

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2026-00001

Cadence 4th Plat

March 4, 2026

Docket #C2

Request

Final Plat

Applicant

Nelson Willoughby
Olsson

Owner

Terry Owens
Hunt Midwest Real Estate

Site Information

Location	1401 NW 108 th St
Area	20 Acres
Zoning	R-7.5
Council District	1 st
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Residential, R-7.5
South: Undeveloped, R-7.5
East: Residential, R-7.5
West: Residential, R-7.5

Land Use Plan

The Gashland/Nashua Area Plan recommends Residential Low Density for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

No streets are identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of a Final Plat in District R-7.5 (Residential) on about 20 acres generally located at the northeast corner of Northwest 104th Street and North Liberty Street, creating 54 lots and 4 tracts for the purposes of a residential development.

Existing Conditions

The subject site is currently undeveloped. It is within the existing Cadence Residential Development, which has been constructed to the north, east, and west. There is an associated regulated stream along the east side of the subject site.

Neighborhood

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case

CD-AA-2022-00128 - Staff approved a minor amendment to Ordinance 061258, approving 498 lots on 195 acres generally located at the southeast corner of Northeast 108th and North Platte Purchase Drive, approved June 22, 2022.

Project Timeline

The application for the subject request was filed on January 9, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #C2 Approval Subject to Conditions

VICINITY MAP



PLAT REVIEW

The request is to consider approval of a Final Plat in District R-7.5 on about 20 acres generally located at the northeast corner of Northwest 104th Street and North Liberty Street, creating 54 lots and 4 tracts for the purposes of a residential development. This use was approved in Case No. 13662-CUP-1 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a 498-lot development in 12 phases. This Final Plat approves the construction of two streets from Northwest 104th Street, which will connect to each other.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	The proposed Final Plat is in conformance with the lot and building standards in Section 88-110 and in conformance with the controlling Preliminary Plat.
Parkland Dedication (88-408)	Yes	Applicant is dedicating private open space tracts to satisfy parkland dedication requirements.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on Final Plats, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

- 1. Conditions Report
- 2. Applicant’s Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: February 25, 2026

Case Number: CLD-FnPlat-2026-00001

Project: Cadence - Fourth Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.
2. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
4. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2026-00001.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

5. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
6. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
7. Shall meet the minimum fire hydrant requirements of KCMO Water Services applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
9. The developer shall provide fire lane signage on fire access drives.
10. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
11. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

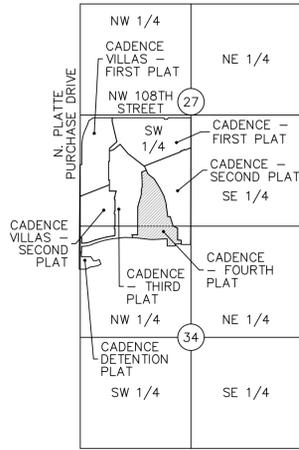
13. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
14. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
15. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
16. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

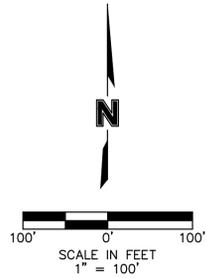
17. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
18. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

19. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
20. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
21. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
22. The developer must show and label the final stream buffer zones on the subdivision plat within a private open space tract as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
23. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
24. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
25. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
26. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
27. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.



LOCATION MAP
SEC. 27, T52N., R33W.
SEC. 34, T52N., R33W.
(N.T.S.)



CITY PLAN COMMISSION:

APPROVED DATE: _____
CASE NUMBER: CLD-FnPlat-2026-00001

PUBLIC WORKS:

MICHAEL J. SHAW, DIRECTOR

COUNCIL:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS LOCAL COORDINATES 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

KC METRO CONTROL MO-DNR MONUMENT PL-07 PUBLISHED COORDINATES (2001 ADJUSTMENT)
N: 346583.688M (1,137,083.315')
E: 84505.381M (2,757,558.068')
GRID FACTOR 0.9998971
LOCAL COORDINATES N: 346583.683 E: 84505.296

FINAL PLAT OF
CADENCE - FOURTH PLAT
SW 1/4, SEC. 27, T52N., R33W.
NW 1/4, SEC. 34, T52N., R33W.
KANSAS CITY, CLAY COUNTY, MISSOURI

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
GENERAL	
⊕	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

LAND DATA		AREA	
TOTAL LAND AREA	20.00 ACRES±		
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	3.66 ACRES±		
NET LAND AREA	16.34 ACRES±		
PLAT DATA		COUNT	
NUMBER OF LOTS	54		
NUMBER OF TRACTS	4		

PLAT DEDICATION:	RESERVED FOR COUNTY RECORDING STAMP
CADENCE - FOURTH PLAT	
PRIVATE OPEN SPACE DEDICATION:	
0.55 ACRES	
RECORD AS:	
PLAT	

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

CADENCE - FOURTH PLAT

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 27 AND NORTHWEST QUARTER OF SECTION 34, EACH IN TOWNSHIP 52 NORTH RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF TIMOTHY BLAIR WISWELL, P.L.S. 2009000067, UNDER THE AUTHORITY OF C.L.S. 366 AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°42'25" EAST, ON THE NORTH LINE OF SAID NORTHWEST QUARTER, ALSO BEING THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1,172.16 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 86°26'13" WEST WITH A RADIUS OF 2,175.00 FEET, A CENTRAL ANGLE OF 0°40'48" AND AN ARC DISTANCE OF 25.82 FEET TO THE SOUTHEAST CORNER OF CADENCE - THIRD PLAT A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AUGUST 4, 2022 AS INSTRUMENT NUMBER 2022025891 IN BOOK 1 AT PAGE 184.1 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI, ALSO RECORDED AS INSTRUMENT 2022010971 IN BOOK 22 AT PAGE 389 IN THE OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE NORTH 00°45'44" WEST, ON THE EASTERLY LINE OF SAID CADENCE - THIRD PLAT, 50.07 FEET; THENCE NORTHWESTERLY, ON SAID EASTERLY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 87°11'15" WEST WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 74°53'45" AND AN ARC DISTANCE OF 19.61 FEET; THENCE SOUTH 89°50'18" EAST, ON SAID EASTERLY LINE, 129.65 FEET; THENCE NORTH 00°09'42" EAST, ON SAID EASTERLY LINE, 601.08 FEET; THENCE NORTH 16°01'55" EAST, ON SAID EASTERLY LINE, 291.76 FEET; THENCE NORTH 01°05'53" EAST, ON SAID EASTERLY LINE, 93.11 FEET; THENCE NORTH 13°50'16" EAST, ON SAID EASTERLY LINE, 78.80 FEET; THENCE NORTH 02°06'12" WEST, ON SAID EASTERLY LINE, 305.24 FEET; THENCE NORTH 68°43'27" EAST, ON SAID EASTERLY LINE 104.57 FEET TO A POINT ON THE WESTERLY LINE OF SAID CADENCE - SECOND PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED FEBRUARY 7, 2022 AS INSTRUMENT NUMBER 2022004469 IN BOOK 1 AT PAGE 161.1 IN SAID OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE LEAVING SAID EASTERLY LINE SOUTH 23°37'45" EAST, ON SAID WESTERLY LINE, 87.11 FEET; THENCE SOUTH 51°57'50" EAST, ON SAID WESTERLY LINE 173.70 FEET; THENCE SOUTH 31°44'41" EAST, ON SAID WESTERLY LINE, 223.28 FEET; THENCE SOUTH 27°50'08" EAST, ON SAID WESTERLY LINE, 190.84 FEET; THENCE SOUTH 16°14'09" EAST, ON SAID WESTERLY LINE, 163.32 FEET; THENCE SOUTH 07°30'11" EAST, ON SAID WESTERLY LINE, 305.02 FEET; THENCE NORTH 82°28'49" EAST, ON SAID WESTERLY LINE, 50.74 FEET; THENCE SOUTH 17°49'56" EAST, ON SAID WESTERLY LINE, 214.30 FEET; THENCE SOUTH 64°06'18" EAST, ON SAID WESTERLY LINE, 107.53 FEET; THENCE SOUTH 00°17'16" WEST, ON SAID WESTERLY LINE, 255.90 FEET; THENCE SOUTH 89°42'44" EAST, ON SAID WESTERLY LINE, 66.24 FEET; THENCE SOUTHEASTERLY, ON SAID WESTERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 00°17'16" WEST, ON SAID WESTERLY LINE, 67.60 FEET; THENCE LEAVING SAID WESTERLY LINE, NORTH 89°42'44" WEST, 135.00 FEET; THENCE SOUTH 00°17'16" WEST, 47.50 FEET; THENCE NORTH 89°42'44" WEST, 172.50 FEET; THENCE NORTH 00°17'16" EAST, 150.07 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 86°15'12" WEST WITH A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 10°49'51" AND AN ARC DISTANCE OF 184.31 FEET; THENCE WESTERLY, ON A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 17°01'23" AND AN ARC DISTANCE OF 304.54 FEET; THENCE WESTERLY, ON A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 2,175.00 FEET, A CENTRAL ANGLE OF 06°22'33" AND AN ARC DISTANCE OF 242.03 FEET TO THE POINT OF BEGINNING, CONTAINING 871,104 SQUARE FEET OR 20.00 ACRES, MORE OR LESS.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFLET LAND TITLE, INC., TITLE NO. 25083233 WITH AN EFFECTIVE DATE OF DECEMBER 22, 2025 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-07" WITH A GRID FACTOR OF 0.9998971. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF CADENCE - FOURTH PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CADENCE - FOURTH 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 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

OLSSON, MO C.L.S. 366
TIMOTHY BLAIR WISWELL, MO PLS 2009000067
FEBRUARY 13, 2026
TWSWELL@OLSSON.COM

DATE OF SURVEY	
12-18-2025 - Title Report Request	
01-06-2026 - For HIMV Review	
01-09-2026 - 1st Submittal	
02-12-2026 - Platand Dedication Review	
02-13-2026 - 2nd Submittal	

drawn by: _____ NRW
surveyed by: _____ AHIES
checked by: _____ TBW
approved by: _____ TBW
project no.: F18-0833
file name: V_PLAT_F180833.DWG

Olsson
Charles L. Olsson, MO 366, KS 114, MO Certificate of Authority 001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.381.1177
FAX 816.381.1888
www.olsson.com

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	346583.653	840505.296
2	346209.610	841559.322
3	346221.175	841589.023
4	346196.851	841599.664
5	346164.231	841641.362
6	346106.359	841677.167
7	346054.923	841704.327
8	346007.132	841718.244
9	345914.963	841730.383
10	345916.983	841745.715
11	345854.805	841765.717
12	345840.492	841795.200
13	345762.498	841794.808
14	345762.396	841814.998
15	345757.802	841819.547
16	345737.229	841819.443
17	345737.436	841778.298
18	345722.959	841778.225
19	345723.223	841725.651
20	345768.961	841725.881
21	345767.328	841669.814
22	345769.632	841577.366
23	345778.299	841504.147
24	345778.741	841496.292
25	345794.002	841496.225
26	345797.595	841491.983
27	345797.484	841531.497
28	345980.684	841532.014
29	346066.149	841556.572
30	346094.522	841557.116
31	346117.249	841562.714

CITY SEAL

IN WITNESS WHEREOF:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 20____

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. A MISSOURI CORPORATION

F. BRENNER HOLLAND, JR. SR. VICE PRESIDENT

STATE OF _____ SS:
COUNTY OF _____

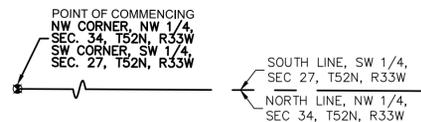
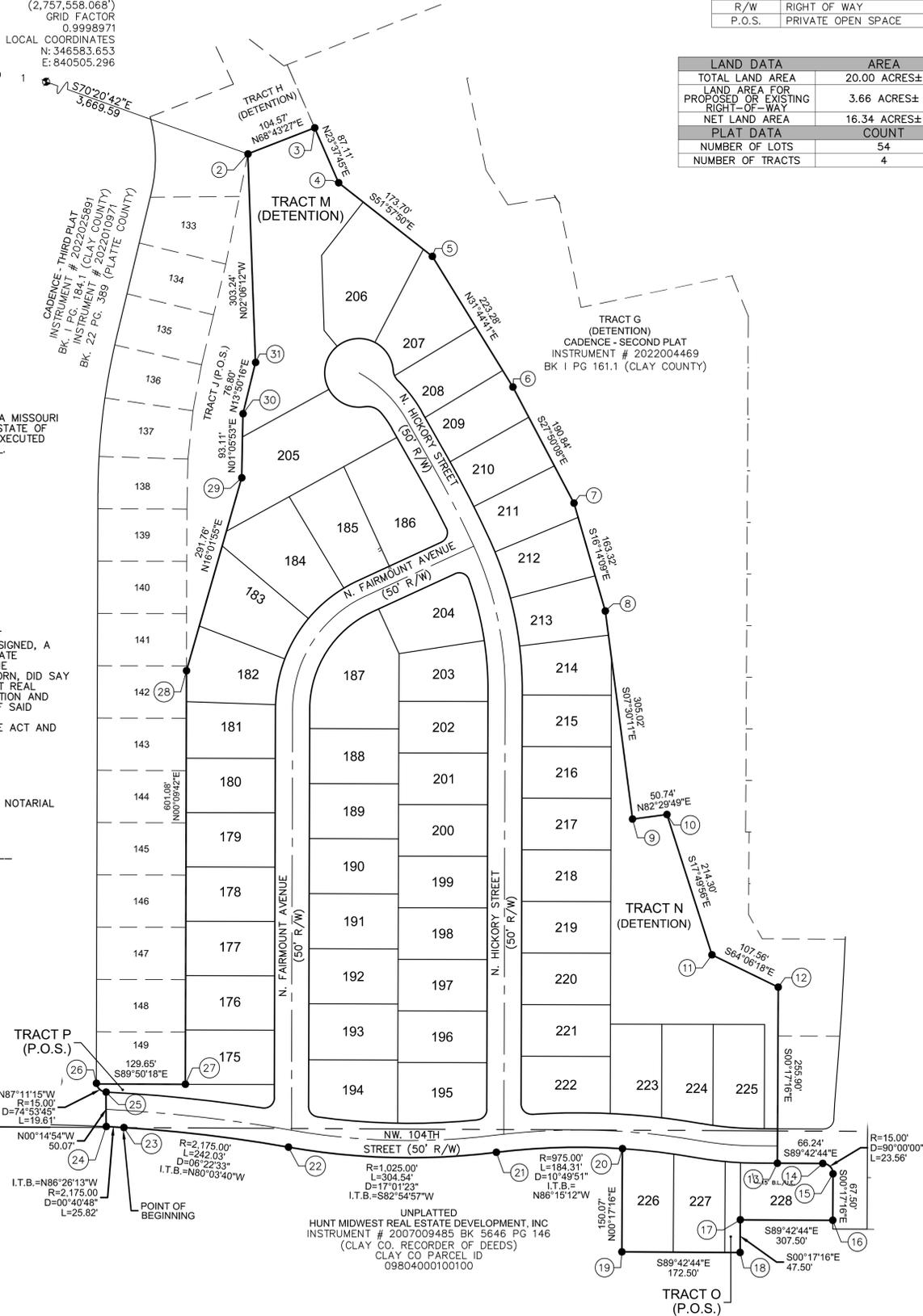
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME F. BRENNER HOLLAND, JR. TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SR. VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID BRENNER HOLLAND, 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 THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____



P.O.S. (PRIVATE OPEN SPACE) USED FOR PARKLAND DEDICATION				
Plat	No. Lots	Required	Provided	Net
CADENCE - FIRST PLAT	63	1.40	2.42	1.02
CADENCE - SECOND PLAT	50	1.11	3.27	3.18
CADENCE VILLAS - FIRST PLAT	54	1.20	0.74	2.72
CADENCE - THIRD PLAT	61	1.35	0.92	2.29
CADENCE VILLAS - SECOND PLAT	62	1.38	0.00	0.91
CADENCE - FOURTH PLAT	54	1.20	0.55	0.26

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO., 64161
816-455-2500

UNPLATTED
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC
INSTRUMENT # 2007009485 BK 5646 PG 146
(CLAY CO. RECORDER OF DEEDS)
CLAY CO PARCEL ID
09804000100100

FINAL PLAT OF
CADENCE - FOURTH PLAT
 SW 1/4, SEC. 27, T52N., R33W.
 NW 1/4, SEC. 34, T52N, R33W.
 KANSAS CITY, CLAY COUNTY, MISSOURI

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
B.M.P.E.	BEST MANAGEMENT PRACTICES EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
T.E.	TRAIL EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
CL	CENTERLINE
I.T.B.	INITIAL TANGENT BEARING
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
BK.	BOOK
PG.	PAGE

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 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 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.

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, 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 CONSTITUTE A PRESENT OR FUTURE INTEREST IN 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.

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. 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 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.

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.

PEDESTRIAN RIGHT-OF-WAY EASEMENT: 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" WITH ALL RIGHTS, IMMUNITIES, PRIVILEGES AND APURTENANCES THERETO BELONGING, SO THAT NO ONE SHALL OR WILL HEREAFTER 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.

SURVEYORS NOTES:

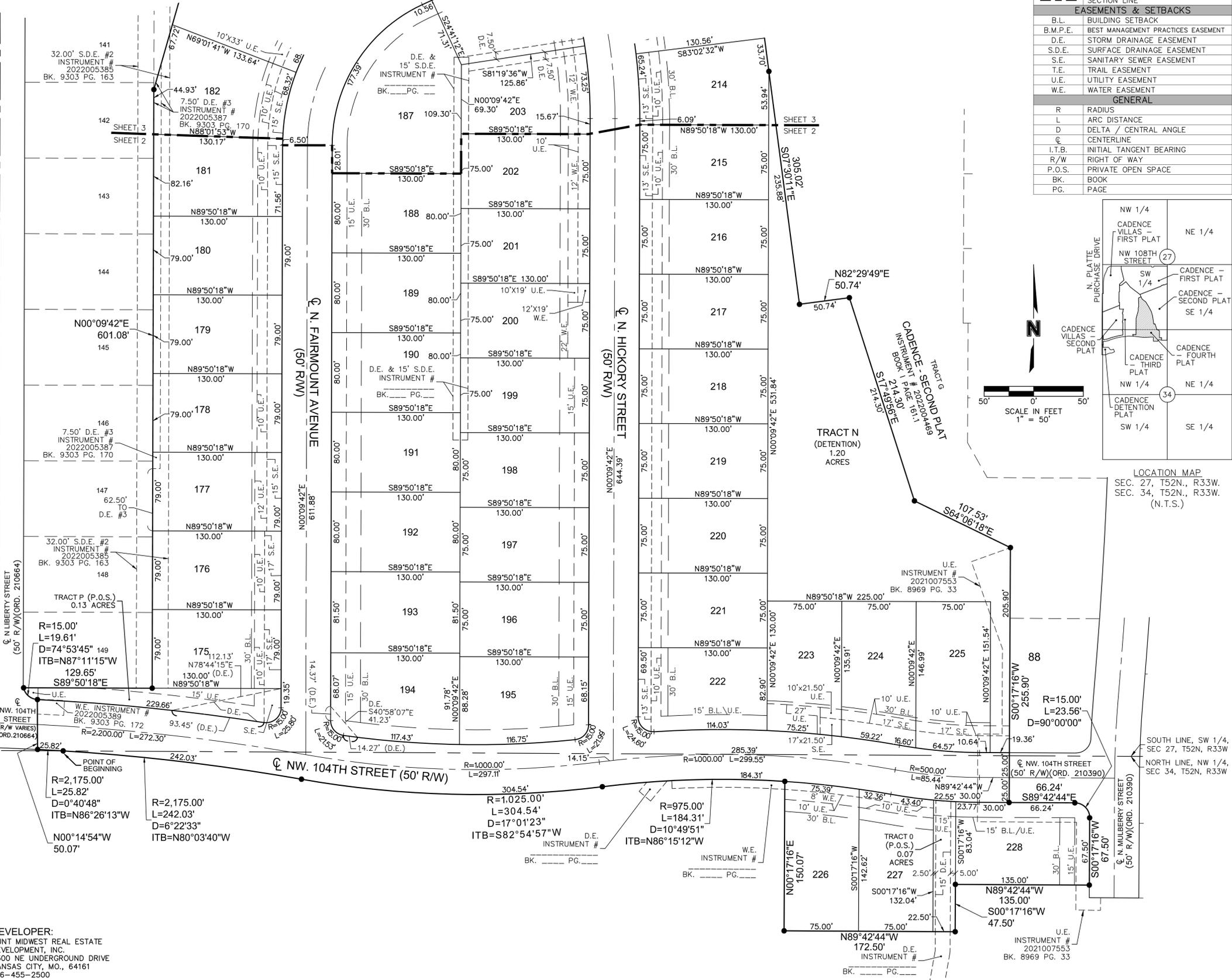
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFLET LAND TITLE, INC., TITLE NO. 25083233 WITH AN EFFECTIVE DATE OF DECEMBER 22, 2025 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83 WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-07" WITH A GRID FACTOR OF 0.9998971. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF CADENCE - FOURTH PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CADENCE - FOURTH 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 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

OLSSON, MO CLS 366
 TIMOTHY BLAIR WISWELL, MO PLS 2009000067
 FEBRUARY 13, 2026
 TWSWELL@OLSSON.COM



DEVELOPER:
 HUNT MIDWEST REAL ESTATE
 DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO., 64161
 816-455-2500

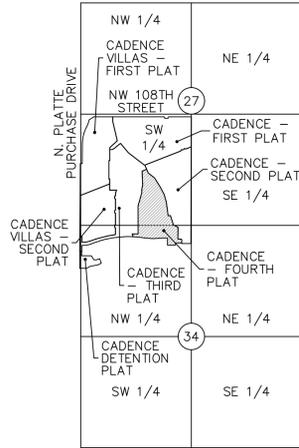
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 DATE: Feb 13, 2026 6:23am
 USER: nwilloughby

DATE OF SURVEY	
01-06-2026 - For HMW Review	
01-09-2026 - 1st Submittal	
02-12-2026 - Planning Department Review	
02-13-2026 - 2nd Submittal	

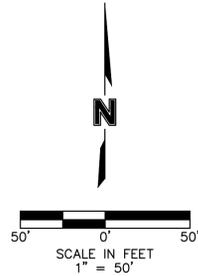
drawn by: NRW
 surveyed by: AHES
 checked by: TBW
 approved by: TBW
 project no.: F18-0833
 file name: V_PPLAT_F180833.DWG

Olsson
 Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority: 001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 www.olsson.com
 FAX 816.361.1888

FINAL PLAT OF
CADENCE - FOURTH PLAT
 SW 1/4, SEC. 27, T52N., R33W.
 NW 1/4, SEC. 34, T52N., R33W.
 KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP
 SEC. 27, T52N., R33W.
 SEC. 34, T52N., R33W.
 (N.T.S.)



LINE ID	BEARING/RADIUS	DISTANCE
PED1	N73°51'51"W	8.64'
PED2	R=50.00'	48.78'
PED3	N17°58'07"W	115.76'
PED4	R=85.00'	71.66'
PED5	N30°20'02"E	11.06'
PED6	S59°42'27"E	15.86'
PED7	R=75.00'	4.14'
PED8	N30°20'02"E	11.19'
PED9	R=65.00'	54.80'
PED10	N17°58'07"W	115.76'
PED11	R=30.00'	29.27'
PED12	N73°51'51"W	8.63'



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 LINES NEAREST THERETO.

MAINTENANCE OF TRACTS - TRACT O (0.07 ACRES) AND TRACT P (0.13 ACRES) ARE TO BE USED FOR DETENTION AND 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 AND BMP FACILITIES PLAT OF CADENCE - FOURTH PLAT, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

MAINTENANCE OF TRACT - TRACT M (1.07 ACRES) AND TRACT N (1.20 ACRES) IS TO BE USED FOR DETENTION AND 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 AND BMP FACILITIES PLAT OF CADENCE - FOURTH PLAT, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PARKLAND DEDICATION - TRACT M (1.07 ACRES) AND TRACT O (0.07 ACRES) WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND FOR 54 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 1.20 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT. PARKLAND DEDICATION WILL BE SATISFIED BY PROVIDE 418 LINEAR FEET OF TRAIL WITHIN TRACT M, 418 LINEAR X 50' WIDTH = 20,900 SQUARE FEET OR 0.48 ACRES. PARKLAND DEDICATION WILL ALSO BE SATISFIED BY PROVIDING A TRAIL WITHIN TRACT O (0.07 ACRES). THE TRAIL WITHIN TRACT M AND TRACT O IS 10' WIDE AND CONCRETE IN MATERIAL.

PRIVATE OPEN SPACE - THE PRIVATE OPEN SPACE TRACT P (0.13 ACRES) SHOWN ON THIS PLAT IS NOT USED TO SATISFY THE REQUIRED PARKLAND FOR (54) SINGLE FAMILY UNITS (1.20 ACRES REQUIRED BY ORDINANCE) PURSUANT TO SECTION 88-408-E, ZONING AND DEVELOPMENT CODE.

PRIVATE OPEN SPACE - THE PRIVATE OPEN SPACE TRACT O (0.07 ACRES) SHOWN ON THIS PLAT IS BEING USED TO SATISFY THE REQUIRED PARKLAND FOR (54) SINGLE FAMILY UNITS (1.20 ACRES REQUIRED BY ORDINANCE) PURSUANT TO SECTION 88-408-E, ZONING AND DEVELOPMENT CODE.

FLOODPLAIN - THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ACCORDING TO THE CLAY COUNTY FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0061C MAP REVISED JANUARY 20, 2017.

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
B.M.P.E.	BEST MANAGEMENT PRACTICES EASEMENT
D.E.	STORM DRAINAGE EASEMENT
PED R/W ESMT	PEDESTRIAN RIGHT OF WAY EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
T.E.	TRAIL EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
Δ	DELTA / CENTRAL ANGLE
⊙	CENTERLINE
I.T.B.	INITIAL TANGENT BEARING
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
BK.	BOOK
PG.	PAGE

STREET GRADES AND RIGHT-OF-WAY FOR A PORTION OF NW 104TH STREET AND N MULBERRY STREET LOCATED IN CADENCE - SECOND PLAT HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 21039 BEING PASSED ON MAY 6, 2021. STREET GRADES AND RIGHT-OF-WAY FOR A PORTION OF NW 104TH STREET AND N LIBERTY STREET LOCATED IN CADENCE - THIRD PLAT HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 210664 BEING PASSED ON AUGUST 19, 2021.

NW 104TH STREET:

GRADE POINT	ELEV.	DESC.	V.C.T.
21+27.19	1045.97	BEGIN CONSTRUCTION	
22+00.00	1044.66	V.P.C.	
22+50.00	1043.75	V.P.I.	100.00'
22+60.35	1044.11	LOW POINT STATION	
23+00.00	1044.35	V.P.T.	
23+52.93	1044.97	END TYPICAL SECTION	
23+99.48	1045.53	STA. 10+00.00 N. FAIRMOUNT AVENUE	
24+34.46	1045.94	BEGIN TYPICAL SECTION	
24+74.67	1049.86	END TYPICAL SECTION	
27+10.75	1049.49	STA. 10+00.00 N. HICKORY STREET	
27+50.00	1049.70	V.P.C.	
27+53.70	1049.02	BEGIN TYPICAL SECTION	
28+00.00	1050.29	V.P.I.	
28+01.95	1050.00	LOW POINT STATION	
28+50.00	1049.74	V.P.T.	
30+70.55	1047.31	V.P.C.	
31+10.55	1047.09	LOW POINT STATION	
31+17.93	1046.79	V.P.I.	94.55'
31+65.10	1047.50	V.P.T.	

N FAIRMOUNT AVENUE:

GRADE POINT	ELEV.	DESC.	V.C.T.
10+00.00	1052.29	STA. 23+99.48 NW 104TH STREET	
		BEGIN CONSTRUCTION	
10+37.50	1045.67	V.P.C.	
10+75.00	1046.23	V.P.I.	75.00'
11+12.50	1047.28	V.P.T.	
12+25.00	1050.43	V.P.C.	
13+00.00	1052.53	V.P.I.	150.00'
13+04.25	1051.54	HIGH POINT STATION	
13+75.00	1050.65	V.P.T.	
16+75.00	1043.15	V.P.C.	
17+00.00	1042.53	V.P.I.	50.00'
17+25.00	1041.50	V.P.T.	
18+50.00	1036.38	V.P.C.	
18+75.00	1033.35	V.P.I.	50.00'
19+00.00	1034.43	V.P.T.	
19+25.00	1033.50	V.P.C.	
19+50.00	1032.58	V.P.I.	50.00'
19+52.92	1032.68	END TYPICAL SECTION	
19+75.00	1032.15	V.P.T.	
19+80.67	1032.05	GRADE BREAK	
19+92.67	1032.29	END CONSTRUCTION	

N HICKORY STREET:

GRADE POINT	ELEV.	DESC.	V.C.T.
10+00.00	1049.23	BEGIN CONSTRUCTION	
10+12.08	1048.94	GRADE BREAK	
10+34.67	1048.74	GRADE BREAK	
10+43.80	1048.59	BEGIN TYPICAL SECTION	
12+67.50	1044.66	V.P.C.	
13+37.50	1044.85	V.P.T.	
13+87.50	1042.54	V.P.T.	100.00'
15+50.00	1038.26	V.P.C.	
16+00.00	1036.94	V.P.I.	100.00'
16+50.00	1036.05	V.P.T.	
18+17.70	1033.06	END TYPICAL SECTION	
18+61.23	1032.29	STA. 19+92.67 N. FAIRMOUNT AVENUE	
21+02.00	1028.00	END TYPICAL SECTION	
21+68.08	1026.83	CENTER OF CUL-DE-SAC	
		END OF CONSTRUCTION	

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFELT LAND TITLE, INC., TITLE NO. 25083233 WITH AN EFFECTIVE DATE OF DECEMBER 22, 2025 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-07" WITH A GRID FACTOR OF 0.9998971. ALL COORDINATES SHOWN ARE IN METERS.

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OLSSON, MO OLS 366
 TIMOTHY BLAIR WISWELL, MO PLS 2009000067
 FEBRUARY 13, 2026
 TWSWELL@OLSSON.COM

DATE OF SURVEY	
01-06-2026 - For HMW Review	
01-09-2026 - 1st Submittal	
02-12-2026 - Parkland Dedication Review	
02-13-2026 - 2nd Submittal	

drawn by: _____ NRW
 surveyed by: _____ AHIES
 checked by: _____ TBW
 approved by: _____ TBW
 project no.: F18-0833
 file name: V_PPLAT_F180833.DWG

olsson

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 FAX 816.361.1888
 www.olsson.com

SHEET
 3 of 3

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 816-455-2500