

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



IN TESTIMONY WHEREOF, The Land Trust of Jackson County, Missouri has caused these presents to be signed this _____ day of _____, 2018.
 The Land Trust of Jackson County, Missouri

Diane Burnette, Chair

Michael B. Hunter, Assistant Secretary
 STATE OF MISSOURI)
 COUNTY OF _____) SS

On this _____ day of _____, 2018, before me appeared Diane Burnette and Michael B. Hunter, to me personally known, who being by me duly sworn said 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 Public/Kevin Fall

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, pole 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 (U/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 easements thereon without the written approval of the Director of Public Works, as to all easements designated 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:

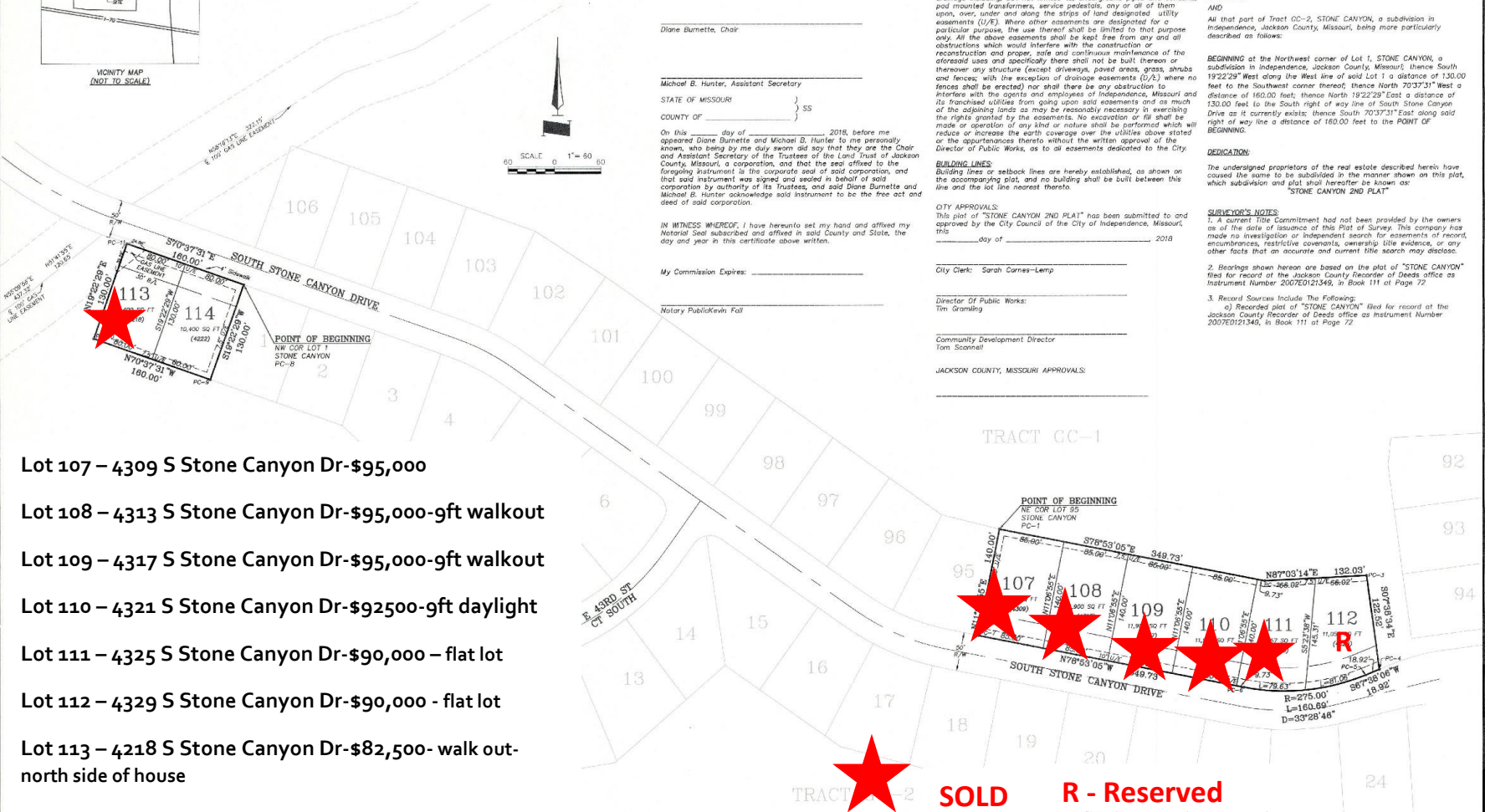
BEGINNING at the Northeast corner of Lot 95, STONE CANYON, a subdivision in Independence, Jackson County, Missouri, thence South 78°33'05" East a distance of 349.73 feet; thence North 87°31'14" East a distance of 132.03 feet; thence South 07°38'34" East a distance of 122.52 feet to the North right of 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°33'05" West a distance of 349.73 feet to the Southeast corner of said Lot 95; thence North 11°36'53" 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, operating life 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 2007E0121348, 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 2007E0121348, in Book 111 at Page 72



- Lot 107 – 4309 S Stone Canyon Dr-\$95,000
- Lot 108 – 4313 S Stone Canyon Dr-\$95,000-gft walkout
- Lot 109 – 4317 S Stone Canyon Dr-\$95,000-gft walkout
- Lot 110 – 4321 S Stone Canyon Dr-\$92500-gft 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

3/26/21

DATE	NUMBER	REVISION	BY	APPROVED
11/14/2018	1		JWS/R	JBL

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

PREPARED FOR: T&D DEVELOPMENT LLC
 LEVIN SHAWMUT, MO 64504

Project No: 18258
 Drawn By: JWS/R
 Checked By: JBL
 Date: 03/23/21
 Scale: 1"=60'
 Date Plotted: 03/26/21
 1:25,000
 Confirmed by Authority: LEVIN SHAWMUT, MO 64504

LOVELACE & ASSOCIATES
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