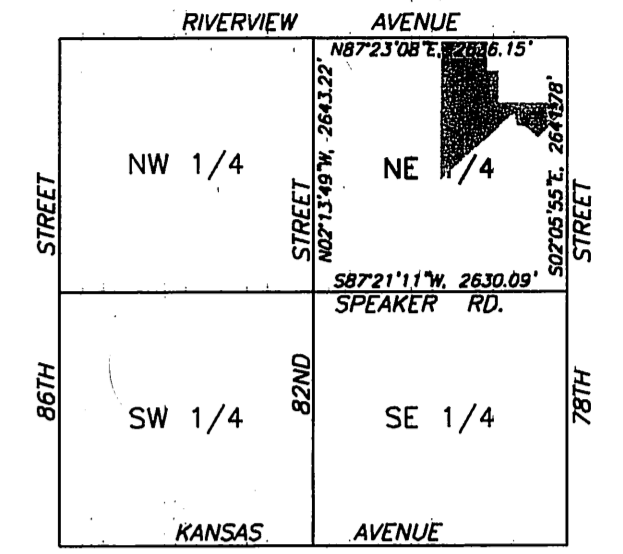


**PLAT OF  
STONY POINT**  
A PART OF SECTION 17, TWP 11 S., RNG 24 E  
IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS

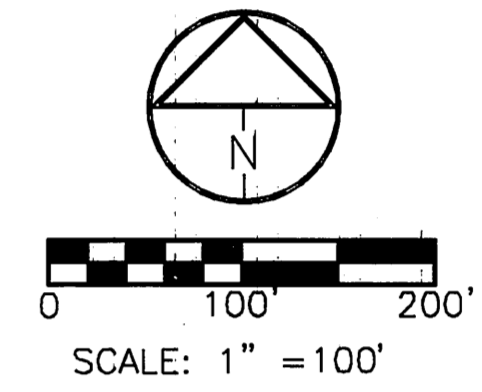
2008R-03749  
REGISTER OF DEEDS  
WYANDOTTE COUNTY, KS  
RECORDED ON  
03/03/2008 09:38:23AM  
REC FEE: 40.00  
PAGES: 2

2008R-03749  
bk: 42 Pg 133  
Slide D-704

See Sheet 2 of 2 For:  
- Legal Description  
- Dedication  
- Certification  
- Section Corner Reference Ties



**LOCATION MAP**  
SCALE 1" = 200'  
SECTION 17  
TWP 11 S. - RNG 24 E  
WYANDOTTE COUNTY, KS.



**ORIGIN OF BEARINGS**  
Grid North Kansas State  
Plane Coordinate System.  
Convergence = 2'02.59"

**NOTES:**  
1- THE ABOVE DESCRIBED PROPERTY AND IMPROVEMENTS ARE IN FLOOD ZONE C, AREA OF MINIMAL FLOODING, AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. BASED ON THE FLOOD INSURANCE RATE MAPS FROM THE CITY OF KANSAS CITY, KANSAS COMMUNITY PANEL NO. 200363 00208, EFFECTIVE DATE SEPTEMBER 4TH 1985.  
2- PRECISION OF CLOSURE: 1:344,535

**LEGEND:**

- Set 1/2" Rebar with LS-54 Cap in Concrete
- Found Monument Box as Described
- ▲ Found Mag Nail
- △ Found Nail
- Found Rebar W/LS-533 CAP & SET IN CONC.
- Found Pipe as noted
- U.E. Utility Easement
- D.E. Drainage Easement
- L.E. Landscape Easement
- BL Building Line
- PL Pipe Line
- MSFE Minimum Servicable Floor Elevation
- MLO Minimum Low Opening
- F.I.R. Foundation Investigation Required - Lot will require special consideration by an architect or engineer prior to issuance of a building permit
- ////// Limited Access Control
- Broken Scale

I HEREBY CERTIFY THAT THIS PLAT WAS BASED ON A SURVEY PERFORMED BY RHODES SURVEYORS, INC DATED 10-13-2004 (JOB NO. 04184T) AND WAS FIELD VERIFIED ON 6-01-2006. THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

1-29-08  
*Gary H. Loumaster*  
Gary H. Loumaster, Ks. L.S. # 976

**OWNER & DEVELOPER:**  
MIKE CROCKER  
STONY POINT DEVELOPMENT, L.L.C.  
PO BOX 15005  
LENEXA, KS 66285  
PH: (913)894-4665  
FAX: (913)894-4665  
EMAIL: NOT AVAILABLE

**SCHLAGEL & ASSOCIATES, P. A.**  
Engineers • Planners • Surveyors • Landscape Architects  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400

**PREPARED BY:**  
SCHLAGEL & ASSOCIATES, P.A.  
14920 W. 107th Street  
Lenexa, Kansas 66215  
Tel. 913-492-5158

DATE	01/30/08	<b>PLAT OF STONY POINT</b> A PART OF SECTION 17, TWP 11 S., RNG 24 E SHEET NO. 1 OF 2
DESIGN	DF	
DRAWN BY	ST	
PROJ. NO.	06-083	

**LOT & TRACT AREAS**

Lot # / Tract	Area (sq. ft.)
1	8360.53
2	8751.44
3	7448.10
4	7150.46
5	7150.00
6	7150.00
7	7150.00
8	7150.00
9	8470.00
10	8470.00
11	7150.00
12	7150.00
13	7150.00
14	7150.00
15	7150.00
16	7150.47
17	8639.43
18	11805.80
19	7719.12
20	8653.07
21	7859.27
22	7804.53
23	7912.16
24	8520.79
25	14365.79
26	14365.79
27	13070.86
28	15930.00
29	16933.53
30	14182.34
31	11433.17
32	10535.82
33	12607.78
34	11126.45
35	11125.00
36	11125.00
37	11125.00
38	10199.80
39	10517.16
40	10425.30
41	13480.50
42	8000.00
43	8100.00
44	9100.00
TRACT A	26889.90
TRACT B	20070.39
TRACT C	179375.30
TRACT D	11075.73
TRACT E	12749.26
ROW-1	142192.01
ROW-2	3329.09
<b>Total Area</b>	<b>825197.11 S.F.</b>
<b>Acres</b>	<b>18.9460</b>

LOT NUMBER	MLO ELEVATION
37	869.42
38	871.42
39	873.42
40	875.73
41	879.23
44	883.80

(UNPLATTED)  
Parcel No. 930609  
Owners: DALE G.- RUTH L. NILGES

FOUND NAIL AT  
SE COR., NE 1/4,  
SECTION 17-11-24

2008R-03749  
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2008R-03749  
 BK: 42 Pg 132  
 Slide D-703

PLAT OF  
**STONY POINT**  
 A PART OF SECTION 17, TWP 11 S., RNG 24 E  
 IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS

**MASTER DECLARATION**  
 Special Conditions, Covenants, Restrictions and Design Guidelines

filed for record in Book \_\_\_\_\_ at Page \_\_\_\_\_, having a document number of \_\_\_\_\_ on \_\_\_\_\_, 2006.

**RESTRICTIONS**

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to the covenants and restrictions which will be filed at the Register of Deeds Office, Wyandotte County, Kansas and shall hereby become a part of the dedication of this plat as though fully set hereon.

Tracts A, B, C, D, & E shall be owned and maintained by the Homes Association or their authorized representative thereof. Said Tracts are reserved as common area and or open space for the use, benefit and enjoyment of the owners of the property within the subdivision. Maintenance and upkeep of the detention basin located within Tract "C" shall be the responsibility of the Homes Association. Storm sewers located within the privately maintained tracts shall be dedicated as public storm sewers.

A fence restriction is hereby placed on Lots 39 and 40 per this recorded plat, specifically in regards to the drainage easement across the rear 10 feet of each lot. Any fence installed on the associated lots shall be installed outside of the defined drainage easement.

A fence restriction is hereby placed on Lots 30, 31, and 32 per this recorded plat, specifically adjacent to the rear sanitary easement. No fences shall be constructed on these lots.

All landscaping and related materials that are planted or constructed within the island areas and located within street right-of-way shall be maintained by the Homes Association and the Developer, or their authorized representatives thereof.

Single family homes within this subdivision shall contain a minimum of 1400 square feet and at least 30% of the single family homes shall contain a minimum of 1600 square feet.

Lots 25, 26, 28, 29, 30, 31, 33, 34, 35, 36, and 37 will contain three unit buildings and the units are to be individually sold in the future. Said units are serviced by a ganged sanitary sewer service line and the future maintenance and repair of this ganged sanitary sewer service shall be the responsibility of the homes association. This maintenance and repair shall be from the building to the point of connection at the main/manhole. Individual owners shall allow access to the service lines by the homes association as needed for proper maintenance, repair, and/or replacement.

**DEDICATION**

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", and "Drainage Easement" or "D/E" is hereby granted to the Unified Government of Wyandotte County, Kansas, with subordinate use of same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat is dedicated to the Unified Government of Wyandotte County, Kansas.

We, the undersigned proprietors of the tract of land described on this document have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as

**STONY POINT**

That portion reserved for public uses as roads and utility easements, the extent and direction of which are shown on this plat, are hereby dedicated to public use forever.

IN TESTIMONY WHEREOF, I, the representative for the proprietors of the property described herein, have hereunto set my hand this 30<sup>th</sup> day of January, 2006.

STONY POINT DEVELOPMENT, LLC

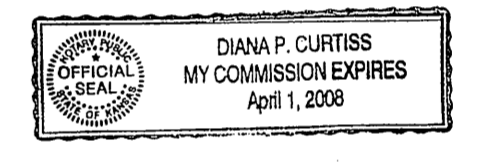
*[Signature]*  
 Mike Crocker, Managing Member

JOHNSON  
 State of Kansas, County of Wyandotte, ss:

BE IT REMEMBERED that on this 30<sup>th</sup> day of January, 2006, before me, a notary public in and for said County and State, came Mike Crocker, managing member of STONY POINT DEVELOPMENT, LLC who is personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

*[Signature]*  
 Notary Public  
 My Commission Expires: 4-1-08



This plat of "STONY POINT" has been submitted to and approved by the Planning Commission for the Unified Government of Wyandotte County/Kansas City, Kansas.

Dated this 10<sup>th</sup> day of December, 2006.

Planning Commission  
 U.G. Wyandotte County/Kansas City, Kansas

*[Signature]* Wayne Walden, Chairman  
*[Signature]* Robin H. Richardson, AICP, Secretary

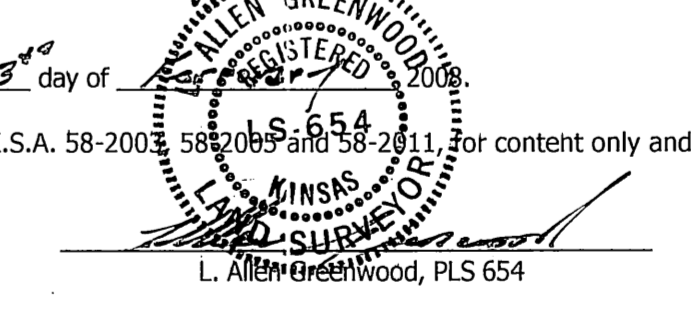
The dedication shown hereon, if any, are accepted by the Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, this 21 day of Feb., 2008.

*[Signature]* Joseph F. Reardon, U.G. Mayor/CEO  
*[Signature]* Thomas G. Roberts, U.G. Clerk

Recommended for approval by the Unified Government Engineer this 19<sup>th</sup> day of February, 2008.

*[Signature]*  
 Frederick A. Backus, P.E.  
 Wyandotte County Engineer

This survey has been reviewed for filing, pursuant to K.S.A. 58-2009 and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.



State of Kansas, County of Wyandotte, ss:

This is to certify that this instrument was filed for record in the Register of Deeds Office on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, at \_\_\_\_\_ o'clock and is duly recorded.

Barbara A. Golubski, Register of Deeds

Breanne Hernandez, Deputy

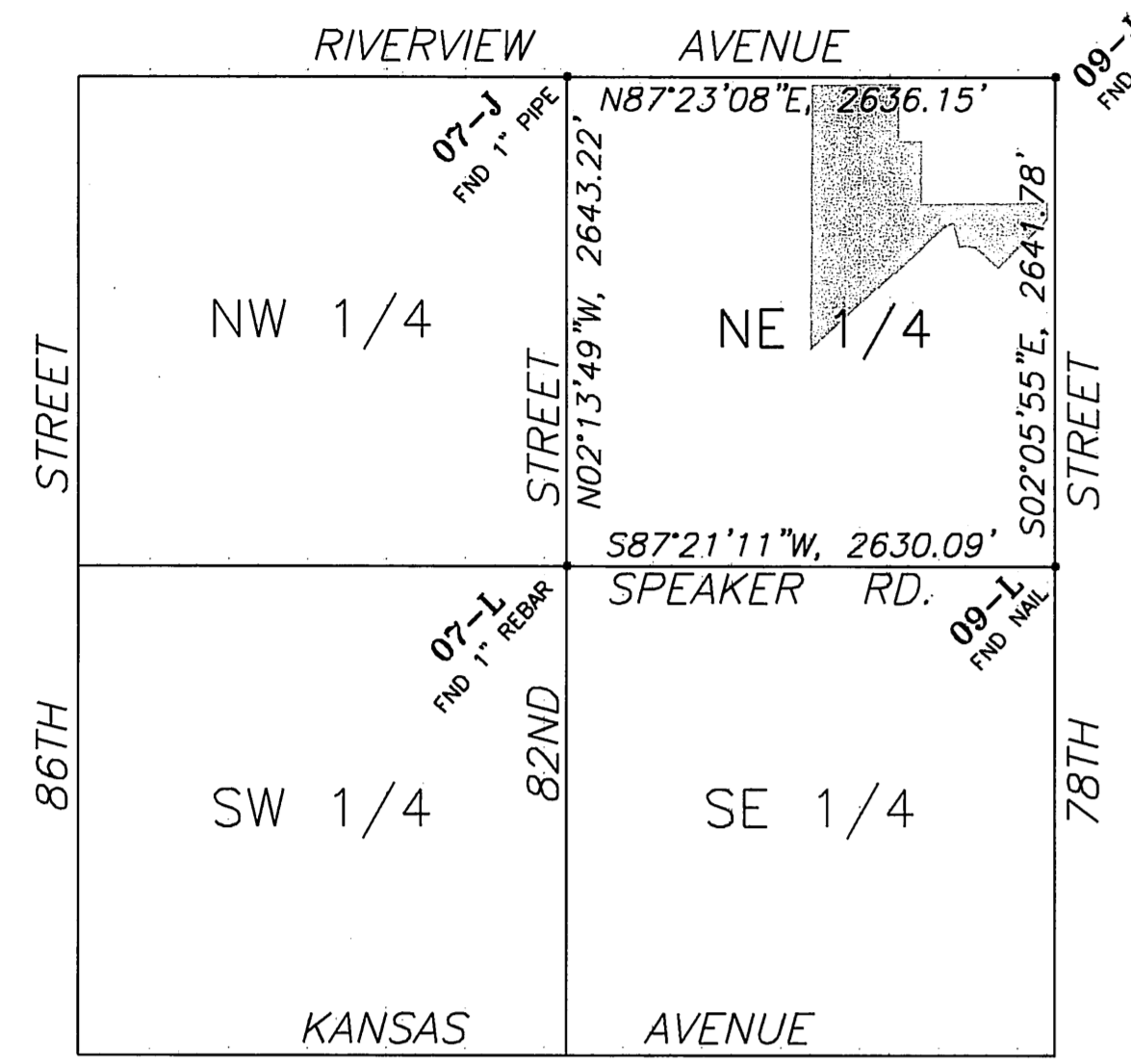
**OWNER & DEVELOPER:**  
 MIKE CROCKER  
 STONY POINT DEVELOPMENT, L.L.C.  
 PO BOX 15005  
 LENEXA, KS 66285  
 PH: (913)894-4665  
 FAX: (913)894-4665  
 EMAIL: NOT AVAILABLE

**PREPARED BY:**  
 SCHLAGEL & ASSOCIATES, P.A.  
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 Lenexa, Kansas 66215  
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1-29-08  
*[Signature]*  
 Gary H. Louraster, Ks. L.S. # 976

SECTION 17  
 TWP 11S - RNG 24E  
 WYANDOTTE COUNTY, KS.



**LOCATION MAP**  
 SCALE: 1" = 1000'

**SECTION CORNER REFERENCE TIES:**

ID 09-J TOWNSHIP 11 SOUTH, RANGE 24 EAST  
 NORTHEAST CORNER OF SECTION 17-11-24  
 FOUND 4" ALUMINUM DISK IN MONUMENT BOX

REFERENCE TIES:  
 NORTH 41.80 FEET TO CHISEL + AT SOUTH END OF MEDIAN  
 EAST 42.30 FEET TO CHISEL + AT WEST END OF MEDIAN  
 SOUTH 41.85 FEET TO CHISEL + AT NORTH END OF MEDIAN  
 WEST 42.50 FEET TO CHISEL + AT EAST END OF MEDIAN

ID 07-J TOWNSHIP 11 SOUTH, RANGE 24 EAST  
 NORTH 1/4 CORNER SECTION 17-11-24  
 FOUND 1" PIPE

REFERENCE TIES:  
 SE 46.45 FEET TO NAIL & SHINER IN WEST FACE OF POWER POLE  
 NE 54.20 FEET TO PK NAIL IN SE FACE OF POWER POLE  
 NE 55.61 FEET TO TOP CENTER OF FIRE HYDRANT  
 NW 50.80 FEET TO MAG NAIL & SHINER IN EAST FACE OF POWER POLE

ID 07-L TOWNSHIP 11 SOUTH, RANGE 24 EAST  
 CENTER OF SECTION 17-11-24  
 FOUND 1" IRON BAR

REFERENCE TIES:  
 NE 34.57 FEET TO MAG NAIL & LS 533 WASHER IN NW FACE OF 12" TREE STUMP (3" TALL)  
 ESE 30.33 FEET TO MAG NAIL & LS 533 WASHER IN NORTH FACE OF CORNER FENCE POST  
 WSW 15.17 FEET TO NAIL & LS 533 WASHER IN NORTH FACE OF POWER POLE  
 NORTHWEST 52.40' FEET TO SOUTH FACE 6" GATE POST

ID 09-L TOWNSHIP 11 SOUTH, RANGE 24 EAST  
 EAST 1/4 CORNER OF SECTION 17-11-24  
 FOUND CONCRETE NAIL

REFERENCE TIES:  
 NE 47.37 FEET TO MAG NAIL & LS 533 WASHER IN ASPHALT, 0.2' SW FROM BASE OF SW CORNER OF STONE WALL  
 ENE 28.07 FEET TO NAIL & SHINER IN SOUTH FACE OF POWER POLE  
 WNW 24.68 FEET TO NAIL & SHINER IN SOUTH FACE OF POWER POLE  
 NNW 95.54 FEET TO MAG NAIL & LS 533 WASHER IN EAST FACE OF POWER POLE  
 SW 66.28 FEET TO MAG NAIL IN EAST FACE POWER POLE

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DATE	01/30/08	<b>PLAT OF          STONY POINT</b> A PART OF SECTION 17, TWP 11 S., RNG 24 E SHEET NO. 2 OF 2
DESIGN	DF	
DRAWN BY	ST	
PROJ. NO.	06-083	