

CITY PLAN COMMISSION STAFF REPORT

CD-FnPlat-2023-00033

Creekside 2nd Plat



KANSAS CITY
Planning & Dev

October 1, 2025

Docket # C1

Request

Final Plat

Applicant

Shawn Duke
Synder & Associates, Inc.

Owner

Rick Frye
Creekside Land, LLC.

Site Information

Location	9800 NE 104 th St
Area	9 Acres
Zoning	R-7.5
Council District	1 st
County	Clay
School District	Liberty

Surrounding Land Uses

North: Undeveloped, R-7.5
South: Undeveloped/Residential, R-7.5
East: Residential, R-80
West: Undeveloped, R-7.5

Land Use Plan

The Shoal Creek Valley 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

Northeast 104th Street is identified as a local link in this location.

Approval Process



Overview

The applicant is seeking approval of a final plat in district R-7.5 (Residential) on about 9 acres generally located at the northwest corner of Northeast 104th Street and North Hawthorne Avenue within the Creekside Development, allowing for the creation of 28 residential lots and 2 tracts.

Existing Conditions

The subject site is currently undeveloped. North Hawthorne Avenue currently terminates at the edge of the subject site. There is no associated regulated stream within the subject site.

Neighborhood(s)

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.

Related Cases

CD-CPC-2018-00179 - Ordinance No. 180943, rezoned an area of about 97.7 acres from District R-80 to District R-7.5 generally located on the north side of Northeast 104th Street, 2,150 feet east of Missouri Highway 291 on December 13, 2018.

Project Timeline

The application was filed on November 11, 2023. Scheduling deviations have occurred due to the developer putting the project on hold and revisions required by the applicant.

Professional Staff Recommendation

Docket C1 Approval Subject to Conditions

CD-CPC-2018-00190 - Approved a preliminary plat of Creekside to allow the creation of 209 single-family residential lots, generally located north side of Northeast 104th Street, 2,150 feet east of Missouri Highway 291 on December 13, 2018.

The request is to consider approval of a Final Plat in District R-7.5 on about 9 acres generally located at the northwest corner of Northeast 104th Street and North Hawthorne Avenue within the exiting Creekside Development. The plat creates 28 lots and 2 tracts for the purposes of single-family residential development.

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.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	The proposed Final Plat is in conformance with the standards of the Zoning and Development Code and the controlling Preliminary Plat.
Parkland Dedication (88-408)	Yes, Subject to Conditions	

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, 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,

Justin Smith

Planner



Plan Conditions

Report Date: September 25, 2025

Case Number: CLD-FnPlat-2023-00033

Project: Creekside 2nd Plat

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. The developer shall secure approval of a project plan from the City Plan Commission prior to building permit.
2. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
3. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
5. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
6. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert Case No. CLD-FnPlat-2023-00033.
7. That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
8. That prior to submitting documents for final approval the applicant remove the City Plan Commission and Council date from the face of the plat, as these dates don't reflect the correct dates of approval.
9. That prior to recording of the Final Plat, the applicant must submit and obtain approval of a street name plan from the Street Name Committee and update the final plat to reflect the approved street names.

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

10. Controlling plan conditions shall apply.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

11. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2018 acquisition rate of \$39,617.49 per acre. This requirement shall be satisfied prior to recording of the final plat for the final phase of development as private open space and amenities have been provided in future phases of the development.

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

12. 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.
13. 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.
14. 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.

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

15. The developer shall 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
16. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
17. The developer shall submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
18. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
19. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
20. The developer shall 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.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

21. Per KC Water Rules and Regulations the developer shall submit water main extension (WME) plans prepared by a Missouri PE for this phase of the development. The WME plans shall be approved, and under contract (permit) prior to either recording of the final plat or building permit issuance whichever occurs first. The final plat shall include all required water main easements per the approved WME plans prior to recording of the final plat.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

22. 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.
23. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed 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 KC Water.
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 KC Water 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 shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

27. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
28. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
29. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by KC Water, prior to recording the plat.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 52 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N0°30'11"E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 1149.45 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF TRACT E, CREEKSIDE FIRST PLAT, A SUBDIVISION OF RECORD IN SAID CLAY COUNTY; THENCE N89°29'49"W ON THE NORTH LINE OF SAID TRACT E, 363.47 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE N23°37'28"W ON SAID NORTH LINE, 264.36 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE S60°19'05"W ON SAID NORTH LINE, 50.28 FEET TO THE NORTHWEST CORNER OF SAID TRACT E; THENCE S23°37'28"E ON THE WEST LINE OF SAID TRACT E, 240.57 FEET TO THE NORTHEAST CORNER OF LOT 14 OF SAID CREEKSIDE FIRST PLAT; THENCE S66°22'32"W ON THE NORTH LINE OF SAID LOT 14 AND ITS WESTERLY EXTENSION, 185.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF N HAWTHORNE AVENUE; THENCE S23°37'28"E ON SAID WEST RIGHT-OF-WAY LINE, 12.92 FEET TO THE NORTHEAST CORNER OF LOT 15 OF SAID CREEKSIDE FIRST PLAT; THENCE S66°22'32"W ON THE NORTH LINE OF SAID LOT 15, 140.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE N23°37'28"W, 226.75 FEET; THENCE N89°56'35"W, 50.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT (SAID CURVE HAVING AN INITIAL TANGENT BEARING N60°33'25"E, A RADIUS OF 525.00 FEET, CHORD BEARING N57°48'10"E, CHORD DISTANCE OF 141.82 FEET) AN ARC LENGTH OF 142.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT (SAID CURVE HAVING AN INITIAL TANGENT BEARING N65°34'56"E, A RADIUS OF 14.00 FEET, CHORD BEARING N20°58'44"E, CHORD DISTANCE OF 19.66 FEET) AN ARC LENGTH OF 21.80 FEET TO A POINT OF TANGENCY; THENCE N23°37'28"W, 26.17 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT (SAID CURVE HAVING AN INITIAL TANGENT BEARING N23°37'28"W, A RADIUS OF 475.00 FEET, CHORD BEARING N29°50'33"W, CHORD DISTANCE OF 36.76 FEET) AN ARC LENGTH OF 36.77 FEET; THENCE N61°16'22"E, 185.13 FEET; THENCE N60°23'02"E, 50.00 FEET; THENCE N29°40'55"W, 157.80 FEET; THENCE N60°19'05"E, 127.50 FEET; THENCE N29°40'55"W, 41.64 FEET; THENCE N60°19'05"E, 197.50 FEET; THENCE N29°40'55"W, 306.95 FEET; THENCE N65°38'03"E, 341.00 FEET; THENCE S89°29'49"E, 192.35 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S0°30'11"W ON SAID EAST LINE, 1106.80 FEET TO THE POINT OF BEGINNING. CONTAINING 14.079 ACRES MORE OR LESS. ALL BEARINGS HEREIN ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

GENERAL NOTES

- THIS DOCUMENT WAS PREPARED FROM INFORMATION PROVIDED BY AND THE LAND REFERRED TO IN ALLIANCE NATIONWIDE TITLE AGENCY, L.L.C. COMMITMENT FOR TITLE INSURANCE ORDER NO. MO-ANTA-BLS-511615 EFFECTIVE DATE AUGUST 7, 2025 AT 8:00AM.
- THIS SURVEY MEETS OR EXCEEDS THE MISSOURI DEPARTMENT OF NATURAL RESOURCES MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY REQUIREMENTS FOR URBAN CLASS PROPERTY.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE BY UTILIZATION OF MISSOURI DNR FIRST ORDER CONTROL MONUMENTS "CLO8" AND "HALL".
- THE SUBJECT TRACT CONTAINS 14.079 ACRES MORE OR LESS.
- THE SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" (UNSHADED); AN AREA DESIGNATED AS AN AREA OF MINIMAL FLOODING ACCORDING TO THE JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS, FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0087G MAP REVISED DATE: JANUARY 20, 2017 & MAP NUMBER 20905C20089G MAP REVISED DATE: JANUARY 20, 2017
- ALL REAR LOT CORNERS SHALL BE SET WITH 1/2" IRON BAR & CAP UPON SUBSTANTIAL COMPLETION OF GRADING AND THE PROLONGATION OF THE SIDE LOT LINES SHALL BE MONUMENTED BY A CHISELED CUT ON THE CURB.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE HEREON DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL, HEREINAFTER BE KNOWN AS "CREEKSIDE SECOND PLAT".

STREETS:

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

UTILITY EASEMENTS:

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, 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 ANY 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 THEY 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 OF 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, THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED LOT 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.

SCHEDULE B:

- MEMORANDUM OF EXCLUSIVE RIGHT TO SELL CONTRACT FILED 3/17/2017 AS DOCUMENT NO. 2017008405 IN BOOK 7925 AT PAGE 3.
- ALL MATTERS PERTAINING TO THE GENERAL WARRANTY DEED FILED 8/21/2018 AS DOCUMENT NO. 2018027320 IN BOOK 8264 AT PAGE 138.
- TERMS AND CONDITIONS OF THE CONVEYANCE OF EASEMENT FOR STREAM BUFFERS FILED 2/24/2020 AS DOCUMENT NO. 2020005729 IN BOOK 8612 AT PAGE 91.
- MISCELLANEOUS FILED 6/3/2022 IN BOOK 8695 AT PAGE 3.
- TERMS AND CONDITIONS OF THE SANITARY SEWER EASEMENT FILED 2/24/2020 AS DOCUMENT NO. 2020005730 IN BOOK 8612 AT PAGE 92.
- BUILDING SETBACK LINES, EASEMENTS, COVENANTS AND RESTRICTIONS AS RECORDED IN PLAT BOOK 1 AT PAGE 134.1.
- COVENANTS AND RESTRICTIONS WHICH MAY BE SHOWN IN BOOK 9048, PAGE 90 OR ON THE RECORDED PLAT, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXCEPT UNDER TITLE 42 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (PERTAINS TO FIRST PLAT)
- TERMS AND PROVISIONS OF THE HOMES ASSOCIATION DECLARATION WHICH MAY OR MAY NOT BE OF RECORD WHICH PROVIDES FOR, AMONG OTHER THINGS, THE LEVY OF ASSESSMENTS, WHICH IF UNPAID, MAY BECOME A LIEN THEREON AS SHOWN IN BOOK 9048, PAGE 90 AND IN BOOK 9048 AT PAGE 91. (PERTAINS TO FIRST PLAT)
- TERMS AND CONDITIONS OF THE COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES PLAT FILED 5/6/2021 IN BOOK 9048 AT PAGE 92. (PERTAINS TO FIRST PLAT)
- TERMS AND CONDITIONS OF THE EASEMENT FILED 8/21/2018 IN BOOK 8264 AT PAGE 140. (PERTAINS TO FIRST PLAT)
- TERMS AND CONDITIONS OF THE EASEMENT FILED 8/21/2018 IN BOOK 8264 AT PAGE 141. (PERTAINS TO FIRST PLAT)
- TERMS AND CONDITION OF MULTIPLE EASEMENTS FILED 6/3/2020 IN BOOK 8695 AT PAGE 3. (PERTAINS TO FIRST PLAT)
- TERMS, PROVISIONS, RESTRICTIONS AND COVENANTS AS CONTAINED IN WARRANTY DEED FILED 3/17/2017 AS DOCUMENT NO. 2017008493 IN BOOK 7925 AT PAGE 1. (PERTAINS TO FIRST PLAT)
- TERMS AND CONDITIONS OF THE ORDINANCE NO. 190899 IN BOOK 9048 AT PAGE 89. (PERTAINS TO FIRST PLAT)
- EFFECTS OF PENDING PETITION IN EMINENT DOMAIN CASE NO. 18CY-CV04465 FIELD MAY 1, 2018, FOR THE IMPROVEMENT OF 104TH STREET. (PERTAINS TO FIRST PLAT)
- NOTE: UPON COMPLETION AND SUBSEQUENT OCCUPANCY OF ANY NEW CONSTRUCTION, THE CLAY COUNTY ASSESSOR MAY REASSESS THE PREMISES IN QUESTION TO INCLUDE ANY IMPROVEMENTS THEREO.
- TENANCY RIGHTS, EITHER BY MONTH TO MONTH OR BY VIRTUE OF WRITTEN LEASE OF PARTIES NOW IN POSSESSION OF ANY PART OF THE PREMISES IN QUESTION.
- TERMS AND CONDITIONS OF THE STORM DRAINAGE EASEMENT FILED 9/6/2013 IN BOOK 7179 AT PAGE 126.

FINAL PLAT

CREEKSIDE SECOND PLAT

PART OF THE SE 1/4 OF SEC 26, TOWNSHIP 52N, RANGE 32W, KANSAS CITY, CLAY COUNTY, MISSOURI

MAINTENANCE OF TRACTS:

TRACT J IS DESIGNATED AS DRAINAGE EASEMENT (D/E), UTILITY EASEMENT (U/E), AND SHALL BE USED FOR STORM WATER DETENTION, AND SHALL BE MAINTAINED PURSUANT TO THE "COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES, PLAT OF CREEKSIDE SECOND PLAT".

PRIVATE OPEN SPACE:

TRACT I IS HEREBY DEDICATED AS PRIVATE OPEN SPACE AND UTILITIES CONFINED TO EASEMENT. TRACT I SHALL ALSO BE SUBJECT TO THE RULES AND REGULATIONS ESTABLISHED BY BUKEYE PARTNERS, L.P., THEIR SUCCESSORS AND / OR ASSIGNS, ALONG WITH ANY REGULATORY AGENCIES REGARDING NATURAL GAS PIPELINES.

BUILDING LINES:

BUILDING LINES OR SET BACK 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.

PARKLAND DEDICATION:

PRIVATE OPEN SPACES AND AMENITIES MEETING THE REQUIREMENTS OF 88-408, PARKLAND DEDICATION, TO BE PROVIDED IN FUTURE PHASES OF THE DEVELOPMENT AS APPROVED PER THE PRELIMINARY PLAT.

IN TESTIMONY WHEREOF: CREEKSIDE LAND, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD E. FRYE, MANAGING MEMBER OF CREEKSIDE LAND, L.L.C., ON THIS ____ DAY OF ____, 2025.

CREEKSIDE LAND, L.L.C.

BY: RICHARD E. FRYE, MANAGING MEMBER

STATE OF _____ } SS
COUNTY OF _____ }

BE IT REMEMBERED, THAT ON THIS ____ DAY OF ____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, APPEARED RICHARD E. FRYE, MANAGING MEMBER OF CREEKSIDE LAND, L.L.C., KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED ON BEHALF OF CREEKSIDE LAND, L.L.C.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY, THE DAY AND YEAR LAST ABOVE WRITTEN.

Notary Public in and _____ My commission expires _____
for said County and State

City Planning Commission Public Works

APPROVED: OCTOBER 1, 2019

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. 190899 DULY AUTHENTICATED AS PASSED THIS DAY OF NOVEMBER 17, 2019.

MAYOR
QUINTON LUCAS

CITY CLERK
MARILYN SANDERS

LEGEND

- FOUND SECTION CORNER / 1/4 SECTION CORNER MONUMENT AS NOTED
- SET MONUMENT, 5/8" IRON BAR WITH ALUMINUM CAP STAMPED "2013023732"
- SET MONUMENT, 1/2" IRON BAR WITH PLASTIC CAP STAMPED "2013023732"
- FOUND SURVEY MONUMENT, 5/8" IRON BAR WITH ALUMINUM CAP STAMPED "MO2000 151303"
- FOUND SURVEY MONUMENT, 1/2" IRON BAR WITH PLASTIC CAP STAMPED "MO2000 151303"
- FOUND SURVEY MONUMENT AS NOTED
- MEASURED DIMENSION
- DEED DIMENSION
- C/L = CENTERLINE
- R/W = RIGHT OF WAY
- D/E = DRAINAGE EASEMENT
- L/E = LANDSCAPE EASEMENT
- U/E = UTILITY EASEMENT
- B/L = BUILDING SETBACK LINE
- NR = NON-RADIAL
- R = RADIUS
- L = ARC LENGTH
- PR. O.S. = PRIVATE OPEN SPACE

OFFICIAL CITY SEAL

0 60 120
SCALE IN FEET 1" = 60'

DEVELOPER

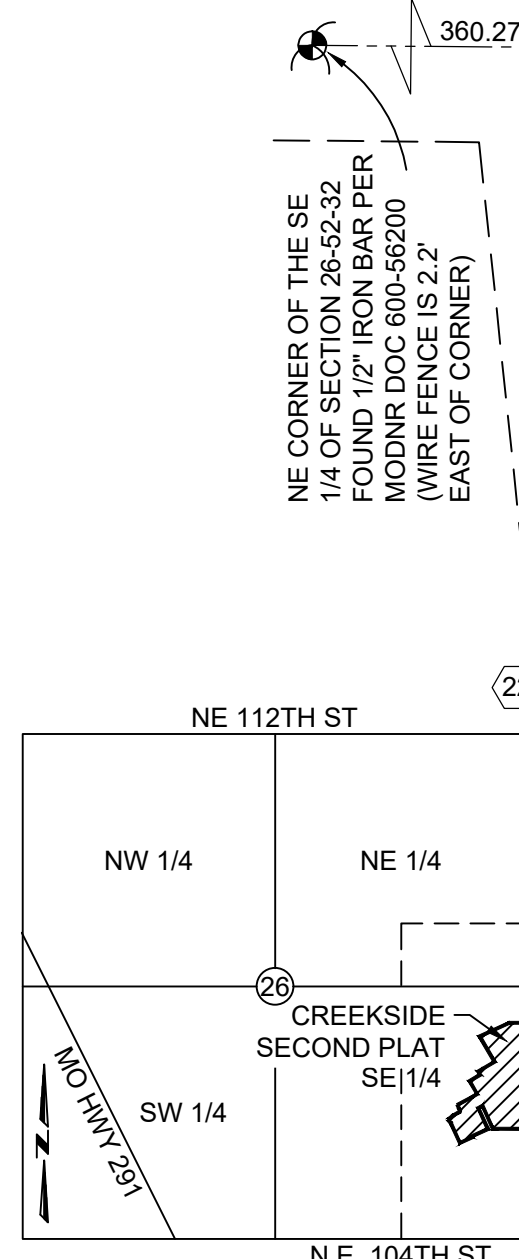
RICHARD E. FRYE
CREEKSIDE LAND, LLC
803 P.C.A. ROAD
WARRENSBURG, MO 64093

NOTE: THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN CLASS OF PROPERTY.

I HEREBY STATE THAT THIS BOUNDARY SURVEY IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI SURVEY STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY DIVISION, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: _____

ZACHARY A. BRINKER - LS 2016042019
CERTIFICATE OF AUTHORITY



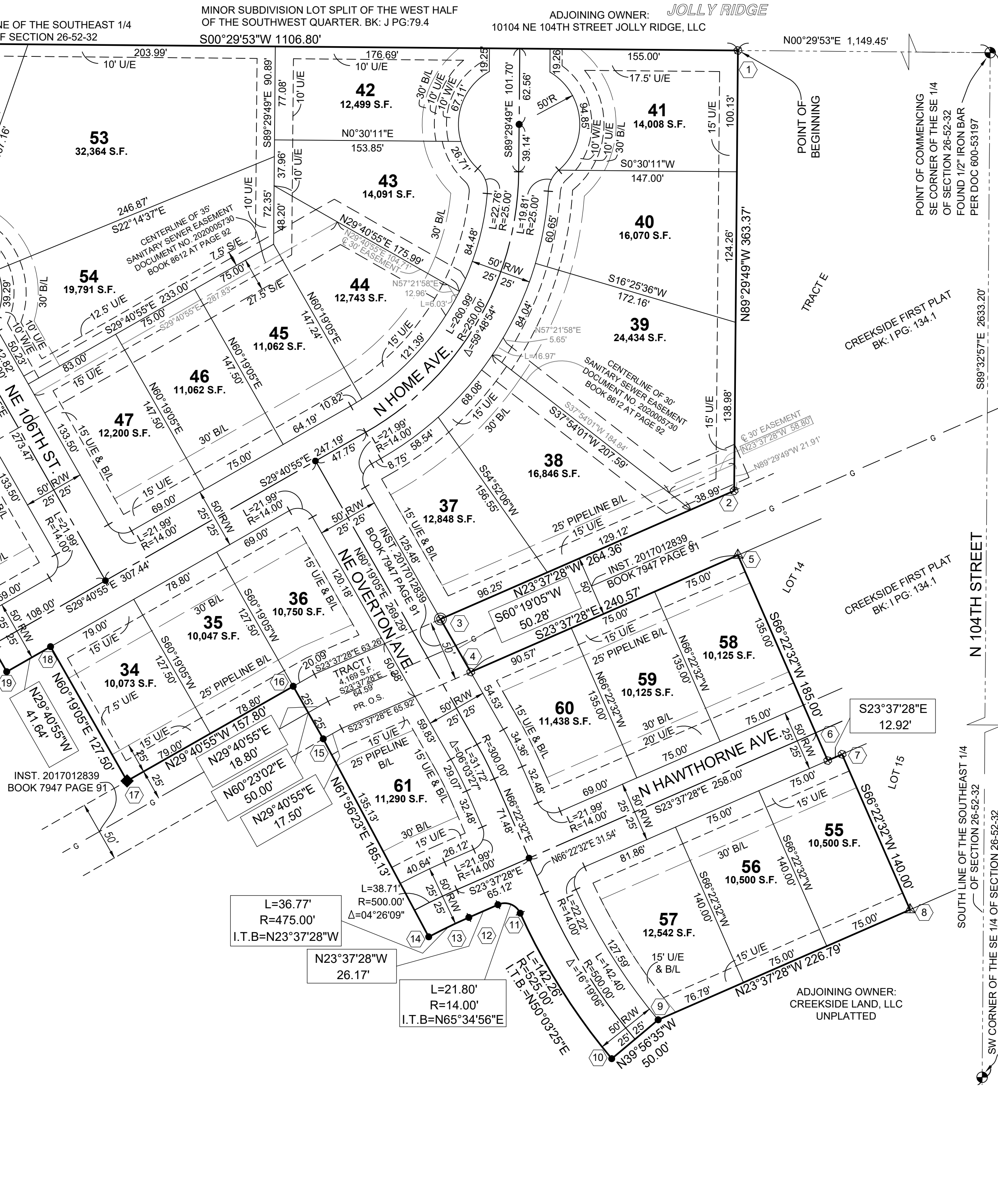
VICINITY MAP
SECTION 26-52N-32W
(NOT TO SCALE)

MISSOURI STATE PLANE TRAVERSE TABLE

COORDINATES SHOWN ARE IN METERS ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE. COMBINED GRID FACTOR: 0.9989977

POINT	NORTHING (m)	EASTING (m)	GRID AZIMUTH	GRID DISTANCE (m)
CL-08	347641.399	850980.358	119° 28'12"	3334.587
①	346000.722	853883.760	270° 30'11"	110.774
②	346001.863	853772.724	336° 22'32"	80.570
③	346075.680	853740.437	240° 19'05"	15.324
④	346068.092	853727.123	156° 22'32"	73.318
⑤	346000.919	853756.505	246° 22'32"	56.382
⑥	345978.324	853704.848	156° 22'32"	3.939
⑦	345974.715	853706.426	246° 22'32"	42.668
⑧	345957.617	853667.334	336° 22'32"	69.118
⑨	346020.942	853639.636	320° 03'25"	15.238
⑩	346032.625	853629.853	067° 49'10"	43.223
⑪	346055.645	853666.435	020° 58'44"	5.992
⑫	346061.240	853668.580	336° 22'32"	7.977
⑬	346068.548	853665.384	334° 09'27"	11.205
⑭	346078.632	853660.500	061° 56'23"	56.425
⑮	346105.173	853710.289	060° 23'02"	15.238
⑯	346112.704	853723.537	330° 19'05"	48.093
⑰	346154.486	853699.722	060° 19'05"	38.858
⑱	346173.728	853733.482	330° 19'05"	12.690
⑲	346184.753	853727.198	060° 19'05"	60.192
⑳	346214.559	853779.492	330° 19'05"	93.549
㉑	346296.834	853733.168	065° 38'03"	103.926
㉒	346338.710	853827.837	090° 30'11"	58.621
㉓	346338.063	853886.695	180° 30'11"	337.318
①	346000.890	853883.494		

Street	Location	Station	Desc.	Elev. (ft)	Tangent Grade	Vert Curve Length (ft)
NE 106th St.	Center of Intersection with N. Home Ave.	0+00.00	POB	968.88	-2.00%	
NE 106th St.	Outside Edge of NW driving lane	0+12.00	VPI	968.64	-3.71%	
NE 106th St.	Center of Cul-De-Sac (NE 106th St.)	2+46.89	POE	959.92		
N Home Ave	NE Limit of Plat (N Home Ave)	25+58.26	POB	970.6	1.00%	
N Home Ave	2.4' SW of Plat Limit (N Home Ave)	25+54.44	VPC	970.56	1.00%	
N Home Ave	66.8' NE of Center of Intersection with NE 106th St.	25+99.44	VPI	971.01	-3.50%	90.00
N Home Ave	22.8' NE of Center of Intersection with NE 106th St.	26+44.44	VPT	969.44	-3.50%	
N Home Ave	Center of Cul-De-Sac (N Home Ave)	32+13.58	POE	949.52		
NE Hawthorne Ave	SE connection to Creekside First Plat	11+61.58	POB	962.31	6.14%	
NE Hawthorne Ave	112' SE of Center of Intersection with N Overton Ave	13+07.62	VPC	971.37	6.14%	
NE Hawthorne Ave	64.9' SE of Center of Intersection with N Overton Ave	13+54.72	VPI	974.3	1.50%	94.19
NE Hawthorne Ave	SE approach to Intersection with N Overton Ave	14+01.81	VPT	975	1.50%	
NE Hawthorne Ave	Outside Edge of NE driving lane of N Overton Ave	14+07.10	VPI	975.08	2.00%	
NE Hawthorne Ave	Center of Intersection with N Overton Ave	14+19.60	VPI	975.33	-2.00%	
NE Hawthorne Ave	Outside Edge of SW driving lane of N Overton Ave	14+32.10	VPI	975.08	-1.75%	
NE Hawthorne Ave	NW approach to Intersection with N Overton Ave	14+47.85	VPC	974.81	-1.75%	
NE Hawthorne Ave	48.1' NW of Center of Intersection with N Overton Ave	14+67.65	VPI	974.46	-3.50%	39.59
NE Hawthorne Ave	67.9' NW of Center of Intersection with N Overton Ave	14+87.45	VPT	973.77	-3.50%	
NE Hawthorne Ave	NW Limit of Plat (N Hawthorne Ave)	15+23.50	POE	972.4		
N Overton Ave	SW Limit of Plat (N Overton Ave)	13+22.75	POB	968.21	5.50%	
N Overton Ave	102.2' SW of Center of Intersection with NE Hawthorne Ave	13+94.57	VPC	972.16	5.50%	
N Overton Ave	SW approach to Intersection with NE Hawthorne Ave	14+77.07	VPI	976.7	-2.57%	165.00
N Overton Ave	59.6' NE of Center of Intersection with NE Hawthorne Ave	15+59.57	VPT	974.58	-2.57%	
N Overton Ave	153.3' NE of Center of Intersection with NE Hawthorne Ave	16+53.31	VPC	972.17	-2.57%	
N Overton Ave	208.3' NE of Center of Intersection with NE Hawthorne Ave	17+08.31	VPI	970.76	-8.00%	110.00
N Overton Ave	160.9' SW of Center of Intersection with N Home Ave	17+43.31	VPT	966.36	-8.00%	
N Overton Ave	97.9' SW of Center of Intersection with N Home Ave	17+71.33	VPC	965.72	-8.00%	
N Overton Ave	55.4' SW of Center of Intersection with N Home Ave	18+13.83	VPI	962.32	-2.00%	85.00
N Overton Ave	12.9' SW of Center of Intersection with N Home Ave	18+56.33	VPT	961.47	-2.00%	
N Overton Ave	Outside Edge of SE driving lane of N Home Ave	18+57.25	VPI	961.45	2.00%	
N Overton Ave	Center of Intersection with N. Home Ave	18+69.25	POE	961.69		



SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26-52-32
OF SECTION 26-52-32
FOUND 2.5" ALUMINUM MONUMENT
PER DOC 600-106390

SW CORNER OF THE SE 1/4 OF SECTION 26-52-32
FOUND 1/2" IRON BAR
PER DOC 600-56200

POINT OF BEGINNING
SE CORNER OF THE SE 1/4 OF SECTION 26-52-32
FOUND 1/2" IRON BAR
PER DOC 600-53197

POINT OF COMMENCING
SE CORNER OF THE SE 1/4 OF SECTION 26-52-32
FOUND 1/2" IRON BAR
PER DOC 600-53197

TRACT E

CREEKSIDE FIRST PLAT
BK: I PG. 134.1

TRACT F

CREEKSIDE FIRST PLAT
BK: I PG. 134.1

TRACT G

CREEKSIDE FIRST PLAT
BK: I PG. 134.1

TRACT H

CREEKSIDE FIRST PLAT
BK: I PG. 134.1

TRACT I

CREEKSIDE FIRST PLAT
BK: I PG. 134.1

TRACT J

CREEKSIDE FIRST PLAT
BK: I PG. 134.1

TRACT K

CREEKSIDE FIRST PLAT
BK: I PG. 134.1

TRACT L

CREEKSIDE FIRST PLAT
BK: I PG. 134.1

TRACT M

CREEKSIDE FIRST PLAT
BK: I PG. 134.1

TRACT N

CREEKSIDE FIRST PLAT
BK: I PG. 134.1

TRACT O

CREEKSIDE FIRST PLAT
BK: I PG. 134.1

TRACT P