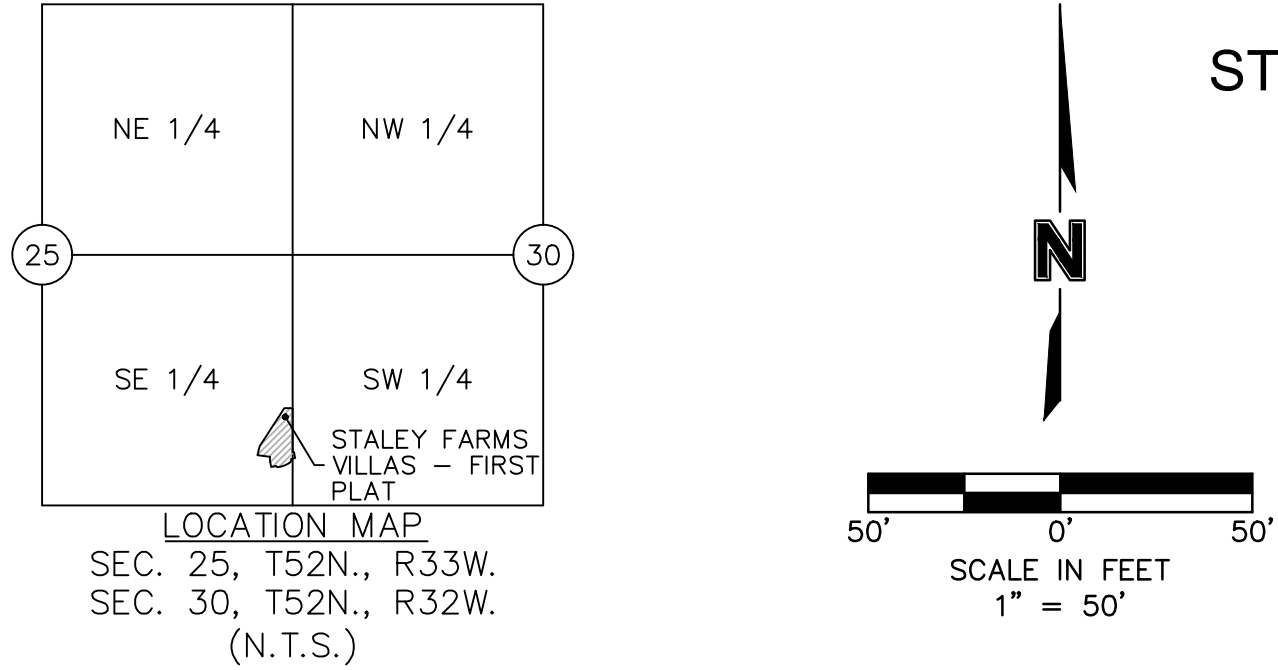


USER: nwilloughby

DWG: F:\2020\2001-2500\020-2252-A\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_A20_2252.dwg
DATE: Jul 10, 2024 1:15PM



STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	344947.291	846181.762
2	345909.771	845772.132
3	345937.926	845779.500
4	345958.659	845793.216
5	346059.624	845860.008
6	346059.455	845885.956
7	345917.234	845885.034
8	345917.226	845889.697
9	345916.394	845889.691
10	345899.744	845892.704
11	345894.813	845879.809
12	345885.736	845876.894
13	345883.268	845873.163
14	345869.991	845835.626
15	345873.796	845830.679
16	345871.176	845815.668
17	345887.081	845813.032
18	345903.770	845812.472

IN WITNESS WHEREOF:

WOODLAND PROPERTY HOLDINGS, LLC, A MISSOURI LIMITED LIABILITY COMPANY,
LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

WOODLAND PROPERTY HOLDINGS, LLC
A MISSOURI LIMITED LIABILITY COMPANY

JEFF JULIAN _____ MANAGING MEMBER

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND
STATE AFORESAID, CAME JEFF JULIAN, TO ME PERSONALLY KNOWN, WHO BEING BY
ME DULY SWORN, DID SAY THAT HE IS MANAGING MEMBER OF WOODLAND
PROPERTY HOLDINGS, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID
INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND
THAT SAID JEFF JULIAN, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT
AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE
HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

CITY PLAN COMMISSION: _____ PUBLIC WORKS
APPROVED: _____ MICHAEL J. SHAW
CASE NO. CLD-FnPLAT-2023-00019 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____.

MAYOR
QUINTON LUCAS

CITY CLERK
MARILYN SANDERS

DEVELOPER:
DON JULIAN BUILDERS, INC.
15521 W. 110TH STRET
LENEXA, KS. 66219
913-894-6300

CITY SEAL

FINAL PLAT OF STALEY FARMS VILLAS - FIRST PLAT SE 1/4, SEC. 25, T52N., R33W. SW 1/4, SEC. 30, T52N.,R32W. KANSAS CITY, CLAY COUNTY, MISSOURI

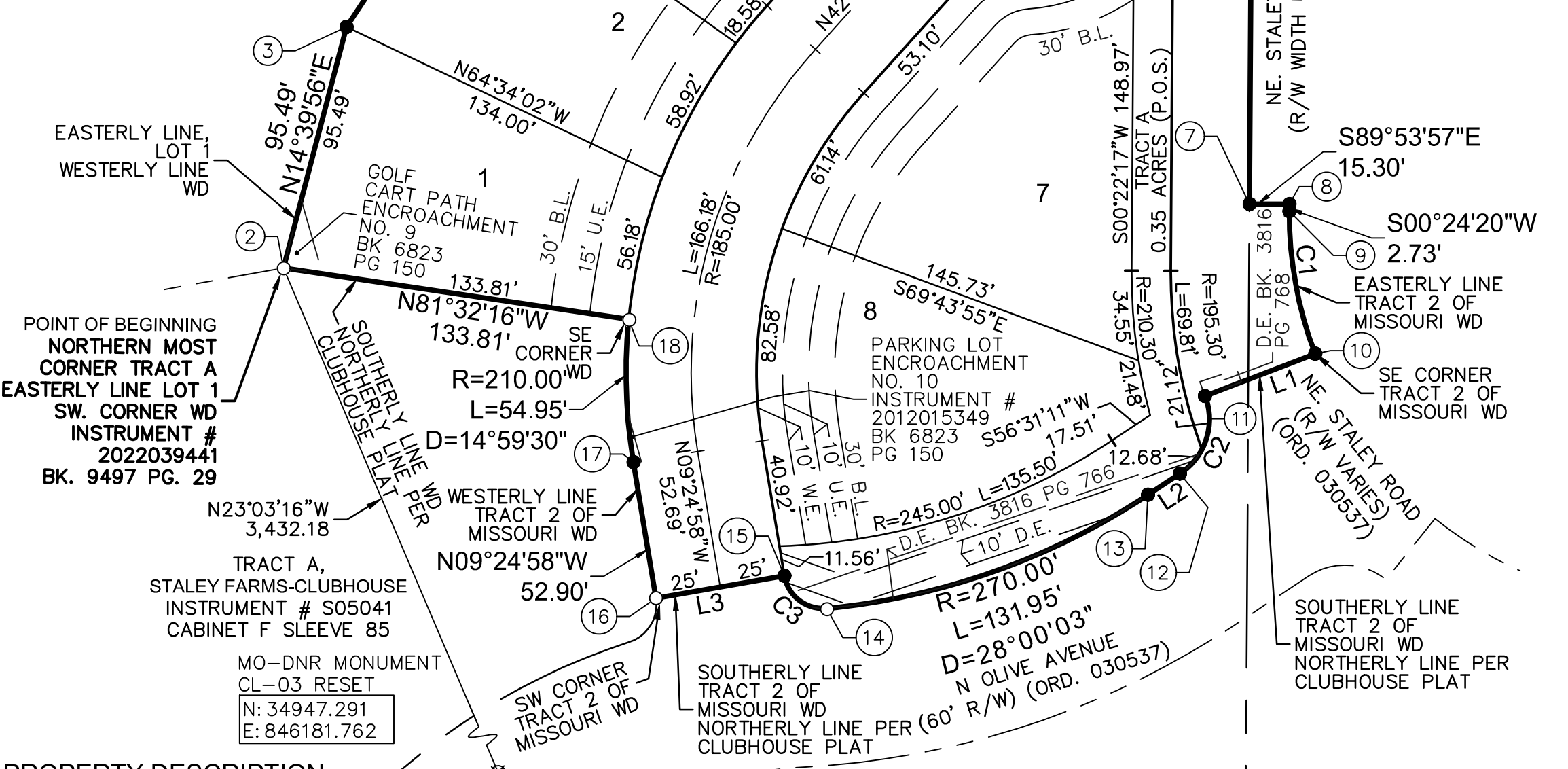
LOT LINE TABLE		
LOT LINE ID	BEARING	DISTANCE
L1	S69°04'29"W	45.30'
L2	S56°31'11"W	14.68'
L3	S80°06'02"W	50.00'

CURVE TABLE				
CURVE ID	ITB	RADIUS	DELTA	DISTANCE
C1	-----	150.00'	21°19'48"	55.84'
C2	S20°55'31"E	25.00'	77°27'09"	33.80'
C3	-----	15.00'	86°05'21"	22.54'

STALEY FARMS VILLAS-FIRST PLAT	PROPOSED
GROSS LAND AREA	
IN SQUARE FEET	147,540
IN ACRES	3.39
RIGHT-OF-WAY DEDICATION	
IN SQUARE FEET	39,594
IN ACRES	0.91
NET LAND AREA	
IN SQUARE FEET	107,946
IN ACRES	2.48

STALEY FARMS VILLAS - FIRST PLAT:

THE GROSS LAND AREA IS
147,540 SQUARE FEET OR 3.39 ACRES.
THE RIGHT-OF-WAY DEDICATION IS
39,59 SQUARE FEET OR 0.91 ACRES.
THE NET LAND AREA IS
107,946 SQUARE FEET OR
2.48 ACRES.



PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 52 NORTH, RANGE 33 WEST AND SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 52 NORTH, RANGE 32 WEST OF THE 6TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S., 2002014092, AS FOLLOWS: BEGINNING AT THE NORTHERN MOST POINT OF TRACT A, OF STALEY FARMS-CLUBHOUSE, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED JULY 9, 2003 AS INSTRUMENT NUMBER S05041 IN CABINET F AT SLEEVE 85, ALSO BEING A POINT ON THE EASTERLY LINE OF LOT 1 OF STALEY GOLF COURSE-FIRST PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED JULY 9, 2003 AS INSTRUMENT NUMBER S05029 IN CABINET F AT SLEEVE 82, ALSO BEING THE SOUTHWEST CORNER OF WARRANTY DEED RECORDED DECEMBER 27, 2022 AS INSTRUMENT NUMBER 2022039441 IN BOOK 9497 AT PAGE 29 EACH RECORDED IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE NORTH 14°39'56" EAST (NORTH 14°47'54" EAST PER PLAT) ON SAID EASTERLY LINE, ALSO BEING THE WESTERLY LINE OF SAID WARRANTY DEED, 95.49 FEET; THENCE NORTH 33°29'10" EAST (NORTH 33°37'09" EAST PER PLAT) ON SAID EASTERLY LINE AND SAID WESTERLY LINE, 81.57 FEET TO THE NORTHWEST CORNER OF SAID MISSOURI WARRANTY DEED, ALSO BEING A POINT ON THE WESTERLY LINE OF TRACT 2 AS DESCRIBED IN MISSOURI WARRANTY DEED RECORDED MAY 18, 2020 AS INSTRUMENT NUMBER 2020015476 IN BOOK 8679 AT PAGE 72 IN SAID OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE NORTH 33°29'10" EAST (NORTH 33°37'09" EAST PER PLAT & MISSOURI WARRANTY DEED) ON SAID EASTERLY LINE AND SAID WESTERLY LINE 397.21 FEET (397.22 FEET PER MISSOURI WARRANTY DEED) TO THE NORTHWEST CORNER OF SAID MISSOURI WARRANTY DEED; THENCE SOUTH 89°37'43" EAST (SOUTH 89°29'44" EAST PER PLAT & MISSOURI WARRANTY DEED) ON SAID EASTERLY LINE, ALSO BEING THE NORTH LINE OF SAID MISSOURI WARRANTY DEED, 89.14 FEET TO THE NORTHEAST CORNER OF SAID MISSOURI WARRANTY DEED, ALSO BEING A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE LEAVING SAID EASTERLY LINE, SOUTH 00°22'17" WEST (SOUTH 00°30'16" WEST PER MISSOURI WARRANTY DEED) ON SAID EAST LINE, ALSO BEING THE EASTERLY LINE OF SAID MISSOURI WARRANTY DEED, 466.66 FEET (466.67 FEET PER MISSOURI WARRANTY DEED); THENCE LEAVING SAID EAST LINE, SOUTH 89°53'57" EAST (SOUTH 89°45'48" EAST PER MISSOURI WARRANTY DEED), ON SAID EASTERLY LINE, 15.30 FEET; THENCE SOUTH 00°24'20" WEST (SOUTH 00°32'19" WEST PER MISSOURI WARRANTY DEED) ON SAID EASTERLY LINE, 2.73 FEET; THENCE SOUTHERLY ON SAID EASTERLY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 21°19'48" (21°19'51" PER MISSOURI WARRANTY DEED) AND AN ARC DISTANCE OF 55.84 FEET TO THE SOUTHEAST CORNER OF SAID MISSOURI WARRANTY DEED, ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID STALEY FARMS-CLUBHOUSE; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 69°04'29" WEST (SOUTH 69°12'28" WEST PER PLAT & MISSOURI WARRANTY DEED) ON SAID NORTHERLY LINE, ALSO BEING THE SOUTHERLY LINE OF SAID MISSOURI WARRANTY DEED, 45.30 FEET; THENCE SOUTHERLY, ON SAID NORTHERLY LINE AND SAID SOUTHERLY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 20°55'31" EAST (SOUTH 20°47'32" EAST PER PLAT & MISSOURI WARRANTY DEED) WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°27'09" (77°26'42" PER PLAT & MISSOURI WARRANTY DEED) AND AN ARC DISTANCE OF 33.80 FEET (33.79 FEET PER PLAT & MISSOURI WARRANTY DEED); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 56°31'11" WEST (SOUTH 56°39'10" WEST PER PLAT & MISSOURI WARRANTY DEED) ON SAID NORTHERLY LINE AND SAID SOUTHERLY LINE, 14.68 FEET; THENCE SOUTHWESTERLY, ON SAID NORTHERLY LINE AND SAID SOUTHERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 28°00'03" (28°00'08" PER PLAT & MISSOURI WARRANTY DEED) AND AN ARC DISTANCE OF 131.95 FEET (131.96 FEET PER PLAT & MISSOURI WARRANTY DEED); THENCE NORTHWESTERLY, ON SAID NORTHERLY LINE AND SAID SOUTHERLY LINE, ON A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°05'21" (86°03'42" PER PLAT & MISSOURI WARRANTY DEED) AND AN ARC DISTANCE OF 22.54 FEET (22.53 FEET PER PLAT & MISSOURI WARRANTY DEED); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 80°06'02" WEST (SOUTH 80°14'01" WEST PER PLAT & MISSOURI WARRANTY DEED) ON SAID NORTHERLY LINE AND SAID SOUTHERLY LINE, 50.00 FEET TO THE SOUTHWEST CORNER OF SAID MISSOURI WARRANTY DEED; THENCE NORTH 09°24'58" WEST (NORTH 09°16'59" WEST PER PLAT & MISSOURI WARRANTY DEED) ON SAID NORTHERLY LINE, ALSO BEING THE WESTERLY LINE OF SAID MISSOURI WARRANTY DEED, 52.90 FEET; THENCE NORTHERLY, ON SAID NORTHERLY LINE AND SAID WESTERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 14°59'30" (14°59'43" PER PLAT) AND AN ARC DISTANCE OF 54.95 FEET (54.96 FEET PER PLAT) TO THE SOUTHEAST CORNER OF SAID MISSOURI WARRANTY DEED; THENCE LEAVING SAID WESTERLY LINE OF SAID MISSOURI WARRANTY DEED ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 81°24'17" WEST (NORTH 81°24'17" WEST PER PLAT) ON SAID NORTHERLY LINE, ALSO BEING THE SOUTHERLY LINE OF SAID WARRANTY DEED, 133.82 FEET TO THE POINT OF BEGINNING, CONTAINING 147,540 SQUARE FEET OR 3.39 ACRES, MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

STALEY FARMS VILLAS - FIRST 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 PEDENTALS, ANY OR ALL OF THEM UPON, OVER, UNDER, AND ALONG THE STRIP OF LAND AND DESIGNATED UTILITY EASEMENTS (U.E.), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, ANY UTILITIES LOCATED WITHIN AN 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 EASEMENTS WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE OF SAID 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'S 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 THEREON. THERE SHALL BE NO CHANGE IN THE EARTH COVER OVER 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.

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'S 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 STORM WATER 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 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.

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.

RESTRICTED ACCESS: NO DIRECT VEHICULAR ACCESS TO NE STALEY ROAD FROM TRACT A IS PERRMITTED.

MAINTENANCE OF TRACTS (PRIVATE OPEN SPACE):

TRACTS A (0.35 ACRES) ARE TO BE USED FOR PRIVATE OPEN SPACE, AND ALL TRACTS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE DECLARATION OF HOMES ASSOCIATION, AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DOCUMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PRIVATE OPEN SPACE:

THE PRIVATE OPEN SPACE (TRACT A) SHOWN ON THIS PLAT IS NOT BEING USED TO SATISFY THE REQUIRED PARKLAND FOR (8) SINGLE FAMILY UNITS (0.18 ACRES REQUIRED BY ORDINANCE), PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE.

FLOODPLAIN:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0066G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

STREET GRADES:

STREET GRADE AND RIGHT OF WAY INFORMATION FOR A PORTION OF NE STALEY ROAD WAS UNAVAILABLE OF PUBLIC RECORD THROUGH A SEARCH OF CITY ORDINANCES. STREET GRADE FOR NE STALEY ROAD AND N. OLIVE AVENUE WAS ESTABLISHED BY THE STALEY FARMS CLUBHOUSE ORDINANCE 030537 BEING PASSED ON MAY 8, 2003.

N. OLIVE COURT

P.O.S. (PRIVATE OPEN SPACE) USED FOR PARKLAND DEDICATION				
Plat	No. Lots	Required	Provided	Net
Staley Farms Clubhouse	0	0	9.79	9.79
Staley Farms 1st Plat	42	0.93	0.36	9.22
Staley Farms 2nd Plat	25	0.56	0	8.66
Staley Farms 3rd Plat	26	0.58	0.31	8.39
Staley Farms 4th Plat	18	0.40	0.18	8.17
Staley Farms 5th Plat	56	1.24	0.28	7.21
Staley Farms 6th Plat	32	0.71	0.00	6.50
Staley Farms 7th Plat	48	1.0656	0	5.43
Staley Farms 8th Plat	32	0.7104	0.17	4.89
Staley Farms 9th Plat	30	0.666	2.16	6.38
Staley Farms 10th Plat	13	0.2886	1.52	7.62
Staley Farms 11th Plat	43	0.9546	0.61	7.27
Staley Farms 12th Plat	41	0.9102	1.85	8.21
Staley Farms 13th Plat	77	1.7094	0	6.5
Staley Farms 14th Plat	52	1.1544	0	5.35
Staley Farms Villas 1st Plat	8	0.1776	0	5.17

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
C	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
BK.	BOOK
PG.	PAGE
R	RADIUS
L	ARC LENGTH
ITB	INITIAL TANGENT BEARING
D	DELTA / CENTRAL ANGLE
ORD	ORDINANCE

THIS PLAT AND SURVEY OF STALEY FARMS VILLAS - FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF STALEY FARMS VILLAS - FIRST 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 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
Jason Roudesh, MO PLS 2002014092
JULY 10, 2024
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
05-08-2023 - Title Report Request	
06-28-2023 - 1st Submittal	
07-10-2024 - Updated City Signature Block 2nd Submittal (Pre GPC)	
drawn by: _____ NRW	
surveyed by: _____ AHK/ICA	
checked by: _____	
approved by: _____ JBR	
project no.: _____ A20-2252	
file name: _____ V_FPT_A20_2252.DWG	

3. THE TERM WD REPRESENTS WARRANTY DEED RECORDED DECEMBER 27, 2022 AS INSTRUMENT NUMBER 2022039441 IN BOOK 9497 AT PAGE 29. THE TERM MISSOURI WD REPRESENTS MISSOURI WARRANTY DEED RECORDED MAY 18, 2020 AS INSTRUMENT NUMBER 2020015476 IN BOOK 8679 AT PAGE 72, EACH IN CLAY COUNTY, MISSOURI.

4. THE TERM PER CLUBHOUSE PLAT REPRESENTS STALEY FARM-CLUBHOUSE RECORDED JULY 9, 2003 AS INSTRUMENT NUMBER S05041 IN CABINET F AT SLEEVE 85 IN CLAY COUNTY, MISSOURI.

olsson

Olsson, Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
TEL 816 381 1177
FAX 816 381 1888

SHEET

1 of 1