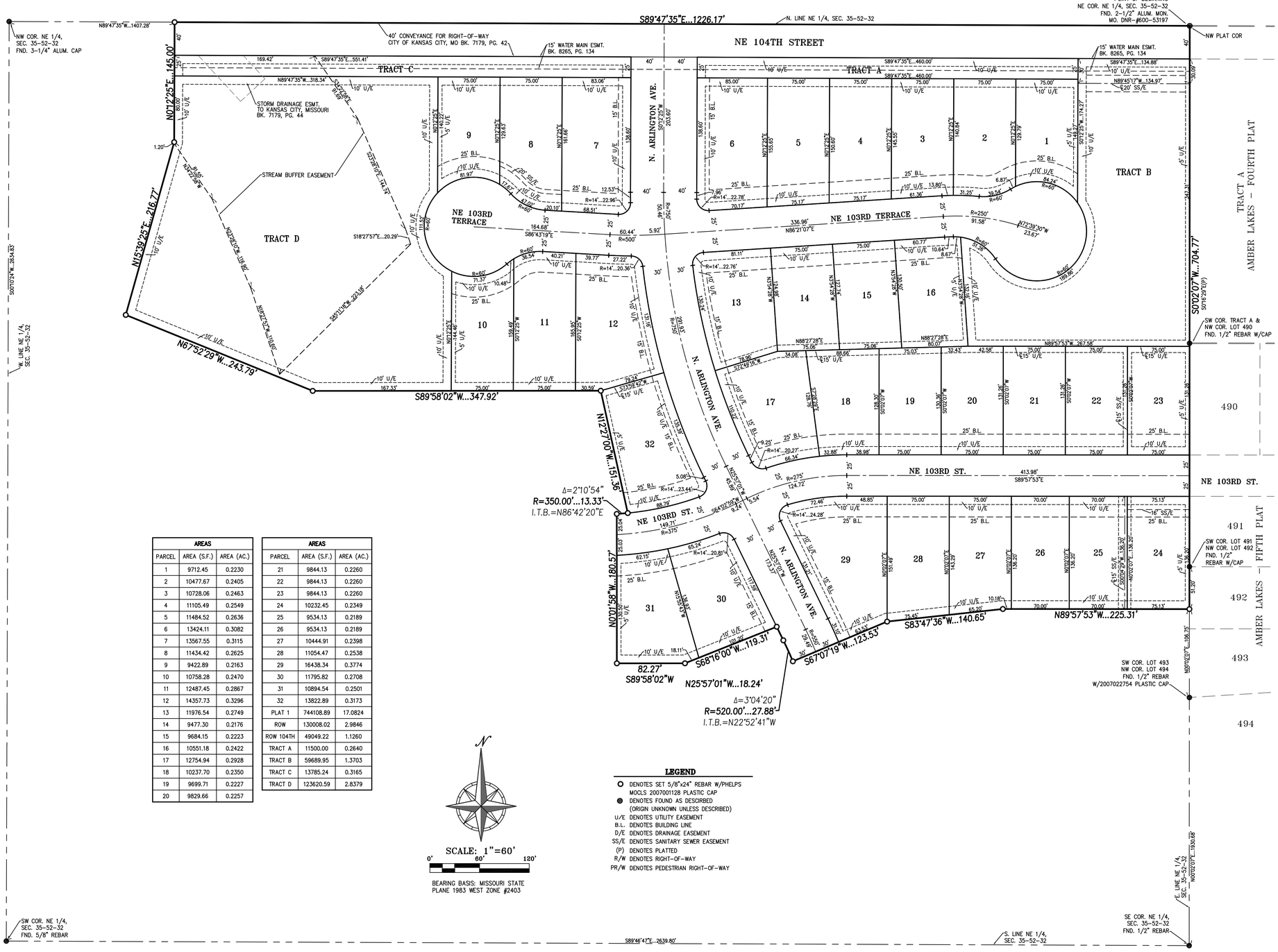
FINAL PLAT OF

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

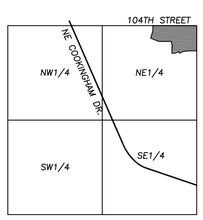


AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
1	9712.45	0.2230
2	10477.67	0.2405
3	10728.06	0.2463
4	11105.49	0.2549
5	11484.52	0.2636
6	13424.11	0.3082
7	13567.55	0.3115
8	11434.42	0.2625
9	9422.89	0.2163
10	10758.28	0.2470
11	12487.45	0.2867
12	14357.73	0.3296
13	11976.54	0.2749
14	9477.30	0.2176
15	9684.15	0.2223
16	10551.18	0.2422
17	12754.94	0.2928
18	10237.70	0.2350
19	9699.71	0.2227
20	9829.66	0.2257

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
21	9844.13	0.2260
22	9844.13	0.2260
23	9844.13	0.2260
24	10232.45	0.2349
25	9534.13	0.2189
26	9534.13	0.2189
27	10444.91	0.2398
28	11054.47	0.2538
29	16438.34	0.3774
30	11795.82	0.2708
31	10894.54	0.2501
32	13822.89	0.3173
PLAT 1	744108.89	17.0824
ROW	130008.02	2.9846
ROW 104TH	49049.22	1.1260
TRACT A	11500.00	0.2640
TRACT B	59689.95	1.3703
TRACT C	13785.24	0.3165
TRACT D	123620.59	2.8379

LEGEND

- ○ DENOTES SET 5/8"x24" REBAR W/PHELPS MOCLS 2007001128 PLASTIC CAP
- ● 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



VICINITY MAP
SEC. 35-52N.-32W.

N
SCALE: 1"=2000'

DEVELOPER:

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

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.

STATE OF MISSOURI
RLS-2594
SCOTT G CHRISMAN
REGISTERED LAND SURVEYOR

BY: _____
SCOTT D. CHRISMAN, MO. LS-2594

APPROVALS

CITY PLAN COMMISSION

Approved: _____

PUBLIC WORKS

_____
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

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 plat 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 plat line of said AMBER LAKES – FOURTH PLAT and the West plat 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 Northwesterly 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°16'00" 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 Easterly 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°52'29" W, a distance of 243.79 feet; thence N 15°39'25" E, a distance of 216.77 feet; thence N 0°12'25" 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, 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 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, 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 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 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 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 Esmt" 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 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 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; areas of 1% 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 hereon 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 _____, as supplemented 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 _____, __, ____.

BUILDING SETBACKS

Front= 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: _____

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING – LS-82
ENGINEERING – E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

PHELPS ENGINEERING, INC
PLANNING
ENGINEERING
IMPLEMENTATION
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

Error Closure: 0.002789' North: -0.0027816' East: -0.0002072' Perimeter: 3966.865' Precision 1:1422324