

BILL NO. 16-37

ORDINANCE NO. 4.365

AN ORDINANCE APPROVING THE AMENDED PLAT OF CLAYMONT POINTE 17TH REPLAT, GLADSTONE, CLAY COUNTY, MISSOURI, AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:


SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" as "Amended Plat of Claymont Pointe 17th Replat" is hereby accepted.

SECTION 2. SIGNATURES. The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12th DAY OF SEPTEMBER, 2016.


Jean B. Moore, Mayor

ATTEST:


Ruth E. Bocchino, City Clerk

1st Reading: September 12, 2016

2nd Reading: September 12, 2016

File #1430

Community Development Department Staff Report



Date: July 29, 2016
File #: 1430
Requested Action: Re-Plat
Date of PC Consideration: August 15, 2016
Date of Council Consideration: September 12, 2016 (voted to approve, 10-yes, 0-no)

Applicant: Dennis Weber
Blue Valley Investment Corp.
11935 Riley Street, Overland Park, Kansas 66213

Owner: Same

Architect/Engineer: Sam Aylett
Sam's Survey Co., Inc.
201 NW 72nd Street
Gladstone, Missouri 64118

Address of property: N/A
General location of property: Claymont Pointe
Physical Characteristics: Existing subdivision, undeveloped residential lots.

Planning Information

Current Zoning: RP-4

Planned Land Use: Planned District, Apartment House

Applicable Regulations: Land and Development Ordinance and Zoning and Planning Ordinance

Additional Information

Public Utility Availability: Existing

Ingress/Egress: Existing

Traffic Division Comments: None

Parking Required: N/A

Parking Provided: N/A

Proposed On-Site Improvements: N/A

Proposed Off-Site Improvements: N/A

Proposed Landscaping: N/A

Proposed Signage: N/A

Recommended Conditions

1. Builder/Developer will be required to plat the buildings as they are built.

Analysis

This is a simple re-plat of a parcel into three (3) lots so that the bank can sell the lots individually and not as one (1) larger parcel.

Recommendation

The Staff recommends that the request be APPROVED contingent upon compliance with the above recommended conditions.

AMENDED PLAT OF CLAYMONT

FINAL PLAT
A SUBDIVISION IN
Clay County, Missouri

DESCRIPTION:

ALL THAT PART OF LOT 1, AMENDED PLAT OF CLAYMONT POINTE, A SUBDIVISION OF LAND IN GLADSTONE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1, THENCE NORTH 45 DEGREES 41 MINUTES 47 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 142.55 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE NORTH 14 DEGREES 15 MINUTES 42 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 162.59 FEET TO THE MOST WESTERLY CORNER OF THE AMENDED PLAT OF CLAYMONT POINTE 16TH REPLAT, A SUBDIVISION OF LAND IN GLADSTONE, CLAY COUNTY, MISSOURI, THENCE SOUTH 65 DEGREES 15 MINUTES 31 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID AMENDED PLAT OF CLAYMONT POINTE 16TH REPLAT, A DISTANCE OF 118.02 FEET TO THE SOUTHEASTERLY CORNER OF SAID AMENDED PLAT OF CLAYMONT POINTE 16TH REPLAT, SAID POINT ALSO BEING ON THE EASTERLY LINE OF THE AMENDED PLAT OF CLAYMONT POINTE 6TH REPLAT, A SUBDIVISION OF LAND IN GLADSTONE, CLAY COUNTY, MISSOURI, THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID AMENDED PLAT OF CLAYMONT POINTE 6TH REPLAT ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 18 DEGREES 05 MINUTES 45 SECONDS WEST, A RADIUS OF 128.00 FEET, AN ARC DISTANCE OF 134.49 FEET, THENCE CONTINUING ALONG SAID LINE NORTH 48 DEGREES 22 MINUTES 16 SECONDS EAST A DISTANCE OF 38.00 FEET, TO THE SOUTHEASTERLY CORNER OF SAID AMENDED PLAT OF CLAYMONT POINTE 6TH REPLAT, ALSO BEING THE MOST SOUTHERLY CORNER OF THE AMENDED PLAT OF CLAYMONT POINTE 2ND REPLAT, A SUBDIVISION OF LAND IN GLADSTONE, CLAY COUNTY, MISSOURI, THENCE NORTH 59 DEGREES 44 MINUTES 07 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID AMENDED PLAT OF CLAYMONT POINTE 2ND REPLAT, A DISTANCE OF 32.02 FEET, THENCE CONTINUING ALONG SAID LINE NORTH 82 DEGREES 27 MINUTES 46 SECONDS EAST A DISTANCE OF 2.36 FEET TO THE NORTHWESTERLY CORNER OF THE AMENDED PLAT OF CLAYMONT POINTE 9TH REPLAT, A SUBDIVISION OF LAND IN GLADSTONE, CLAY COUNTY, MISSOURI, THENCE SOUTH 03 DEGREES 31 MINUTES 41 SECONDS EAST ALONG THE WESTERLY LINE OF SAID AMENDED PLAT OF CLAYMONT POINTE 9TH REPLAT, A DISTANCE OF 126.99 FEET, TO THE SOUTHWESTERLY CORNER OF SAID AMENDED PLAT OF CLAYMONT POINTE 9TH REPLAT, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF NORTHWEST 45TH STREET, THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 36 DEGREES 22 MINUTES 17 SECONDS WEST, A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 51.74 FEET TO THE SOUTHERLY LINE OF SAID LOT 1, AMENDED PLAT OF CLAYMONT POINTE, THENCE SOUTH 87 DEGREES 04 MINUTES 35 SECONDS WEST, ALONG SAID LINE A DISTANCE OF 216.56 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 1.95 ACRES, MORE OR LESS.

Set Permanent Monument
5/8" Iron Bar w/ Cap

DEDICATIONS

PLAT DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as AMENDED PLAT OF CLAYMONT POINTE 17TH REPLAT.

EASEMENT DEDICATION: An easement of license is hereby granted to Gladstone, Missouri, to locate, construct and maintain or authorize the location, construction, maintenance and use of conduits for all and any purpose, water, gas, sewer mains, poles and wires or all or any of them over, under and along the strips marked "Utility Easement or 'U/E'", "Drainage & Utility Easement or 'Drain & U/E'" or "Sewer Easement".

Set Permanent Monument
5/8" Iron Bar w/ Cap 2074

ACKNOWLEDGMENTS

IN TESTIMONY WHEREOF: Blue Valley Investment Corporation, a Missouri Corporation, has by the authority of its President caused this instrument to be executed by its President, this _____ day of _____, 2016.

BLUE VALLEY INVESTMENT CORPORATION

Robert D. Regnier, President

STATE OF MISSOURI)
COUNTY OF _____) S.S.

On this _____ day of _____, 20____, before me appeared Robert D. Regnier to me personally known who being by me duly sworn did say that he is President of BLUE VALLEY INVESTMENT CORPORATION, and that said instrument was signed in behalf of said corporation by authority of its President and said Robert D. Regnier acknowledged 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 at my office in said County and State the day and year last written above.

My Commission Expires: _____

NOTARY PUBLIC



CITY CERTIFICATIONS

This plat of CLAYMONT POINTE AMENDED 17TH REPLAT has been submitted to and approved by the City Planning Commission this _____ day of _____, 2016, and by the City Council this _____ day of _____, 2016.

Planning Commission Chairman, _____

Mayor, Juan Moore _____

City Clerk, Ruth Bocchino _____



BEFORE YOU
DIG - DRILL - BLAST



Call
1-800-344-7483 (MISSOURI)

GENERAL NOTES

1. Basis of Bearing: Amended plat of Claymont Pointe.
2. This plat contains 1.95 acres, more or less.
3. Per FIRM Map Index Community Panel No. 29047C0212E, dated August 3, 2015, This tract of land does not lie within a regulatory floodplain.
4. This plat meets the accuracy requirements for a Urban Class of property.

SURVEYOR STATEMENT:

I hereby state that the plat of CLAYMONT POINTE AMENDED 17TH REPLAT 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 Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and Resource Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: _____

SAM A. AYLETT, PLS 2074

LEGEND

- ▲ Set Permanent Monument
5/8" Iron Bar w/ Cap 2074
(Unless otherwise noted)
- Set Semi-Permanent Monument
1/2" Iron Bar w/ Cap 2074
(Unless otherwise noted)
- Funded Monument
- ⊂ Center Line
- N.T.S. Not to Scale
- R/W Right of Way
- I.T.B. Initial Tangent Bearing
- R Radius
- G/E Gas Easement
- U/E Utility Easement
- B. Book
- Pg Page