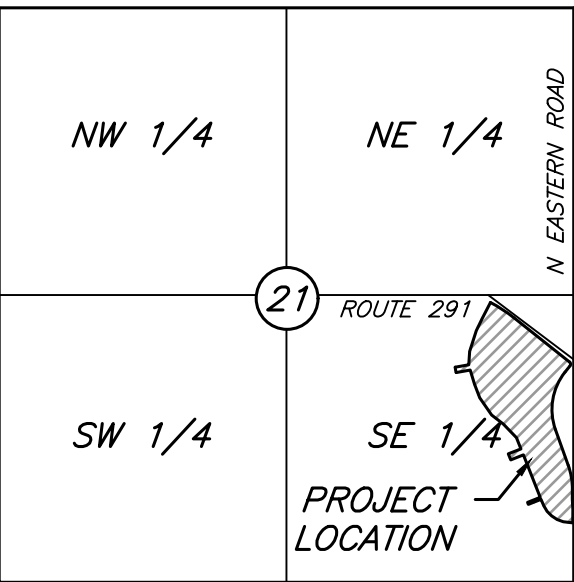


FINAL PLAT
NORTHSTAR VILLAS

A REPLAT OF LOT 13B, NORTH STAR AT AUBURNDALE SUBDIVISION
SE 1/4, SECTION 21, TOWNSHIP 52 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI



VICINITY MAP
SEC. 21-52-32
N.T.S.

CLIENT:
Star Development
Robert De La Fuente
244 W. Mill St. Ste. 101
Liberty, MO 64068

PROPERTY ADDRESS:
7151 NE Cockingham Drive
Kansas City, MO 64156

IN WITNESS WHEREOF:

STAR DEVELOPMENT CORPORATION, A MISSOURI CORPORATION HAS CAUSED
THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____
2024.

TIMOTHY D. HARRIS, PRESIDENT

STATE OF MISSOURI
COUNTY OF CLAY

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____
2024, 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 THE
PRESIDENT OF STAR DEVELOPMENT CORPORATION AND THAT SAID INSTRUMENT
WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT 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 SEAL
ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

CITY PLAN COMMISSION: PUBLIC WORKS:

APPROVED DATE: March 19, 2024
CASE NUMBER: CLD-FnPlat-2024-00002

MICHAEL J. SHAW
DIRECTOR

CITY 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_____.

QUINTON LUCAS
MAYOR

MARILYN SANDERS
CITY CLERK

COUNTY RECORDING INFORMATION

Plat Dedication:	Reserved for County Recording Stamp
NORTHSTAR VILLAS	
Private Open Space Dedication:	
0.43 Acres	
Record As:	
Plat	

MAINTENANCE OF TRACT:

TRACT A AND TRACT D ARE TO BE USED AS DETENTION FACILITIES AND BOTH SHALL BE MAINTAINED BY
THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE
COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY AND BMPs FOR NORTHSTAR VILLAS RECORDED
SIMULTANEOUSLY WITH THIS PLAT.

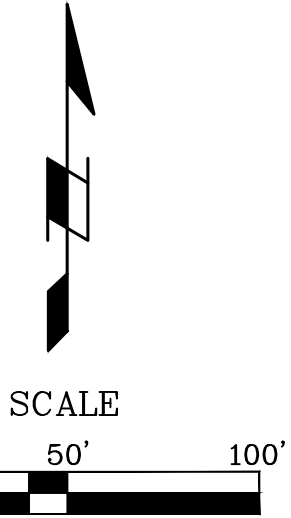
MAINTENANCE OF TRACTS:

TRACTS B AND C ARE TO BE USED FOR PRIVATE OPEN SPACE AND TRAILS AND SHALL BE MAINTAINED BY
THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE
COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PARKLAND LANGUAGE:

DEVELOPER HAS ELECTED TO PAY THE PARKLAND FEES THROUGH A COMBINATION OF DEDICATION OF
PRIVATE OPEN SPACE AND MONEY IN LIEU OF PARKLAND. THE DEDICATION REQUIRED IS AS FOLLOWS: 34
SINGLE FAMILY LOTS X 3.7 X0.006 = 0.7548 ACRES OF PARKLAND REQUIRED.

THE PRIVATE OPEN SPACE IS SHOWN AS TRACT C ON THIS PLAT. TRACT C CONTAINS 288 LINEAR FEET
OF TRAIL 50 LINEAR FEET IN WIDTH CREDITED TO PARKLAND WHICH IS 0.33058 ACRES OF THE REQUIRED
0.7548 ACRES. DEVELOPER ELECTS TO PAY THE REMAINING 0.42422 ACRES THROUGH A PAYMENT IN LIEU
OF PARKLAND IN THE AMOUNT OF \$27,243.48 (0.42422 X \$64,220.18) WITH THIS FINAL PLAT.



LEGEND

- - MONUMENT FOUND AS NOTED
- - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- (P) - PLATTED DISTANCE
- (M) - MEASURED DISTANCE
- (R) - DRAINAGE EASEMENT
- R/W - RIGHT OF WAY
- S/E - SANITARY SEWER EASEMENT
- U/E - UTILITY EASEMENT
- D/E - DRAINAGE EASEMENT
- B/L - BUILDING SETBACK LINE

TITLE DESCRIPTION:

A part of Lot 13, NORTH STAR AT AUBURNDALE SUBDIVISION, a subdivision of land recorded November 22, 2017 and filed
as Instrument Number 2017039885 in Book I, Page 13.1, in The City of Kansas City, Clay County, Missouri, said Lot being
more particularly described as follows:
Beginning at the North corner of Lot 1, NORTH STAR AT AUBURNDALE SUBDIVISION; Thence South 68°20'54" West, along the
North line of said Lot 1, 125.00 feet, to the East Right-of-Way line of Bristol Avenue, as established by MEADOWS OF
AUBURNDALE SECOND PLAT, a subdivision of land recorded June 21, 2006 as Instrument Number 2006026523 in Book 5,
Page 66; Thence North 21°39'06" West, along said East Right-of-Way line, 60.00 feet; Thence North 68°20'54" East, 124.29
feet, departing said East Right-of-Way line; Thence North 21°39'06" West, 111.24 feet; Thence North 43°55'57" West,
173.28 feet; Thence North 52°08'53" West, 136.64 feet; Thence North 34°50'38" West, 191.83 feet; Thence North 20°54'43" West,
134.02 feet; Thence North 16°59'06" West, 136.19 feet; Thence South 79°56'12" West, 130.65 feet, to a point on
said East Right-of-Way line of Bristol Avenue; Thence along said East Right-of-Way line, on a curve to the right, having
an initial tangent bearing North 13°04'48" West, a radius of 475.00 feet and an arc length of 50.02 feet; Thence North
79°56'12" East, 126.42 feet, departing said East Right-of-Way line; Thence North 03°46'43" East, 122.95 feet; Thence
North 17°41'12" East, 200.31 feet; Thence North 25°42'57" East, 124.46 feet; Thence North 27°22'04" East, 164.43 feet, to
a point on the South Right-of-Way line of Missouri State Highway Route 291, as now established; Thence along said South
Right-of-Way line, on a curve to the right, having an initial tangent bearing South 62°25'29" East, a radius of 1366.39
feet and an arc length of 260.75 feet; Thence South 51°29'26" East, continuing on said South Right-of-Way line, 651.49
feet; Thence continuing along said South Right-of-Way line, on a curve to the right, tangent to the last described course,
having a radius of 25.00 feet and an arc length of 39.27 feet, to the West Right-of-Way line of Eastern Avenue, as now
established; Thence South 38°30'34" West, along said West Right-of-Way line, 73.10 feet; Thence continuing along said West
Right-of-Way line, on a curve to the left, tangent to the last described course, having a radius of 552.00 feet and an
arc length of 560.92 feet; Thence South 19°42'43" East, continuing along said West Right-of-Way line, 310.48 feet; Thence
South 84°29'01" West, 363.41 feet, to the West line of Lot 13, said NORTH STAR AT AUBURNDALE SUBDIVISION; Thence North
21°39'06" West, along said West line, 103.78 feet, to the Point of Beginning. Contains 834,913 square feet or 19.17 acres
more or less.

Description prepared by John B Young, PLS-2006016647.

PROPERTY DESCRIPTION:

A part of Lot 13, NORTH STAR AT AUBURNDALE SUBDIVISION, a subdivision of land recorded November 22, 2017 and filed
as Instrument Number 2017039885 in Book I, Page 13.1, in The City of Kansas City, Clay County, Missouri, said Lot
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West, 173.28 feet; Thence North 52°08'53" West, 136.64 feet; Thence North 34°50'38" West, 191.83 feet; Thence North
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along said South Right-of-Way line, on a curve to the right, having an initial tangent bearing South 62°25'29" East, a
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Right-of-Way line, 651.49 feet; Thence continuing along said South Right-of-Way line, on a curve to the right, tangent
to the last described course, having a radius of 25.00 feet and an arc length of 39.27 feet, to the West Right-of-Way
line of Eastern Avenue, as now established; Thence South 38°30'34" West, along said West Right-of-Way line, 73.10 feet;
Thence continuing along said West Right-of-Way line, on a curve to the left, tangent to the last described course, having
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Right-of-Way line, 310.48 feet; Thence South 84°29'01" West, 363.41 feet, to the West line of Lot 13, said NORTH STAR
AT AUBURNDALE SUBDIVISION; Thence North 21°39'06" West, along said West line, 103.78 feet, to the Point of Beginning.
Contains 834,913 square feet or 19.17 acres more or less.

PLAT DEDICATION:

THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE
MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

"NORTHSTAR VILLAS"

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, 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 OBTAINING 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, UNDER, 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 THEY
LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON,
OVER OR ACROSS SAID SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT
FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OF PURPOSE OF LAYING,
CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND
APPURTENANCES.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY
DEDICATED.

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 DELIVER 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.

BUILDING LINES:

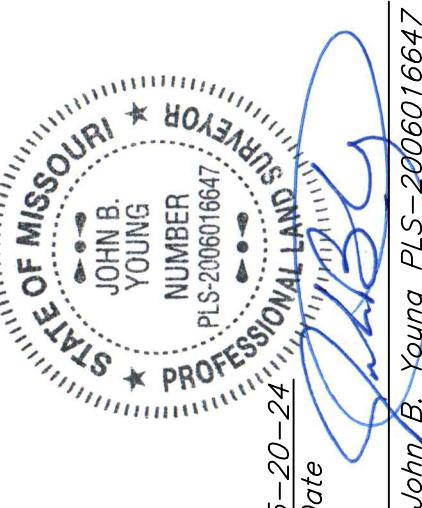
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDINGS OR
PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

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 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.

CERTIFICATION:

I hereby certify that this drawing is based on an actual field
survey made by me or under my direct supervision on the 26th
day of September, 2022 and that said survey meets or exceeds
the current Missouri Standards for Property Boundary Surveys, as
established by the Missouri Board of Professional Land Surveyors,
Engineers and Land Surveyors and the Missouri Department of
Natural Resources, Division of Geology and Land Survey.

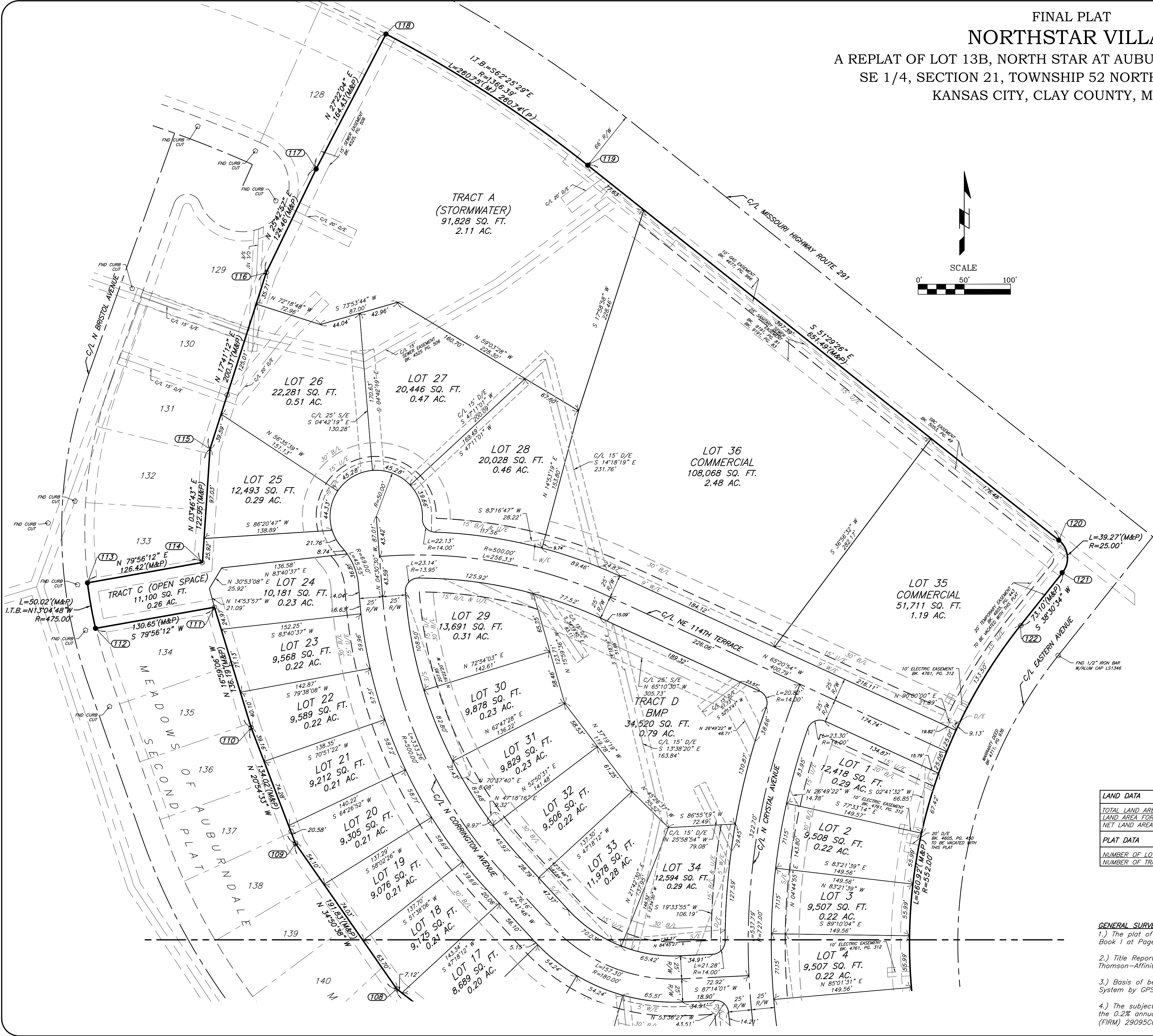


Location: S:\V33.329 - North Star at Auburndale\DRAWINGS\2024-05-20-FINAL PLAT REV\V33.329FPLAT.dwg-Way 20, 2024-4:57pm



6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816) 941-1017 • FAX (816) 941-1018

INITIAL SUBMITTAL	1/1-09-23	1/1-17-23	1-02-24	1-05-24	1-16-24	1-24-24	1-25-24	5-20-24
1	ADD PROPOSED EASEMENTS	REVISED PER COMMENTS	ADD WATER EASEMENT	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISED PER NEW TITLE REPORT	REVISED PER COMMENTS	
2								
3								
4								
5								
6								
7								
8								

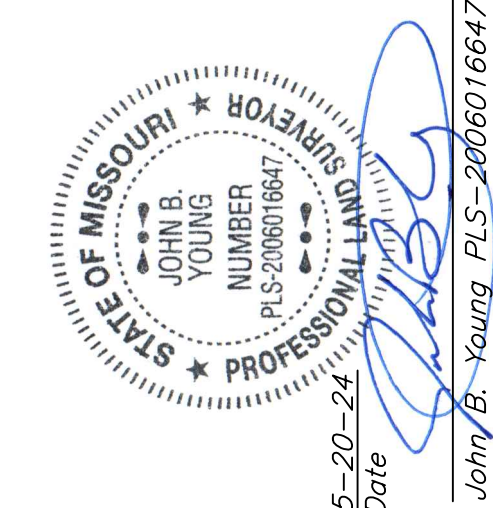
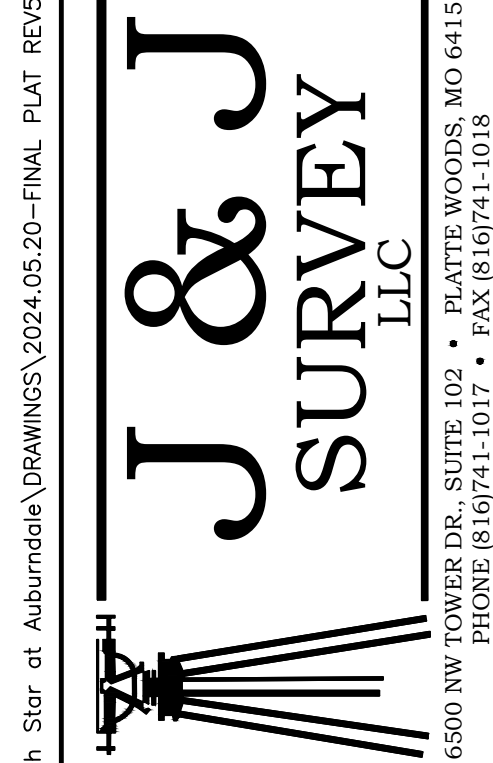


FINAL PLAT
NORTHSTAR VILLAS
A REPLAT OF LOT 13B, NORTH STAR AT AUBURNDALE SUBDIVISION
SE 1/4, SECTION 21, TOWNSHIP 52 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI

MISSOURI STATE PLANE COORDINATE TABLE			
Point #	Northing	Easting	Description
1	347641.399(m)	850980.357(m)	CL-08
100	347581.060(m)	850647.389(m)	PROPERTY CORNER
101	347570.413(m)	850537.146(m)	PROPERTY CORNER
102	347599.811(m)	850525.476(m)	PROPERTY CORNER
103	347585.755(m)	850490.068(m)	PROPERTY CORNER
104	347602.751(m)	850483.321(m)	PROPERTY CORNER
105	347616.727(m)	850518.528(m)	PROPERTY CORNER
106	347648.238(m)	850506.019(m)	PROPERTY CORNER
107	347686.270(m)	850469.379(m)	PROPERTY CORNER
108	347711.823(m)	850436.497(m)	PROPERTY CORNER
109	347759.805(m)	850403.094(m)	PROPERTY CORNER
110	347797.961(m)	850398.517(m)	PROPERTY CORNER
111	347837.657(m)	850376.392(m)	PROPERTY CORNER
112	347830.699(m)	850337.186(m)	PROPERTY CORNER
113	347845.702(m)	850334.524(m)	PROPERTY CORNER
114	347852.435(m)	850372.460(m)	PROPERTY CORNER
115	347889.825(m)	850374.929(m)	PROPERTY CORNER
116	347947.987(m)	850393.477(m)	PROPERTY CORNER
117	347982.162(m)	850409.936(m)	PROPERTY CORNER
118	348026.666(m)	850432.972(m)	PROPERTY CORNER
119	347983.400(m)	850499.489(m)	PROPERTY CORNER
120	347859.771(m)	850654.858(m)	PROPERTY CORNER
121	347849.058(m)	850655.956(m)	PROPERTY CORNER
122	347831.631(m)	850642.204(m)	PROPERTY CORNER
123	347670.139(m)	850615.473(m)	PROPERTY CORNER

LAND DATA		AREA
TOTAL LAND AREA		721,425 SQ. FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT-OF-WAY		113,488 SQ. FT.
NET LAND AREA		834,913 SQ. FT.
PLAT DATA		COUNT
NUMBER OF LOTS		36
NUMBER OF TRACTS		4

GENERAL SURVEY NOTES:
1.) The plat of NORTH STAR AT AUBURNDALE SUBDIVISION is recorded in Plat Book 1 at Page 13.1 in the Recorder of Deeds Office in Clay County, Missouri.
2.) Title Report # 236424, dated January 16, 2024 at 8:00 AM provided by Thomson-Affinity Title, LLC, was provided by client.
3.) Basis of bearing were established by Missouri State Plane Coordinate System by GPS observations.
4.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0086G, effective January 20, 2017.



CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 26th day of September, 2022 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board of Land Surveyors, Board of Engineers and Land Surveyors and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

Location: S:\23-329 - North Star at Auburndale\DRAWINGS\2024-05-20-FINAL PLAT REV\23-329PLAT.dwg-May 20, 2024-4:58pm

INITIAL SUBMITTAL	11-09-23	11-17-23	1-02-24	1-05-24	1-16-24	1-24-24	1-25-24	5-20-24
1	ADD PROPOSED EASEMENTS							
2	REVISED PER COMMENTS							
3	ADD WATER EASEMENT							
4	REVISED PER CITY COMMENTS							
5	REVISED PER CITY COMMENTS							
6	REVISED PER NEW TITLE REPORT							
7	REVISED PER COMMENTS							
8								