

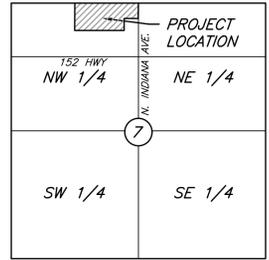
# FINAL PLAT

## 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

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.

#### PARKLAND DEDICATION CHART

<b>Total Parkland Dedication Requirement for STALEY CORNERS WEST 4th PLAT</b>	1.39 (ac)	(116 lots x 2 x 0.006=1.39 ac)
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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)	
<b>Total</b>	<b>1.54 (ac)</b>	

**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:

- The deed of record is recorded in Book 1696 at Page 822 in the Recorder of Deeds Office in Clay County, Missouri.
- Title Report # 24461992, dated March 18, 2024 at 8:00 AM provided by Continental Title Company, was provided by client.
- Basis of Bearing is established by the Missouri State Plane Coordinate System from GPS Observation.
- 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.
- 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.
- 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.
- 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.
- The plat of LAKEVIEW VILLAS, is recorded in Plat Book H at Page 3, in the Recorder of Deeds Office in Clay County, Missouri.
- 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.
- 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.

#### 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 HERETO 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: \_\_\_\_\_

\_\_\_\_\_  
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:	Reserved for County Recording Stamp
STALEY CORNERS WEST 4th PLAT	
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 Service 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 TRYING 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 for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



6-27-24  
Date

John B. Young LS-2006016647

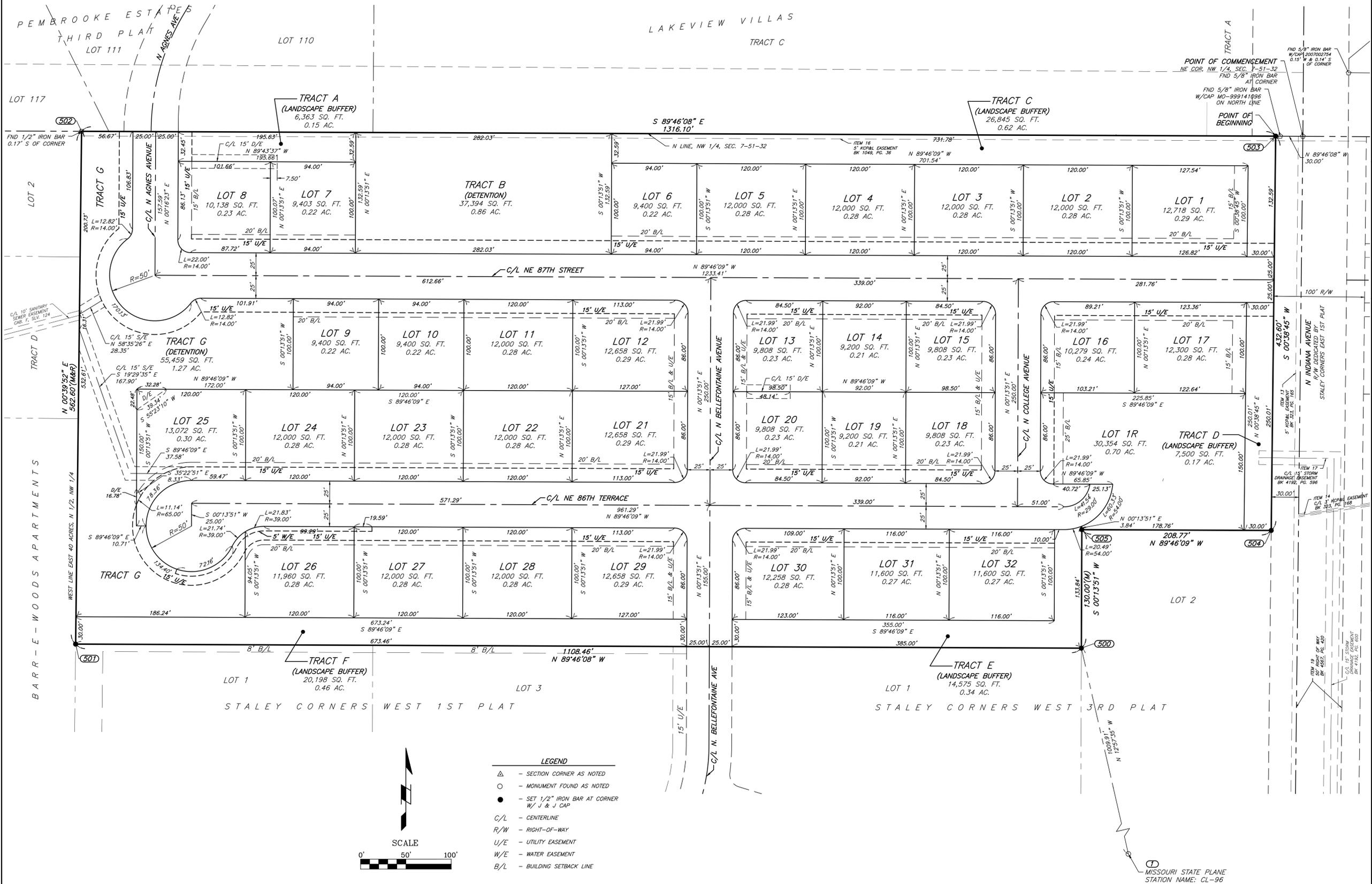
Location: S:\24-085 - Staley West 4th Plat\DRAWINGS\2024-06-27-FINAL PLAT REV\24-085-FPLAT.dwg--Jun 27, 2024--4:39pm



8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154  
PHONE (816) 941-1017 • FAX (816) 941-1018

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

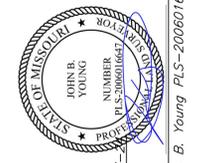


**LEGEND**

- △ - SECTION CORNER AS NOTED
- - MONUMENT FOUND AS NOTED
- - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- C/L - CENTERLINE
- R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- W/E - WATER EASEMENT
- B/L - BUILDING SETBACK LINE

**SCALE**  
 0' 50' 100'

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NO.	DATE	DESCRIPTION
1	06-05-24	INITIAL SUBMITTAL
2	06-26-24	REVISED EASEMENTS AND LOTS
3	06-28-24	REVISED TRACTS AND LOTS