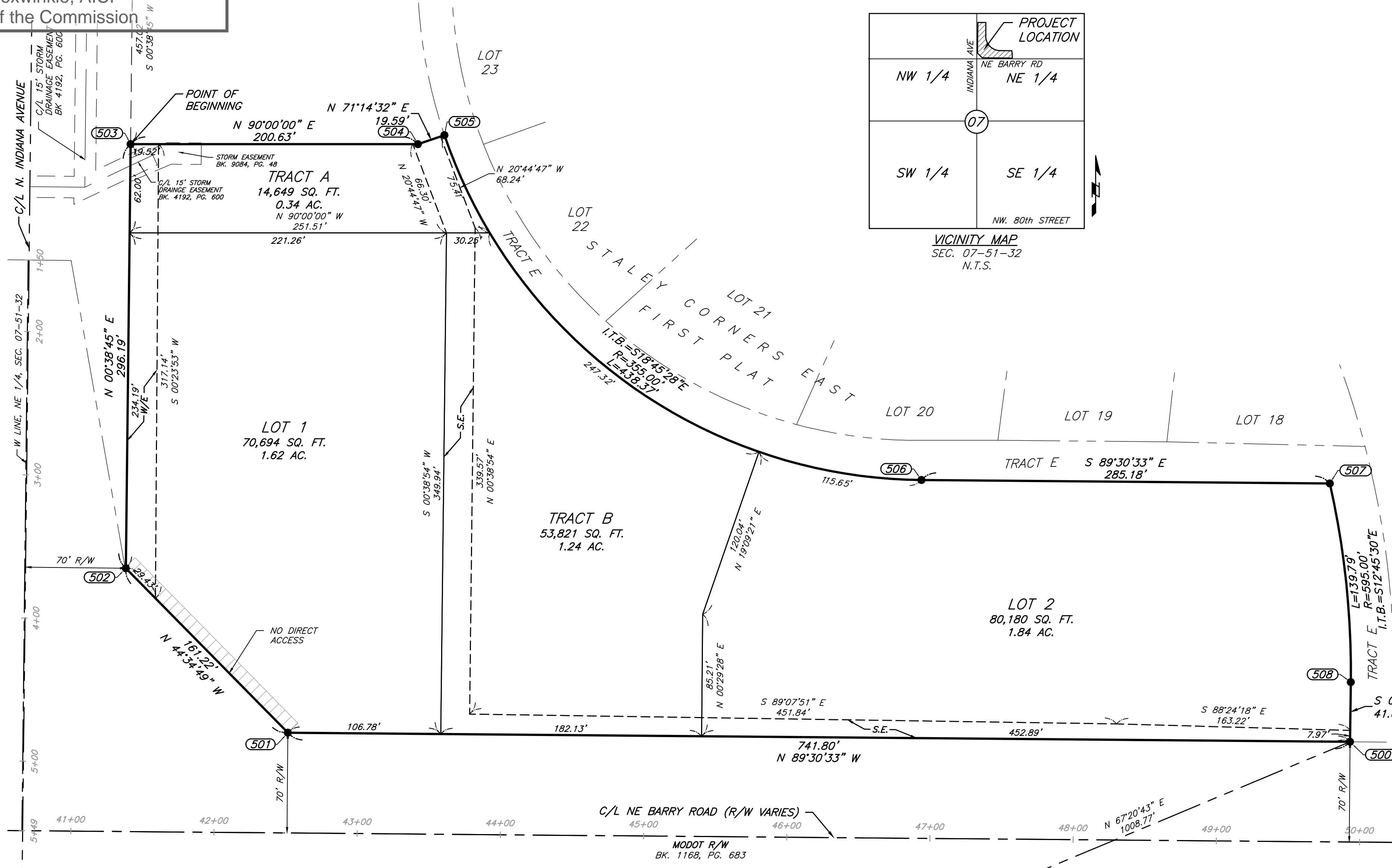
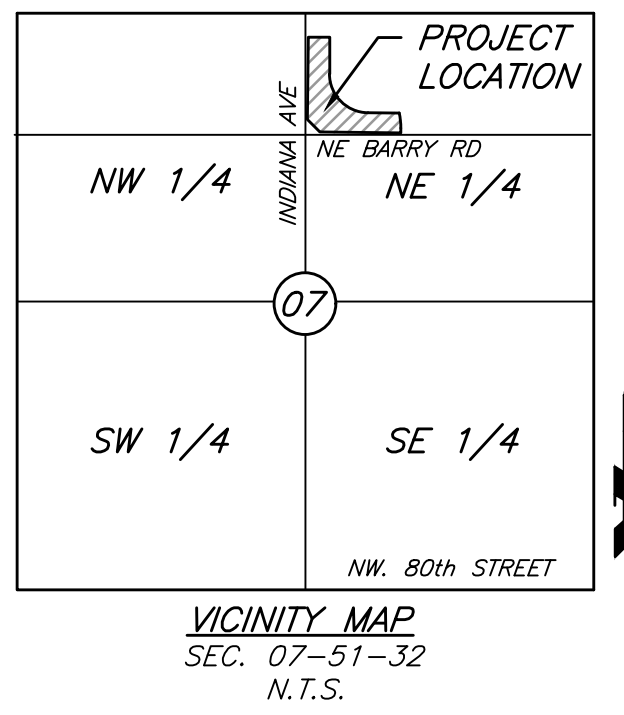


City Plan Commission
Approved Subject to Conditions

of Case No. CLD-FnPlat-2023-00024 On 10-17-2023

Joseph Rexwinkle, AICP
Secretary of the Commission

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



PROPERTY DESCRIPTION:
A Tract of land in the Northeast Quarter of Section 7, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri being more particularly described as follows:
Beginning at the Southwest corner of Tract B, STALEY CORNERS EAST FIRST PLAT, a subdivision in said Kansas City, Clay County, Missouri; Thence South 00°38'45" West, along the East Right-of-Way line of N. Indiana Avenue, as now established, 457.02 feet, to the Point of Beginning. Thence North 90°00'00" East, 200.63 feet; Thence North 71°14'32" East, 19.59 feet to the West line of Tract E, said STALEY CORNERS FIRST PLAT; Thence along said Tract E, the following four (4) courses: Thence on a curve to the left, having an initial tangent bearing of South 18°45'28" East, a radius of 355.00 feet, and an arc length of 438.37 feet; Thence South 89°30'33" East, 285.18 feet; Thence on a curve to the right, having an initial tangent bearing of South 12°45'30" East, a radius of 595.00 feet, and an arc length of 139.79 feet; Thence South 00°42'12" West, 41.69 feet, to the North Right-of-Way line of Northeast Barry Road, as now established; Thence North 89°30'33" West, along said North Right-of-Way line, 741.80 feet; Thence North 44°34'49" West, continuing along said North Right-of-Way line, 161.22 feet, to the East Right-of-Way line of said N. Indiana Avenue; Thence North 00°38'45" East, along said East Right-of-Way line, 296.19 feet, to the Point of Beginning. Contains 219,344 square feet or 5.04 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 EAST SECOND PLAT".

EASEMENT DEDICATION:
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, AND/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.

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 HEREBY 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 THEM 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 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.

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 DELIVER 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.

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 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 (PRIVATE OPEN SPACE):
TRACTS A AND B (1.58 ACRES) ARE TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DOCUMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

- LEGEND
- FOUND SECTION CORNER
- 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- SET 1/2" IRON BAR AT CORNER W/ J & J CAP
R/W - RIGHT-OF-WAY
B/L - BUILDING SETBACK LINE
U/E - UTILITY EASEMENT
D/E - STORM SEWER EASEMENT
S.E. - SANITARY SEWER EASEMENT
W/E - WATER EASEMENT

DEVELOPER:
STALEY CORNERS, LLC
PO BOX 901471
KANSAS CITY, MISSOURI, 64190
CONTACT:
JIM OWENS
ENGINEER:
Milburn Civil Engineering, LLC
33135 W. 83rd Street
De Soto, Kansas 66018
CONTACT:
Justin Milburn, P.E.
Ph. No.: (913)530-1397

Table with 4 columns: Point #, Northing, Easting, Description. Lists points 2, 500, 501, 502, 503, 504, 505, 506, 507, 508 with their respective coordinates and descriptions.

Table with 2 columns: Land Data, Plat Data. Land Data includes Total Land Area (219,344 SQ. FT.), Land Area for Proposed and Existing Right of Way (N/A), Net Land Area (219,344 SQ. FT.). Plat Data includes Number of Lots (2), Number of Tracts (2).

IN WITNESS WHEREOF:
STALEY CORNERS LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENT TO BE EXECUTED THIS DAY OF 2023.

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 2023, 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: PUBLIC WORKS:

APPROVED: MICHAEL J. SHAW
CASE NO: CLD-FnPlat-2023-00024 DIRECTOR

CITY COUNCIL:

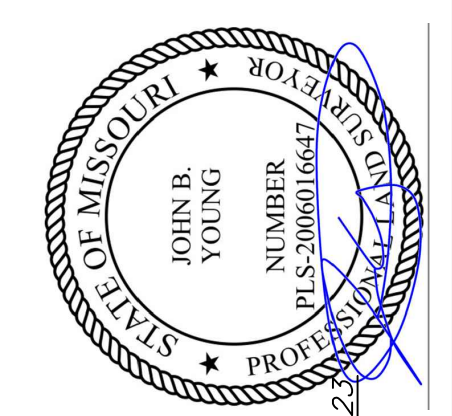
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. DULY AUTHENTICATED AS PASSED THIS DAY OF 20.

QUINTON LUCAS MAYOR MARILYN SANDERS CITY CLERK

GENERAL NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), MISSOURI STATE PLANE WEST ZONE.
2. 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.
3. INFORMATION SHOWN ON THIS SURVEY WAS TAKEN FROM CONTINENTAL TITLE COMPANY COMMITMENT WITH FILE NO. 22441986 AND AN EFFECTIVE DATE OF SEPTEMBER 21, 2022, AT 8:00 AM.

FLOODPLAIN:
WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0068G, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS TRACT OF LAND LIES WITHIN ZONE X, WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 19th day of June, 2023 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 PLS-2006016647

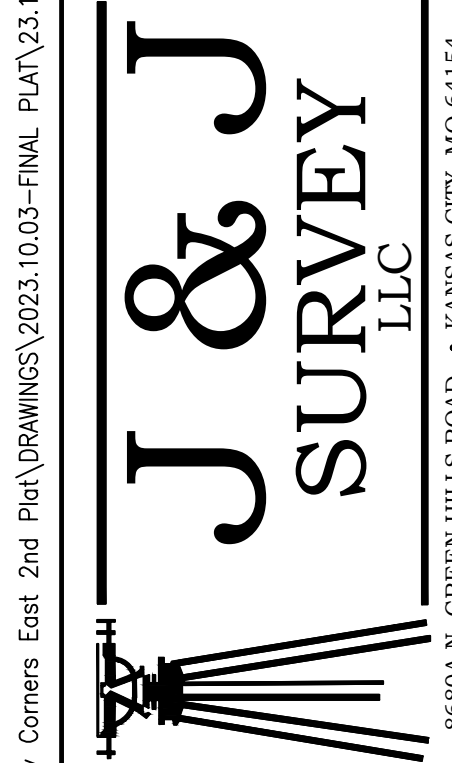


Table with 3 columns: INITIAL SUBMITTAL, ADD EASEMENTS PER COMMENTS, REVISED PER CITY COMMENTS. Includes dates 6-29-23, 7-14-23, 10-05-23.