

FINAL PLAT OF ROCK CREEK, FIRST PLAT

A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF
SECTION 35, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE
CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

PROPERTY DESCRIPTION
This description was prepared by Scott G. Chrisman, RLS #2594 on July 27, 2023, for project no. 230570. All that part of the Northeast Quarter of Section 35, Township 52 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 35, said point also being the Northwest plot corner of AMBER LAKES - FOURTH PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri; thence S 0°02'07" W, along the East line of the Northeast Quarter of said Section 35 and the West plot line of said AMBER LAKES - FOURTH PLAT and the West plot line of AMBER LAKES - FIFTH PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 704.77 feet; thence N 89°57'53" W, a distance of 225.31 feet; thence S 83°47'36" W, a distance of 140.65 feet; thence S 67°07'19" W, a distance of 123.53 feet; thence Northwest on a curve to the left, said curve having an initial tangent bearing of N 22°52'41" W and a radius of 520.00 feet, an arc distance of 27.88 feet; thence N 25°57'01" W, a distance of 18.24 feet; thence S 68°18'00" W, a distance of 119.31 feet; thence S 89°58'02" W, a distance of 82.27 feet; thence N 0°01'58" W, a distance of 180.57 feet; thence East on a curve to the left, said curve having an initial tangent bearing of N 86°42'20" E and a radius of 350.00 feet, an arc distance of 13.33 feet; thence N 12°27'00" W, a distance of 151.36 feet; thence S 89°58'02" W, a distance of 347.92 feet; thence N 67°52'22" W, a distance of 243.79 feet; thence N 15°39'25" E, a distance of 216.77 feet; thence N 01°22'25" E, a distance of 145.00 feet, to a point on the North line of the Northeast Quarter of said Section 35; thence S 89°47'35" E, along the North line of the Northeast Quarter of said Section 35, a distance of 1226.17 feet, to the Point of Beginning, containing 17.0824 acres, more or less, unplatted land.

PLAT DEDICATION
The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "ROCK CREEK, FIRST PLAT".

EASEMENT DEDICATION
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, post-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 consent, 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 thereof and specifically 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.

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 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 unrestricted use of the lands 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 with the maintenance and use thereof.

SANITARY SEWER EASEMENT
A Sewer Easement (SS/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, over, and upon, as may be necessary, being situated in Kansas City, Missouri ("The City") is hereby granted to The City. By the granting this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters, upon, over, and across said easement or any portion thereof; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with The City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

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 and 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.

PEDESTRIAN RIGHT-OF-WAY
A pedestrian right-of-way easement is hereby granted to Kansas City, Missouri to be used only as a walk for pedestrians upon, over, under and along the strips of land designated "Ped R/W Esm't" with all rights, immunities, privileges and appurtenances; thereto belonging, so that no one shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part hereof. The easement shall be kept free from any and all obstructions which would interfere with the city's use. Owner shall be solely responsible for the construction, maintenance and repair of the easement.

STREET DEDICATION
Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so dedicated.

BUILDING LINES
Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built within this line and the lot line nearest thereon.

RIGHT OF ENTRANCE
The right of entrance and egress in travel along and across 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.

FLOOD PLAIN
The subject property is located in OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain), OTHER FLOOD AREAS, ZONE X, (areas of 0.2% annual chance flood over and above the 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile), and SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE (Base Flood Elevations determined), according to the Clay County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0089 G, effective January 20, 2017.

The lands herein platted lie totally or partially within the limits of a regulatory floodplain, as designated on the official floodplain documents and are subject to the restrictions of Chapter 28, Code of Ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X - Federal Insurance Administration, Subchapter B - National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the boundaries as shown herein may be modified from time to time. Therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri and the Federal Emergency Management Administration.

MAINTENANCE OF TRACTS
Tracts A, B, C and D are hereby reserved as Private Open Space and shall be maintained by the ROCK CREEK Homes Association, Inc. pursuant to the Declaration of Covenants, Restrictions, Easements, Charges, Assessments and Liens for ROCK CREEK recorded as Document No. _____ in Book _____ at Page _____ of _____ Supplemental and amended.

The developer elects to pay the City of Kansas City, Missouri, a sum of \$45,622.02 in lieu of require parkland dedicating for 32 single family units pursuant to Section 88-408-C of the Zoning and Development Code.

STREET GRADES
The Street Grades for NE 104th Street were previously established by Ordinance No. _____ passed _____ day of _____, 20____.

BUILDING SETBACKS
Fronts 25', Side= 5', Rear= 15', Side (Corner Lots)= 15'

EXECUTION
IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20____.

ROBERTSON CONSTRUCTION, LLC
By: _____
Jim Robertson, Authorized Member

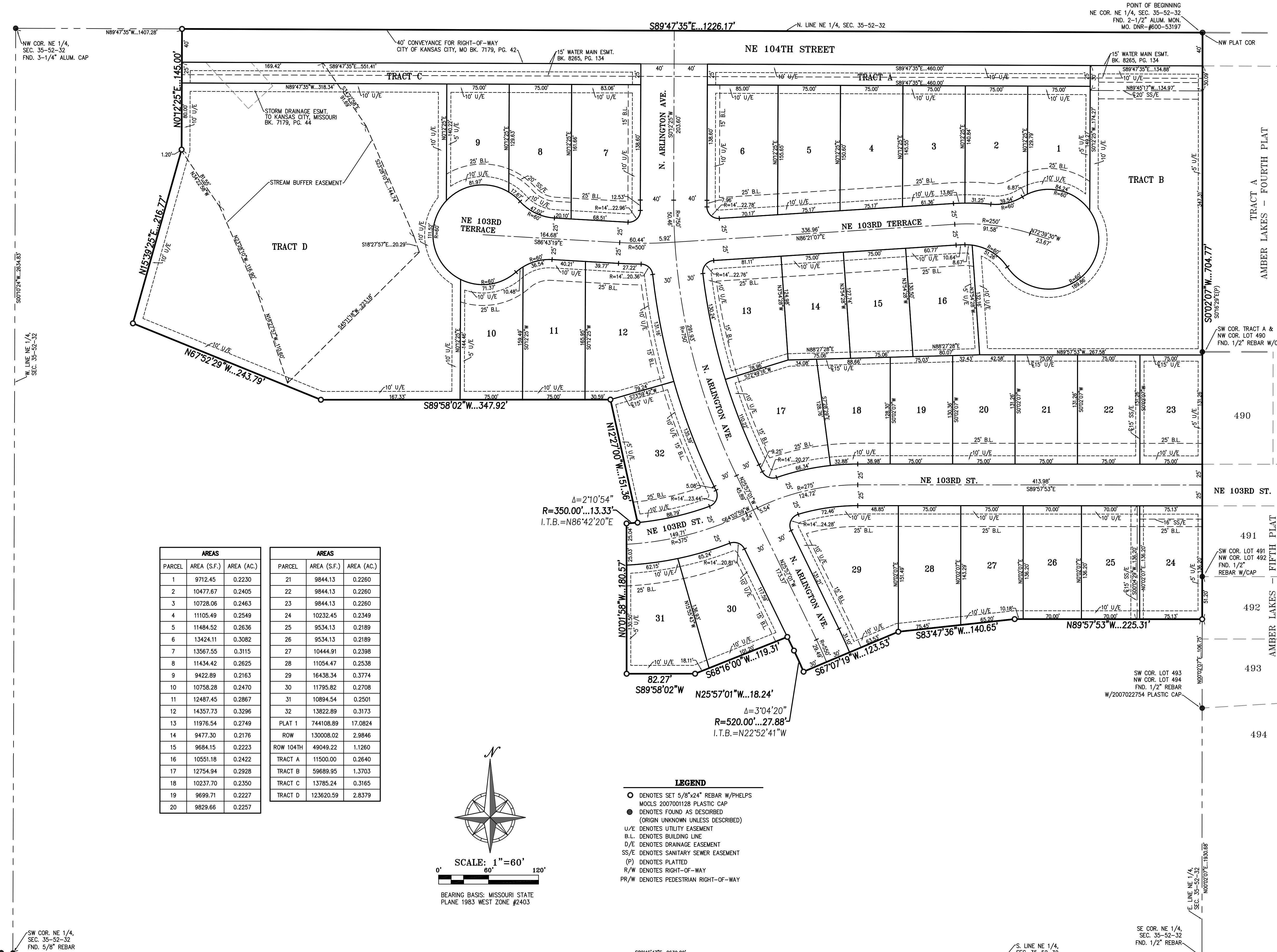
ACKNOWLEDGEMENT
STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Jim Robertson, Authorized Member of ROBERTSON CONSTRUCTION, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

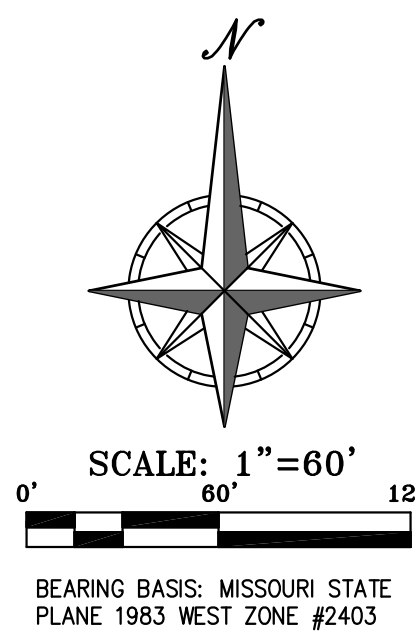
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

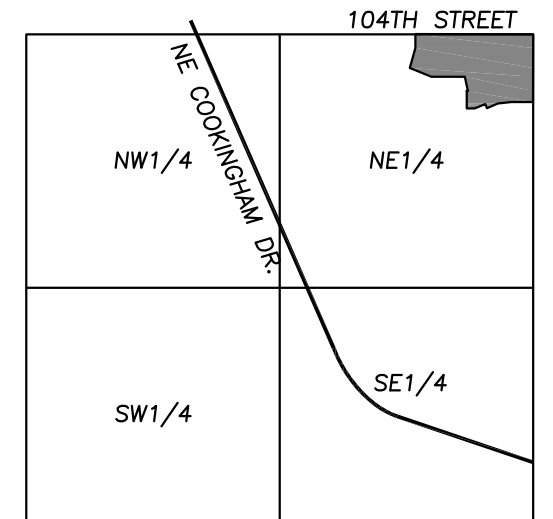
Print Name: _____



AREAS			AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
1	9712.45	0.2230	21	9844.13	0.2260
2	10477.67	0.2405	22	9844.13	0.2260
3	10728.06	0.2463	23	9844.13	0.2260
4	11105.49	0.2549	24	10232.45	0.2349
5	11484.52	0.2636	25	9534.13	0.2189
6	13424.11	0.3082	26	9534.13	0.2189
7	13567.55	0.3115	27	10444.91	0.2398
8	11434.42	0.2625	28	11054.47	0.2538
9	9422.89	0.2163	29	16438.34	0.3774
10	10758.28	0.2470	30	11795.82	0.2708
11	12487.45	0.2867	31	10894.54	0.2501
12	14357.73	0.3296	32	13822.89	0.3173
13	11978.54	0.2749	PLAT 1	744108.89	17.0824
14	9477.30	0.2176	ROW	130008.02	2.9846
15	9684.15	0.2223	ROW 104TH	49049.22	1.1260
16	10551.18	0.2422	TRACT A	11500.00	0.2640
17	12754.94	0.2928	TRACT B	59689.95	1.3703
18	10237.70	0.2350	TRACT C	13785.24	0.3165
19	9699.71	0.2227	TRACT D	123620.59	2.8379
20	9829.66	0.2257			



- DENOTES SET 5/8"x24" REBAR W/HELPS
- DENOTES FOUND AS DESCRIBED
- (ORIGIN UNKNOWN UNLESS DESCRIBED)
- U/E DENOTES UTILITY EASEMENT
- B/L DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- SS/E DENOTES SANITARY SEWER EASEMENT
- (P) DENOTES PLATTED
- R/W DENOTES RIGHT-OF-WAY
- PR/W DENOTES PEDESTRIAN RIGHT-OF-WAY



THE PLAT TITLED "ROCK CREEK, FIRST PLAT", HAS BEEN PREPARED FOR ROBERTSON CONSTRUCTION, AND IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, IN JUNE 2023, AND THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY, AND THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS, AND THE DEPARTMENT OF AGRICULTURE, LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



DEVELOPER:
ROBERTSON CONSTRUCTION, LLC
ATTN: JIM ROBERTSON
PO BOX 876
LIBERTY, MO 64069

APPROVALS
CITY PLAN COMMISSION PUBLIC WORKS
Approved: _____ Director: 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 _____, 2022.
Mayor Quinton Lucas City Clerk Marilyn Sanders

VICINITY MAP
SEC. 35-52N.-32W.
SCALE: 1"=2000'
PEI #230570 - 1/9/2024

PHelps ENGINEERING, INC.
1200 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - 15-82
ENGINEERING - 91
IMPLEMENTATION

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING - 200700128
ENGINEERING - 2007000508