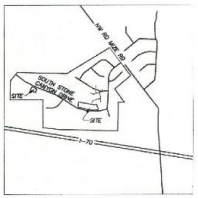
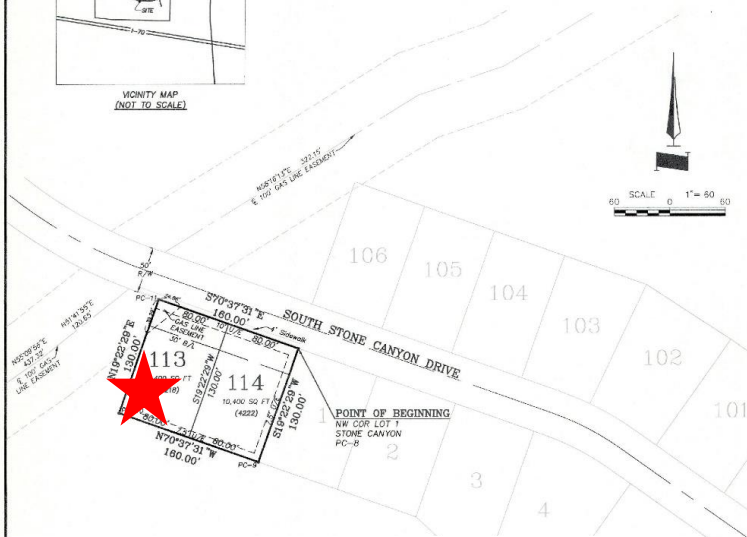
FINAL PLAT
STONE CANYON 2ND PLAT
A REPLAT OF PART OF TRACTS GC-1 & GC-2
STONE CANYON, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI



VICINITY MAP
(NOT TO SCALE)



SCALE 1"= 60
60 0 60

IN TESTIMONY WHEREOF: The Land Trust of Jackson County, Missouri has caused these presents to be signed this _____ day of _____, 20____.

The Land Trust of Jackson County, Missouri

Diane Burnette, Chair

Michael B. Hunter, Assistant Secretary

STATE OF MISSOURI)
) SS
COUNTY OF _____)

On this _____ day of _____, 2018, before me appeared Diane Burnette and Michael B. Hunter to me personally known, who being by me duly sworn did say that they are the Chair and Assistant Secretary of the Trustees of the Land Trust of Jackson County, Missouri, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Trustees, and said Diane Burnette and Michael B. Hunter acknowledge said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

My Commission Expires: _____

Notary PublicKevin Fall

MONUMENTATION

● = Set 5/8" iron bar with aluminum cap numbered 2580 at plat corners.

Note: Upon completion of construction, 1/2" iron bars w/plastic caps numbered LS-2580 will be set at all rear lot corners along with curb cuts at the extension of side lot lines.

EASEMENT DEDICATION:
An easement is hereby granted to Independence, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All 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; with the exception of drainage easements (D/E) where no fences shall be erected) nor shall there be any obstruction to interfere with the agents and employees of Independence, Missouri and its franchised utilities from going upon said easements and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easements. 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 the written approval of the Director of Public Works, as to all easements dedicated to the City.

BUILDING LINES:
Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building shall be built between this line and the lot line nearest thereto.

CITY APPROVALS:
This plat of "STONE CANYON 2ND PLAT" has been submitted to and approved by the City Council of the City of Independence, Missouri, this

_____ day of _____, 2018

City Clerk: Sarah Carnes-Lemp

Director Of Public Works:
Tim Gramling

Community Development Director
Tom Scannell

JACKSON COUNTY, MISSOURI APPROVALS:

PROPERTY DESCRIPTION: *Overall Plat Boundary*

Containing 91,215 square feet or 2.10 acres more or less.

All that part of Tract GC-1, STONE CANYON, a subdivision in Independence, Jackson County, Missouri, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 95, STONE CANYON, a subdivision in Independence, Jackson County, Missouri; thence South 78°53'05" East a distance of 349.73 feet; thence North 87°03'14" East a distance of 132.03 feet; thence South 07°38'34" East a distance of 122.52 feet to the North right of way line of South Stone Canyon Drive as it currently exists; thence South 67°38'06" West along said right of way line a distance of 18.92 feet; thence along a curve to the right with a Radius of 275.00 feet a Central Angle of 33°28'46" and an Arc length of 160.69 feet; thence North 78°53'05" West a distance of 349.73 feet to the Southeast corner of said Lot 95; thence North 11°06'55" East departing said right of way line along the East line of said Lot 95 a distance of 140.00 feet to the POINT OF BEGINNING.

AND

All that part of Tract GC-2, STONE CANYON, a subdivision in Independence, Jackson County, Missouri, being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 1, STONE CANYON, a subdivision in Independence, Jackson County, Missouri; thence South 19°22'29" West along the West line of said Lot 1 a distance of 130.00 feet to the Southwest corner thereof; thence North 70°37'31" West a distance of 160.00 feet; thence North 19°22'29" East a distance of 130.00 feet to the South right of way line of South Stone Canyon Drive as it currently exists; thence South 70°37'31" East along said right of way line a distance of 160.00 feet to the POINT OF BEGINNING.

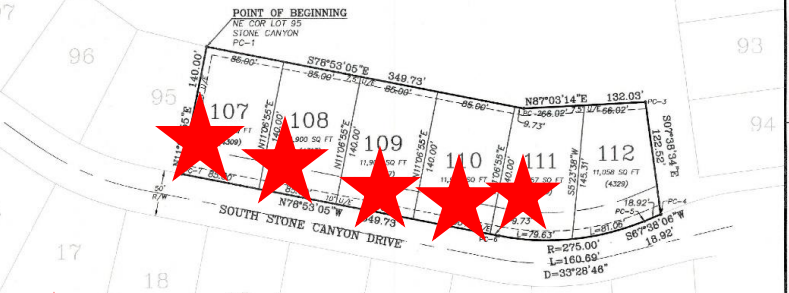
DEDICATION:

The undersigned proprietors of the real estate described herein have caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as:
"STONE CANYON 2ND PLAT"

SURVEYOR'S NOTES:
1. A current Title Commitment had not been provided by the owners as of the date of issuance of this Plat of Survey. This company has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose.

2. Bearings shown hereon are based on the plat of "STONE CANYON" filed for record at the Jackson County Recorder of Deeds office as Instrument Number 2007E0121349, in Book 111 at Page 72

3. Record Sources Include The Following:
a) Recorded plat of "STONE CANYON" filed for record at the Jackson County Recorder of Deeds office as Instrument Number 2007E0121340, in Book 111 at Page 72



DATE	NUMBER	REVISION	BY:	APPROVED
11/14/2018	1	PER CITY COMMENTS	JWSUR	JBL

FINAL PLAT
STONE CANYON 2ND PLAT
REPLAT OF PART OF TRACTS GC-1 & GC-2, STONE CANYON
INDEPENDENCE, JACKSON COUNTY, MISSOURI

PREPARED FOR: D&D RESIDENTIAL DEVELOPMENT LLC
PO BOX 7814
LEES SUMMIT, MO 64064

LOVELACE & ASSOCIATES
Land Surveying • Land Planning
935 SE Jefferson • Lee's Summit, Missouri 64063
Phone: (816) 347-9977 Fax: (816) 347-9979

Project No: 18285
Drawn By: JWSUR
Checked By: JBL
Date: 07/15/2018
Scale: 1"=60'
File Name: 18285.DWG
Certificate of Authority: Missouri 2003038
Kansas: LS-154

SHT 1 OF 1

Lot 107 – 4309 S Stone Canyon Dr-$95,000

Lot 108 – 4313 S Stone Canyon Dr-$95,000-9ft walkout

Lot 109 – 4317 S Stone Canyon Dr-$95,000-9ft walkout

Lot 110 – 4321 S Stone Canyon Dr-$92500-9ft daylight

Lot 111 – 4325 S Stone Canyon Dr-$90,000 – flat lot

Lot 112 – 4329 S Stone Canyon Dr-$90,000 - flat lot

Lot 113 – 4218 S Stone Canyon Dr-$82,500- walk out-north side of house

Lot 114 – 4222 S Stone Canyon Dr-$82,500-flat lot

★ SOLD R - Reserved

11 /2/20