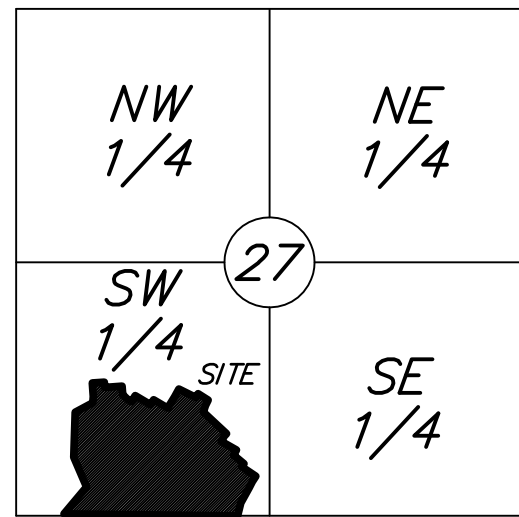
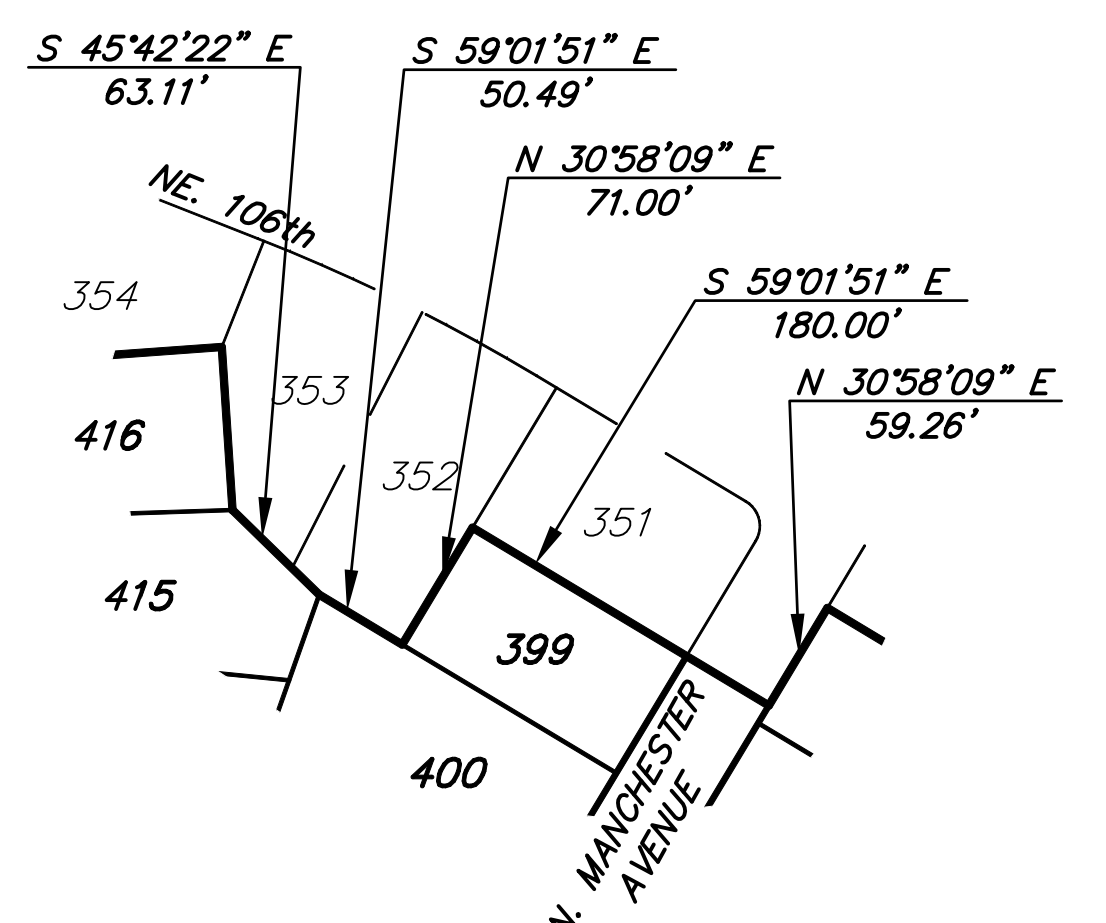


FINAL PLAT KELLYBROOK SEVENTH PLAT

in the SW 1/4 of Sec. 27, Twp. 52, Rng. 32
Kansas City, Clay County, Missouri

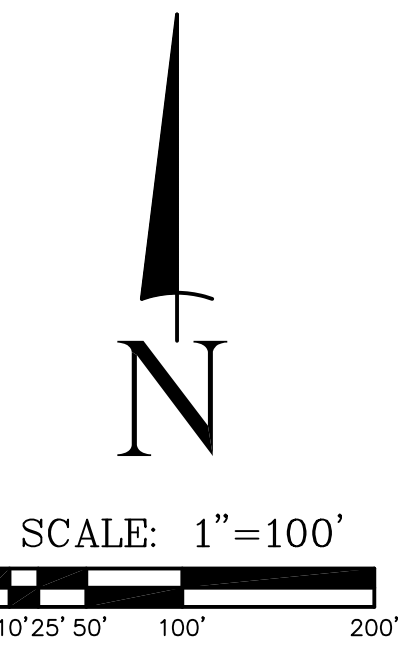


SECTION LOCATION
Sec. 27, Twp. 52, Rng. 32
(Not to Scale)

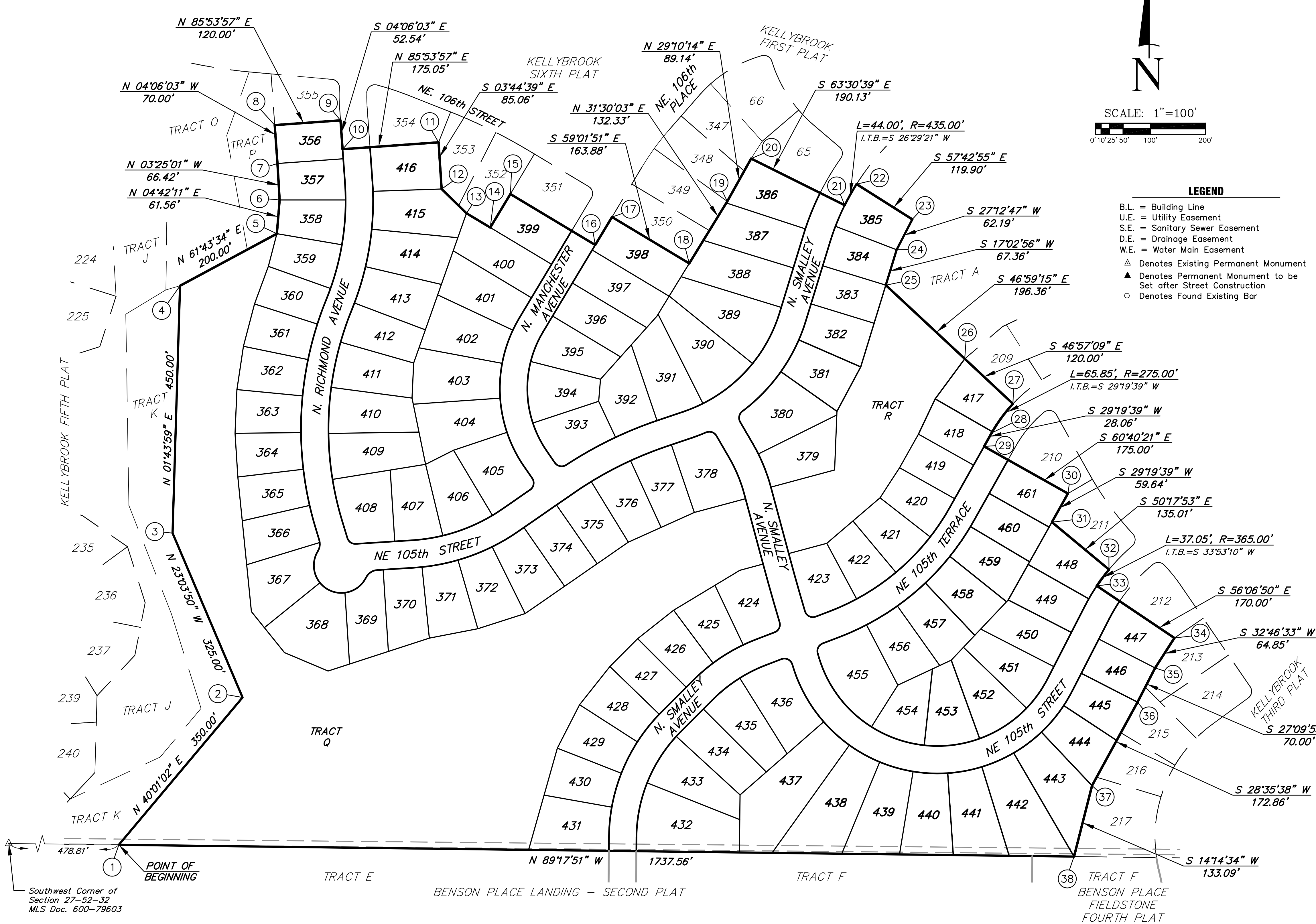


LEGAL DESCRIPTION:

All that part of the Southwest Quarter of Section 27, Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows:
Beginning at the Southeast Corner of Tract K, KELLYBROOK FIFTH PLAT, a subdivision in said City and State, said point being South 89°17'51" East, 478.81 feet from the Southwest Corner of said Section 27;
Thence North 40° 01' 02" East, a distance of 350.00 feet; this and the following two (2) courses being along said KELLYBROOK FIFTH PLAT;
Thence North 23°03'50" West, a distance of 325.00 feet;
Thence North 01°43'59" East, a distance of 450.00 feet, to a point on the Southerly Boundary of Tract O, KELLYBROOK SIXTH PLAT, a subdivision in said City and State;
Thence North 61°43'34" East, a distance of 200.00 feet; this and the following fifteen (15) courses being along said KELLYBROOK SIXTH PLAT;
Thence North 04°42'11" East, a distance of 61.56 feet;
Thence North 03°25'01" West, a distance of 66.42 feet;
Thence North 04°06'03" West, a distance of 70.00 feet;
Thence North 85°53'57" East, a distance of 120.00 feet;
Thence North 04°06'03" East, a distance of 175.05 feet;
Thence North 85°53'57" East, a distance of 175.05 feet;
Thence South 03°44'39" East, a distance of 85.06 feet;
Thence South 45°42'22" East, a distance of 63.11 feet;
Thence South 59°01'51" East, a distance of 50.49 feet;
Thence North 30°58'09" East, a distance of 71.00 feet;
Thence South 59°01'51" East, a distance of 180.00 feet;
Thence North 30°58'09" East, a distance of 59.26 feet;
Thence South 59°01'51" East, a distance of 163.88 feet;
Thence North 31°30'03" East, a distance of 132.33 feet;
Thence North 29°10'14" East, a distance of 89.14 feet, to the most Westerly Corner of Lot 65, KELLYBROOK FIRST PLAT, a subdivision in said City and State;
Thence South 63°30'39" East, a distance of 190.13 feet to a point on a curve, this and the following six (6) courses being along said KELLYBROOK FIRST PLAT;
Thence Northeastly along a curve to the right, to which the preceding course is radial, having a radius of 435.00 feet, an arc distance of 44.00 feet;
Thence South 57°42'55" East, along a line radial to the preceding course, a distance of 119.90 feet;
Thence South 27°12'47" West, a distance of 62.19 feet;
Thence South 17°02'56" West, a distance of 67.36 feet;
Thence South 46°59'15" East, a distance of 196.36 feet;
Thence South 27°12'47" West, a distance of 62.19 feet;
Thence South 17°02'56" West, a distance of 67.36 feet;
Thence South 46°59'15" East, a distance of 196.36 feet to the most Westerly Corner of Lot 209, KELLYBROOK THIRD PLAT, a subdivision in said City and State;
Thence South 46°57'09" East, a distance of 120.00 feet to a point on a curve; this and the following twelve (12) courses being along said KELLYBROOK THIRD PLAT;
Thence Southwesterly along a curve to the left, to which the preceding course is radial, having a radius of 275.00 feet, an arc distance of 65.85 feet to a point of tangency;
Thence South 29°19'39" West, a distance of 28.06 feet;
Thence South 60°40'21" East, a distance of 175.00 feet;
Thence South 29°19'39" West, a distance of 59.64 feet;
Thence South 50°17'53" East, a distance of 135.01 feet to a point on a curve;
Thence Southwesterly along a curve to the left, to which the preceding course is radial, having a radius of 365.00 feet, an arc distance of 37.05 feet;
Thence South 56°06'50" East, along a line radial to the preceding course, a distance of 170.00 feet;
Thence South 32°46'33" West, a distance of 64.85 feet;
Thence South 27°09'55" West, a distance of 70.00 feet;
Thence South 28°35'38" West, a distance of 172.86 feet;
Thence South 14°14'34" West, a distance of 133.09 feet to a point on the South line of the Southwest Quarter of said Section 27;
Thence North 89°17' 51" West, along said South line, a distance of 1737.56 feet to the Point of Beginning;



- LEGEND**
- B.L. = Building Line
 - U.E. = Utility Easement
 - S.E. = Sanitary Sewer Easement
 - D.E. = Drainage Easement
 - W.E. = Water Main Easement
 - ▲ Denotes Existing Permanent Monument
 - ▲ Denotes Permanent Monument to be Set after Street Construction
 - Denotes Found Existing Bar



DEVELOPED BY:
STAR DEVELOPMENT CORPORATION
244 W. Mill Street, Suite 101
Liberty, MO 64068
Ph: (816) 781-3322
Attn: Tim Harris

SURVEYOR'S CERTIFICATION:
I hereby certify that the plat of KELLYBROOK SEVENTH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current standards as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.

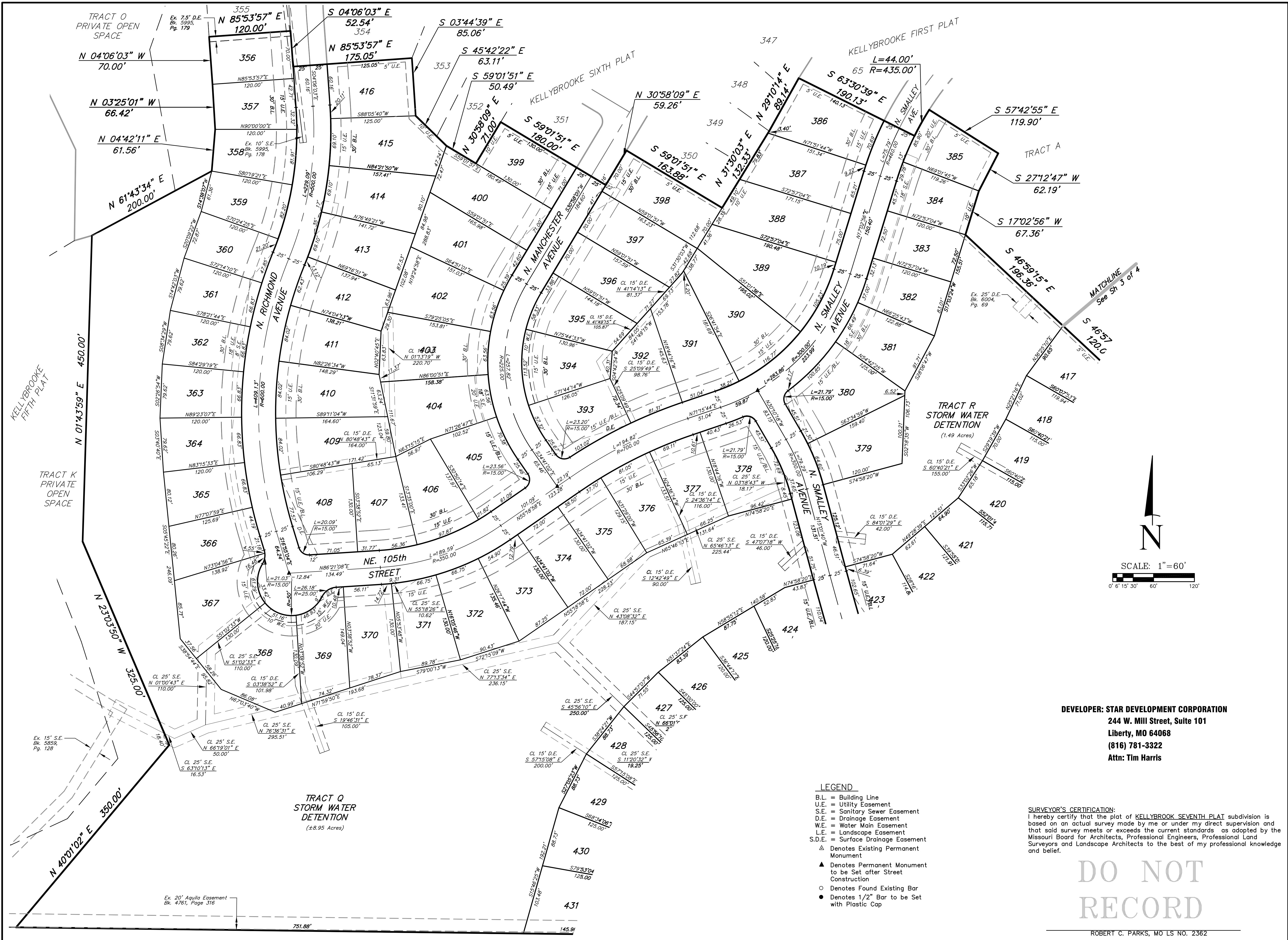
**DO NOT
RECORD**

ROBERT C. PARKS, MO LS NO. 2362

WEISKIRCH & PARKS ENGINEERS, INC.
MO. CERTIFICATE OF AUTHORITY
L.S. No. 000247
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816) 254-5000 FAX: (816) 252-9712
WPKC@WPKC.COM

**FINAL PLAT
KELLYBROOK SEVENTH PLAT
IN THE SW QUARTER OF SEC. 27, TWP. 52, RNG 32
KANSAS CITY, CLAY COUNTY, MISSOURI**

REV	DESCRIPTION	DATE
1	No Changes to this Sheet	1/29/24
REVISIONS		
JOB NO.	4439	
SCALE:	NOTED	
DATE:	12/11/23	
DRAFTER:	T.K.O.	
CHKD:	B.P.	
SHEET NO.	1 OF 4	



DEVELOPER: STAR DEVELOPMENT CORPORATION
 244 W. Mill Street, Suite 101
 Liberty, MO 64068
 (816) 781-3322
 Attn: Tim Harris

- LEGEND**
- B.L. = Building Line
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 - D.E. = Drainage Easement
 - W.E. = Water Main Easement
 - L.E. = Landscape Easement
 - S.D.E. = Surface Drainage Easement
 - ▲ Denotes Existing Permanent Monument
 - ▲ Denotes Permanent Monument to be Set after Street Construction
 - Denotes Found Existing Bar
 - Denotes 1/2" Bar to be Set with Plastic Cap

SURVEYOR'S CERTIFICATION:
 I hereby certify that the plat of KELLYBROOK SEVENTH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current standards as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.

DO NOT RECORD

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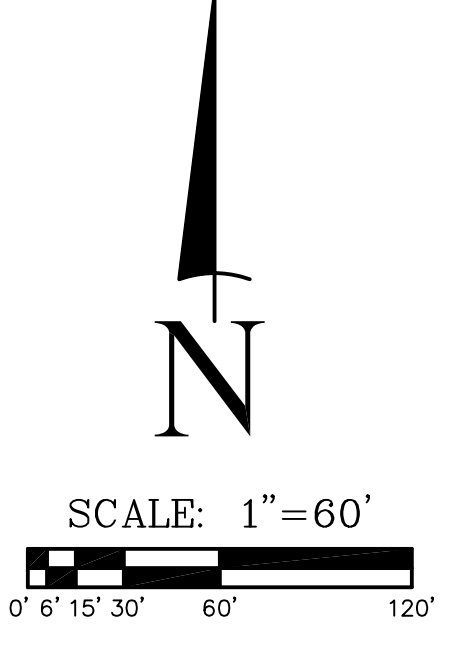
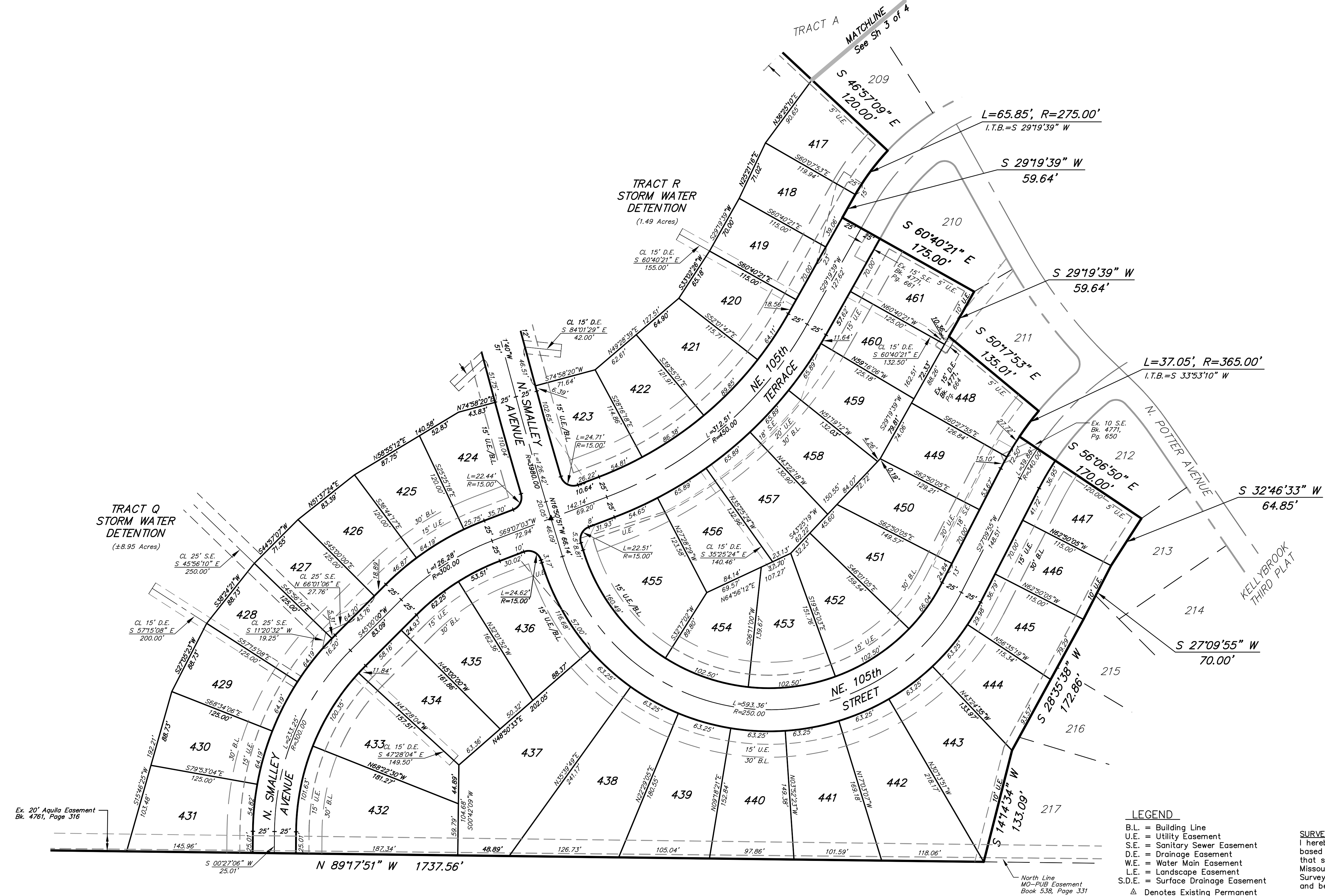
**FINAL PLAT
 KELLYBROOK SEVENTH PLAT
 IN THE SW QUARTER OF SEC. 27, TWP. 52, RNG. 32
 KANSAS CITY, CLAY COUNTY, MISSOURI**

REV	DESCRIPTION	DATE
1	No Changes to this Sheet	1/29/24
JOB NO. 4439		
SCALE: NOTED		
DATE: 12/11/23		
DRAFTER: T.K.O.		
CHKD: B.P.		
SHEET NO. 2 OF 4		

**FINAL PLAT
 KELLYBROOK SEVENTH PLAT
 IN THE SW QUARTER OF SEC. 27, TWP. 52, RNG. 32
 KANSAS CITY, CLAY COUNTY, MISSOURI**

REV	DESCRIPTION	DATE
1	No Changes to this Sheet	1/29/24

JOB NO.	4439
SCALE:	NOTED
DATE:	12/11/23
DRAFTER:	T.K.O.
CHKD:	B.P.
SHEET NO.	3 of 4



DEVELOPER: STAR DEVELOPMENT CORPORATION
 244 W. Mill Street, Suite 101
 Liberty, MO 64068
 (816) 781-3322
 Attn: Tim Harris

- LEGEND**
- B.L. = Building Line
 - U.E. = Utility Easement
 - S.E. = Sanitary Sewer Easement
 - D.E. = Drainage Easement
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**DO NOT
 RECORD**

ROBERT C. PARKS, MO LS NO. 2362

Ex. 20' Aquila Easement
 Bk. 4761, Page 316

North Line
 MO-PUB Easement
 Book 536, Page 331

LEGAL DESCRIPTION:

All that part of the Southwest Quarter of Section 27, Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows: Beginning at the Southeast Corner of Tract K, KELLYBROOK FIFTH PLAT, a subdivision in said City and State, said point being South 89°17'51" East, 478.81 feet from the Southwest Corner of said Section 27; Thence North 40° 01' 02" East, a distance of 350.00 feet, this and the following two (2) courses being along said KELLYBROOK FIFTH PLAT; Thence North 23°03'50" West, a distance of 325.00 feet; Thence North 01°43'59" East, a distance of 450.00 feet, to a point on the Southerly Boundary of Tract O, KELLYBROOK SIXTH PLAT, a subdivision in said City and State; Thence North 61°43'34" East, a distance of 200.00 feet, this and the following fifteen (15) courses being along said KELLYBROOK SIXTH PLAT; Thence North 04°42'11" East, a distance of 61.56 feet; Thence North 03°25'01" West, a distance of 66.42 feet; Thence North 04°06'03" West a distance of 70.00 feet; Thence North 85°53'57" East, a distance of 120.00 feet; Thence South 04°06'03" East, a distance of 52.54 feet; Thence North 85°53'57" East, a distance of 175.05 feet; Thence South 03°44'39" East, a distance of 85.06 feet; Thence South 45°42'22" East, a distance of 63.11 feet; Thence South 59°01'51" East, a distance of 50.49 feet; Thence North 30°58'09" East, a distance of 71.00 feet; Thence South 59°01'51" East, a distance of 180.00 feet; Thence North 30°58'09" East, a distance of 59.26 feet; Thence South 59°01'51" East, a distance of 163.88 feet; Thence North 31°30'03" East, a distance of 132.33 feet; Thence North 29°10'14" East, a distance of 89.14 feet, to the most Westerly Corner of Lot 65, KELLYBROOK FIRST PLAT, a subdivision in said City and State; Thence South 63°30'39" East, a distance of 190.13 feet to a point on a curve, this and the following six (6) courses being along said KELLYBROOK FIRST PLAT; Thence Northeasterly along a curve to the right, to which the preceding course is radial, having a radius of 435.00 feet, an arc distance of 44.00 feet; Thence South 57°42'55" East, along a line radial to the preceding course, a distance of 119.90 feet; Thence South 27°12'47" West, a distance of 62.19 feet; Thence South 17°02'56" West, a distance of 67.36 feet; Thence South 46°59'15" East, a distance of 196.36 feet to the most Westerly Corner of Lot 209, KELLYBROOK THIRD PLAT, a subdivision in said City and State; Thence South 46°57'09" East, a distance of 120.00 feet to a point on a curve; this and the following twelve (12) courses being along said KELLYBROOK THIRD PLAT; Thence Southwesterly along a curve to the left, to which the preceding course is radial, having a radius of 275.00 feet, an arc distance of 65.85 feet to a point of tangency; Thence South 29°19'39" West, a distance of 28.06 feet; Thence South 60°40'21" East, a distance of 175.00 feet; Thence South 29°19'39" West, a distance of 59.64 feet; Thence South 50°17'53" East, a distance of 135.01 feet to a point on a curve; Thence Southwesterly along a curve to the left, to which the preceding course is radial, having a radius of 365.00 feet, an arc distance of 37.05 feet; Thence South 56°06'50" East, along a line radial to the preceding course, a distance of 170.00 feet; Thence South 32°46'33" West, a distance of 64.85 feet; Thence South 27°09'55" West, a distance of 70.00 feet; Thence South 28°35'38" West, a distance of 172.86 feet; Thence South 14°14'34" West, a distance of 133.09 feet to a point on the South line of the Southwest Quarter of said Section 27; Thence North 89°17' 51" West, along said South line, a distance of 1737.56 feet to the Point of Beginning;

Containing 42.19 acres, more or less.

Table with 2 columns: LAND DATA and AREA. Rows include Total Land Area (42.19 acres), Land Area for Proposed and Existing Right of Way (5.48 acres), Net Land Area (36.71 acres), PLAT DATA and COUNT (106 lots, 2 tracts).

STATE PLANE COORDINATES table with columns: Point, Northing, Easting. STATE PLANE TRAVERSE TABLE with columns: FROM, NORTHING, EASTING, DIRECTION, GRID DISTANCE, TO.

NOTE: THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (1983 AND AS AMENDED), WEST ZONE AND USING A COMBINED GRID FACTOR OF 0.9998974. THE COORDINATES ARE LISTED IN METERS.

NOTE: Existing easement information was obtained from the Informational Report prepared by Thomson-Affinity Title, LLC, File No.: 236188.

FINAL PLAT KELLYBROOK SEVENTH PLAT

in the SW 1/4 of Sec. 27, Twp. 52, Rng. 32 Kansas City, Clay County, Missouri

Table with columns: LOCATION, STREET GRADES, ELEV., V.C.T. Lists street grades for N. Richmond Avenue, N. Manchester Avenue, N. Smalley Avenue, and N. Smalley Avenue/NE 105th Terrace.

The street grades for the adjoining portions of N. Smalley Avenue were established with the recorded plat of KELLYBROOK FIRST PLAT, Ordinance No. 020353, Dated 4/04/2002.

The street grades for the adjoining portions of NE 105th Street and NE 105th Terrace were established with the recorded plat of KELLYBROOK THIRD PLAT, Ordinance No. 041321, Dated 12/9/2004.

The street grades for the adjoining portions of N. Richmond Avenue and N. Manchester Avenue were established with the recorded plat of KELLYBROOK SIXTH PLAT, Ordinance No. 220464, Dated 6/9/2022.

PRIVATE OPEN SPACE: Private open space (Tract R) shown on this plat is not used to satisfy the required parkland dedication, pursuant to Section 88-405-17-E of the Zoning and Development Code. Following is a summary of Parkland Dedication Requirements per phase of Development at a rate of 3.7 persons per unit x 0.006 acres:

Table listing Parkland Dedication Required for various tracts: KELLYBROOK FIRST PLAT (1.62 acres), SECOND PLAT (1.58 acres), THIRD PLAT (1.62 acres), FOURTH PLAT (0.02 acres), FIFTH PLAT (1.38 acres), SIXTH PLAT (1.67 acres), SEVENTH PLAT (2.35 acres).

Total Parkland Dedication Required: 10.24 acres

Following is a summary of Parkland dedicated and Private Open Space dedicated in lieu of Parkland for this Development to date:

Table listing Parkland and Private Open Space: KELLYBROOK FIRST PLAT (6.08 acres), SECOND PLAT (4.40 acres), THIRD PLAT (0.23 acres), FOURTH PLAT (0.00 acres), FIFTH PLAT (1.97 acres), SIXTH PLAT (No Improvements), SEVENTH PLAT (No Improvements).

Total Parkland/Improved Open Space Provided: 12.68 acres

MAINTENANCE OF TRACTS: Tract Q is to be used for stormwater detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the approved Covenant to Maintain Storm Water Detention and BMP Facilities Agreement recorded simultaneously with this plat.

Tract R is to be used for Private Open Space and their maintenance shall be the responsibility of the Kellybrook Homes Association, Inc. as described in the Supplemental Declaration of Covenants, Restrictions, Easements, Charges, Assessments and Liens for Kellybrook (7th Plat Annexation) recorded simultaneously with this plat.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter be known as KELLYBROOK SEVENTH 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, surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad 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 covenant, 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 of the aforesaid uses and specifically there shall not be built 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 and 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 safe and unrestricted use of the land 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 may interfere with the maintenance and use thereof.

SEWER EASEMENT: A sewer easement (S/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through land lying, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. By the granting of this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing or roadways, curbing and gutters along, upon, over or 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 or independent contractors shall have the right to go upon the above described tracts of land, for the purpose of laying, 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.

STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby 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 between this line and the lot line nearest thereto.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within 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 Services 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.

FLOODPLAIN: The subject property is located in "ZONE X" (Areas of Minimal Flooding) according to the Clay County, Missouri Flood Insurance Rate Map (FIRM), Map Number 29095C0086G, map revised January 20, 2017.

IN WITNESS WHEREOF: STAR DEVELOPMENT CORPORATION, a Missouri Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its President this _____ day of _____.

STAR DEVELOPMENT CORPORATION Timothy D. Harris, President

State of Missouri County of)) S.S.

Be it remembered that on this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Timothy D. Harris, to me personally known, who being by me duly sworn, did say that he is President of STAR DEVELOPMENT CORPORATION, a Missouri Corporation, and that the seal affixed to this 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 Board of Directors and said Timothy D. Harris 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 in my office the day and year last above written.

My Commission Expires: _____

Notary Public

CITY PLAN COMMISSION PUBLIC WORKS

Approved Date: _____

Case Number: _____ Michael J. Show, Director

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 _____, 20____.

Mayor Quinton Lucas City Clerk Marilyn Sanders

COUNTY RECORDING INFORMATION

Table with columns: PLAT DEDICATION, PRIVATE OPEN SPACE DEDICATION, RECORD AS. Values include: Reserved for County Recording Stamp, 0 acres Parkland, Plat.

SURVEYOR'S CERTIFICATION: I hereby certify that the plat of KELLYBROOK SEVENTH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current standards as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.

DO NOT RECORD

ROBERT C. PARKS, MO LS NO. 2362

WEISKIRCH & PARKS ENGINEERS, INC. MO. CERTIFICATE OF AUTHORITY L.S. No. 000247 111 NORTH MAIN, SUITE #10 INDEPENDENCE, MISSOURI 64050 (816)254-5000 FAX: (816)252-9712 WPKC@WPKC.COM

FINAL PLAT KELLYBROOK SEVENTH PLAT IN THE SW QUARTER OF SEC. 27, TWP. 52, RNG 32 KANSAS CITY, CLAY COUNTY, MISSOURI

Table with columns: REMISSIONS, DATE, JOB NO., SCALE, DATE, DRAFTER, CH'KD, SHEET NO. Values include: 1/29/24, 4439, NOTED, 12/11/23, T.K.O., B.P., 4 of 4