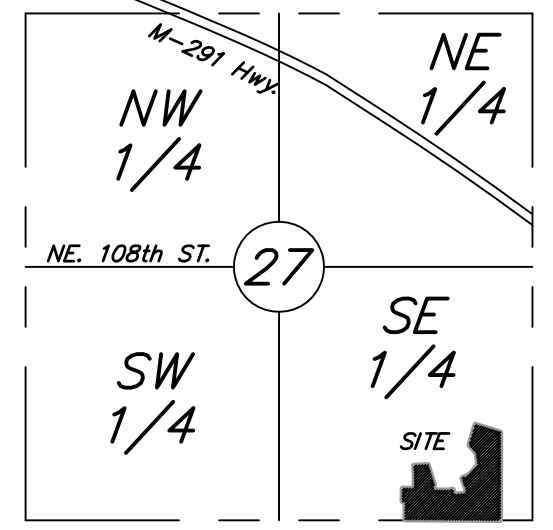
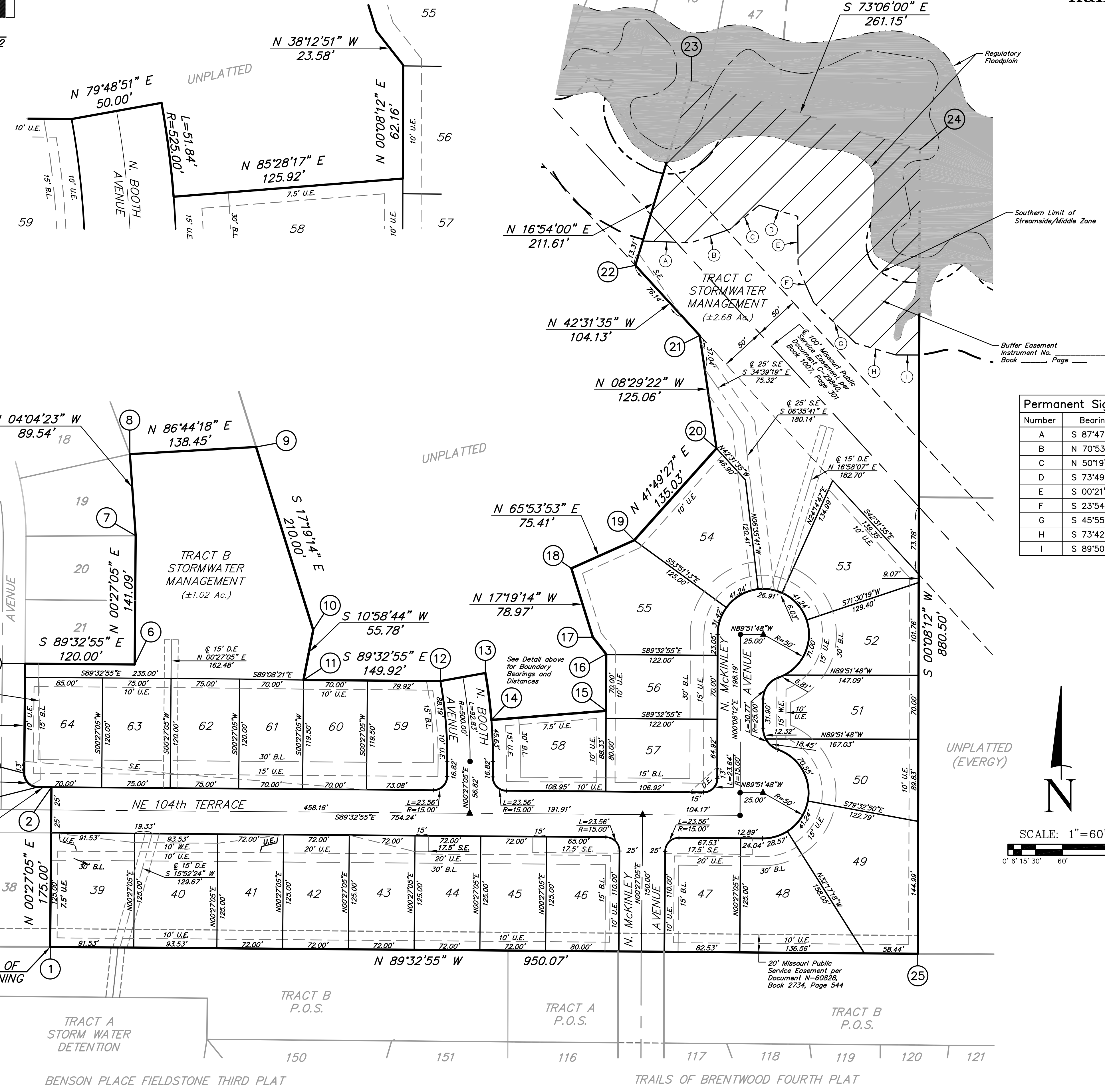


# FINAL PLAT QUAIL VALLEY SECOND PLAT

SE 1/4 Sec. 27, Twp 52, Rge 32  
Kansas City, Clay County, Missouri



SECTION LOCATION  
Sec. 27, Twp. 52, Rge. 32  
(Not to Scale)

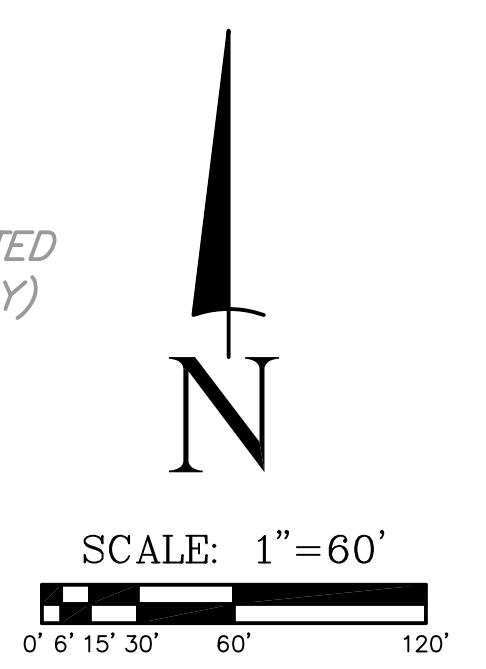


**PROPERTY BOUNDARY DESCRIPTION:**

All that part of the Southeast Quarter of Section 27, Township 52, Range 32, in Kansas City, Clay County, Missouri described as follows: Beginning at the Southeast corner of Lot 38, QUAIL VALLEY FIRST PLAT, a subdivision in said City and State, said point also being on the South line of said Quarter-Section, 495.05 feet East of the Southwest corner of the East half of the West half of said Southeast Quarter-Section; Thence North 0°27'05" East, a distance of 175.00 feet, this and the following seven (7) courses being along the Easterly boundary of said QUAIL VALLEY FIRST PLAT; Thence North 89°32'55" West, a distance of 14.93 feet to a point of curvature; Thence Northwesterly along a curve to the right, having a radius of 15.00 feet, an arc distance of 23.56 feet to a point of tangency; Thence North 0°27'05" East, a distance of 120.00 feet; Thence South 89°32'55" East, a distance of 120.00 feet; Thence North 0°27'05" East, a distance of 141.09 feet; Thence North 4°04'23" West, a distance of 89.54 feet; Thence North 86°44'18" East, a distance of 138.45 feet; Thence South 17°19'14" East, a distance of 210.00 feet; Thence South 10°58'44" West, a distance of 55.78 feet; Thence South 89°32'55" East, a distance of 149.92 feet; Thence North 79°48'51" East, a distance of 50.00 feet to a point on a curve having a radius of 525.00 feet; Thence Southerly along said curve to the right, to which the preceding course is radial, an arc distance of 51.84 feet; Thence North 85°28'17" East, along a line radial to the preceding course, a distance of 125.92 feet; Thence North 0°08'12" East, a distance of 62.16 feet; Thence North 38°12'51" West, a distance of 23.58 feet; Thence North 17°19'14" West, a distance of 78.97 feet; Thence North 65°53'53" East, a distance of 75.41 feet; Thence North 41°49'27" East, a distance of 136.03 feet; Thence North 16°54'00" East, a distance of 211.61 feet to a point on the South boundary of QUAIL RIDGE SECOND PLAT, a subdivision in said City and State; Thence South 73°06'00" East, along said South boundary and its Easterly prolongation, a distance of 261.15 feet; Thence South 0°08'12" West, along the West line and its Northerly extension of a tract described in Document P16306, Book 2903, Page 48, a distance of 880.50 feet to a point on the South line of said Quarter-Section; Thence North 89°32'55" West, along said South line, a distance of 950.07 feet to the Point of Beginning. Containing 11.55 acres, more or less.

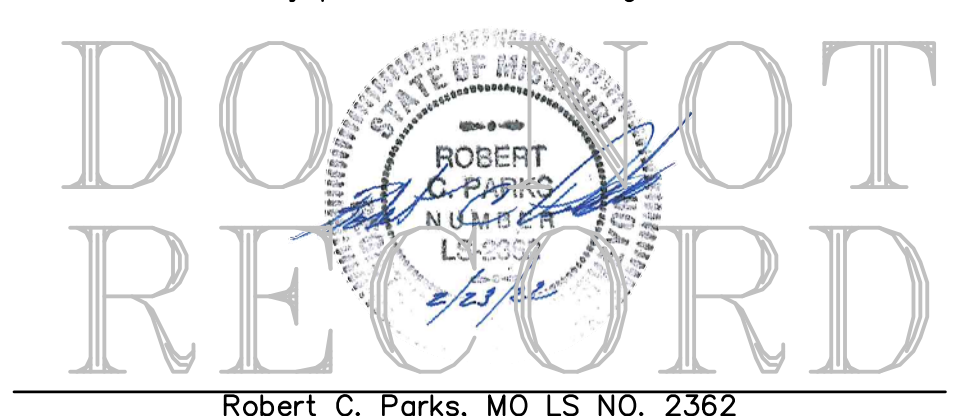
**Permanent Sign Locations**

Number	Bearing & Distance
A	S 87°47'06" E 52.50'
B	N 70°53'42" E 46.00'
C	N 50°19'18" E 41.00'
D	S 73°49'52" E 44.00'
E	S 00°21'30" E 56.00'
F	S 23°54'05" E 42.00'
G	S 45°55'20" E 64.00'
H	S 73°42'40" E 46.00'
I	S 89°50'59" E 25.50'



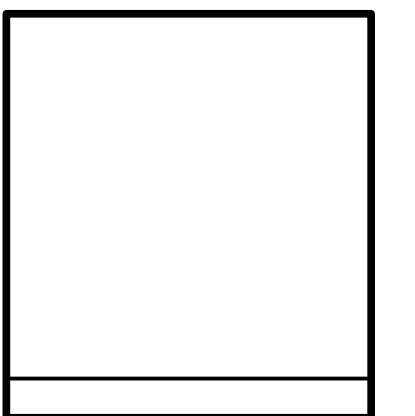
**DEVELOPER**  
**ROBERTSON PROPERTIES, INC.**  
P.O. Box 165  
Liberty, MO 64069  
(816) 781-9340

**SURVEYOR'S CERTIFICATION:**  
I hereby certify that the plat of QUAIL VALLEY 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 standards as adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.



Robert C. Parks, MO LS NO. 2362

**WEISKIRCH & PARKS ENGINEERS, INC.**  
MO. CERTIFICATE OF AUTHORITY  
L.S. No. 000247  
111 NORTH MAIN, SUITE #10  
INDEPENDENCE, MISSOURI 64050  
(816) 254-5000 FAX: (816) 252-9712  
WPKC@WPKERC.COM



**FINAL PLAT  
QUAIL VALLEY SECOND PLAT  
SE 1/4 Sec. 27, Twp 52, Rge 32  
KANSAS CITY, CLAY COUNTY, MISSOURI**

REVISIONS	DATE	DESCRIPTION

JOB NO.	4357
SCALE:	NOTED
DATE:	2/22/22
DRAFTER:	T.K.O.
CHKD:	B.P.
SHEET NO.	2

# FINAL PLAT

# QUAIL VALLEY SECOND PLAT

SE 1/4 Sec. 27, Twp 52, Rge 32  
 Kansas City, Clay County, Missouri

STREET GRADES

LOCATION	ELEV.	V.C.T.
<u>NE 104th TERRACE</u>		
8.61' East of $\odot$ N. Wallace Avenue	245.71	----
33.61' East of $\odot$ N. Wallace Avenue	244.92	25'
83.61' East of $\odot$ N. Wallace Avenue	242.71	20'
208.61' East of $\odot$ N. Wallace Avenue	240.00	100'
508.61' East of $\odot$ N. Wallace Avenue	255.00	125'
702.47' East of $\odot$ N. Wallace Avenue	251.72	----
809.17' East of $\odot$ N. Wallace Avenue	248.52	----

N. BOOTH AVE.

$\odot$ NE 104th Terrace	252.98	----
149.65' North of $\odot$ NE 104th Terrace	250.00	----

N. MCKINLEY AVE. (North)

$\odot$ NE 104th Terrace	248.52	----
198.19' North of $\odot$ NE 104th Terrace	236.63	----

N. MCKINLEY AVE. (South)

$\odot$ NE 104th Terrace	251.72	----
50.00' South of $\odot$ NE 104th Terrace	250.72	25'
150.00' South of $\odot$ NE 104th Terrace	254.97	----

The street grades for the adjoining portion of NE 104th Terrace were established with the recorded plat of QUAIL VALLEY FIRST PLAT, Ordinance No. 160710, Dated 10/6/2016.

PROPERTY BOUNDARY DESCRIPTION:

All that part of the Southeast Quarter of Section 27, Township 52, Range 32, in Kansas City, Clay County, Missouri described as follows:  
 Beginning at the Southeast corner of Lot 38, QUAIL VALLEY FIRST PLAT, a subdivision in said City and State, said point also being on the South line of said Quarter-Section, 495.05 feet East of the Southwest corner of the East half of the West half of said Southeast Quarter-Section; Thence North 02'7"05" East, a distance of 175.00 feet, this and the following seven (7) courses being along the Easterly boundary of said QUAIL VALLEY FIRST PLAT; Thence North 89'32'55" West, a distance of 14.93 feet to a point of curvature; Thence Northwesterly along a curve to the right, having a radius of 15.00 feet, an arc distance of 23.56 feet to a point of tangency; Thence North 02'7"05" East, a distance of 120.00 feet; Thence South 89'32'55" East, a distance of 120.00 feet; Thence North 02'7"05" East, a distance of 141.09 feet; Thence North 04'23" West, a distance of 89.54 feet; Thence North 86'44'18" East, a distance of 138.45 feet; Thence South 17'19'14" East, a distance of 210.00 feet; Thence South 10'58'44" West, a distance of 55.78 feet; Thence South 89'32'55" East, a distance of 149.92 feet; Thence North 79'48'51" East, a distance of 50.00 feet to a point on a curve having a radius of 525.00 feet; Thence Southerly along said curve to the right, to which the preceding course is radial, an arc distance of 51.84 feet; Thence North 85'28'17" East, along a line radial to the preceding course, a distance of 125.92 feet; Thence North 0'08'12" East, a distance of 62.16 feet; Thence North 38'12'51" West, a distance of 23.58 feet; Thence North 17'19'14" West, a distance of 78.97 feet; Thence North 65'53'53" East, a distance of 75.41 feet; Thence North 41'49'27" East, a distance of 135.03 feet; Thence North 8'29'22" West, a distance of 125.06 feet; Thence North 42'31'35" West, a distance of 104.13 feet; Thence North 16'54'00" East, a distance of 211.61 feet to a point on the South boundary of QUAIL RIDGE SECOND PLAT, a subdivision in said City and State; Thence South 73'06'00" East, along said South boundary and its Easterly prolongation, a distance of 261.15 feet; Thence South 0'08'12" West, along the West line and its Northerly extension of a tract described in Document P16306, Book 2903, Page 48, a distance of 880.50 feet to a point on the South line of said Quarter-Section; Thence North 89'32'55" West, along said South line, a distance of 950.07 feet to the Point of Beginning.  
 Containing 11.55 acres, more or less.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter be known as QUAIL VALLEY 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, 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.

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 the laying out, establishing and constructing pavement, surfacing or 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.

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.

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.

MAINTENANCE OF TRACTS: Tracts B and C are to be used for Storm Water Detention and shall be maintained by the Quail Valley Homeowners Association pursuant to the "Covenant to Maintain Storm Water Detention Facilities, Plat of QUAIL VALLEY SECOND PLAT" recorded simultaneously with this plat.

FLOODPLAIN: The lands herein platted lie partially within the limits of a regulatory floodplain, as designed on the official floodplain documents and are subject to the restrictions of Chapter 28, Code of Ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X - Federal Insurance Administration, Subchapter B - National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the boundaries as shown hereon may be modified from time to time. Therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri and the Federal Emergency Management Administration.

PAYMENT IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of \$\_\_\_\_\_ in lieu of required parkland dedication for 26 single family units pursuant to Section 88-408-C of the Zoning and Development Code.

IN TESTIMONY WHEREOF: ROBERTSON PROPERTIES, INC., A MISSOURI CORPORATION, has by the authority of its Board of Directors caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ROBERTSON PROPERTIES, INC.

By: \_\_\_\_\_  
 James D. Robertson, President,

STATE OF MISSOURI )  
 COUNTY OF \_\_\_\_\_ ) S.S.

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned notary public in and for the county and state aforesaid, came James D. Robertson, to me personally known, who being by me duly sworn, did say that he is President of ROBERTSON PROPERTIES, INC., a Missouri Corporation, and that said instrument was signed on behalf of said Corporation by authority of its Board of Directors and said James D. Robertson acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in \_\_\_\_\_, Missouri, the day and year last above written.

My Commission Expires: \_\_\_\_\_

Notary Public \_\_\_\_\_

CITY PLAN COMMISSION PUBLIC WORKS DEPARTMENT

Approved: \_\_\_\_\_  
 Michael J. Shaw, Director

CITY COUNCIL

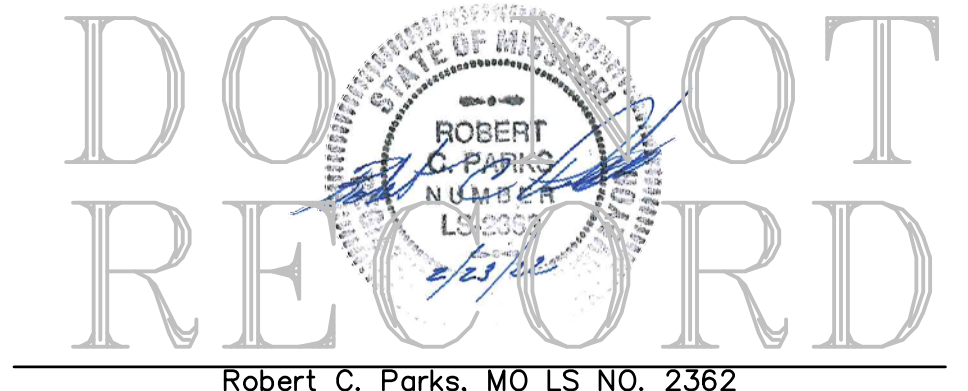
This is to certify that the within plat was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. \_\_\_\_\_, duly authenticated as passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor  
 Quinton Lucas

City Clerk  
 Marilyn Sanders

**DEVELOPER**  
**ROBERTSON PROPERTIES, INC.**  
**P.O. Box 165**  
**Liberty, MO 64069**  
**(816) 781-9340**

SURVEYOR'S CERTIFICATION:  
 I hereby certify that the plat of QUAIL VALLEY 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 standards as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.



Robert C. Parks, MO LS NO. 2362

**WEISKIRCH & PARKS ENGINEERS, INC.**  
 MO. CERTIFICATE OF AUTHORITY  
 L.S. No. 000247  
 111 NORTH MAIN, SUITE #10  
 INDEPENDENCE, MISSOURI 64050  
 (816) 254-5000 FAX: (816) 252-9712  
 WPKC@WPKC.COM

**FINAL PLAT**  
**QUAIL VALLEY SECOND PLAT**  
**SE 1/4 Sec. 27, Twp 52, Rge 32**  
**KANSAS CITY, CLAY COUNTY, MISSOURI**

REVISIONS	DATE

JOB NO. 4357  
 SCALE: NOTED  
 DATE: 2/22/22  
 DRAFTER: T.K.O.  
 CHKD: B.P.  
 SHEET NO. 2 OF 2

\\pc-01-nv\Drawing\4357 - Quail Valley Second Flat\Drawg\_2/23/2022\_7:50:33 AM, T.K.O.