

# FINAL PLAT

## FOREST HILL VILLAGE

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 12 TOWNSHIP 50 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



FINAL PLAT

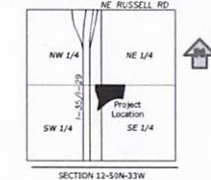
### LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
- DENOTES FOUND CORNER AS NOTED
- DENOTES SET 1/2" REBAR W/CAP MO PLS 2008016658
- UTILITY EASEMENT

### GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE U.S. STATE PLANE 1983
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET
- AN EASEMENT WAS CALLED ON THIS SURVEY. TICKET NO. 22196151.
- REFERENCED SURVEYS:
  - JOHN FOREST NORTH FINAL PLAT BOOK 12 PAGE 60
  - BARBARA HEIGHTS BOUNDARY SURVEY DOC 201003890
  - SUNSET HILL PLAT BOOK 1
  - ATLA MEPS SURVEY BY ALC DATED JULY 14TH, 2022
- CURRENT ZONING R.E.
  - FRONT YARD SETBACK 25'
  - BACK YARD SETBACK 25'
  - SIDE YARD SETBACK 10'
  - MAX BUILDING HEIGHT 35'

### VICINITY MAP



I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (R.S.M.S. 2010-16).



ANDREA N. WISLAUSKY, PLS 2025003640

JOB NO: 23-230

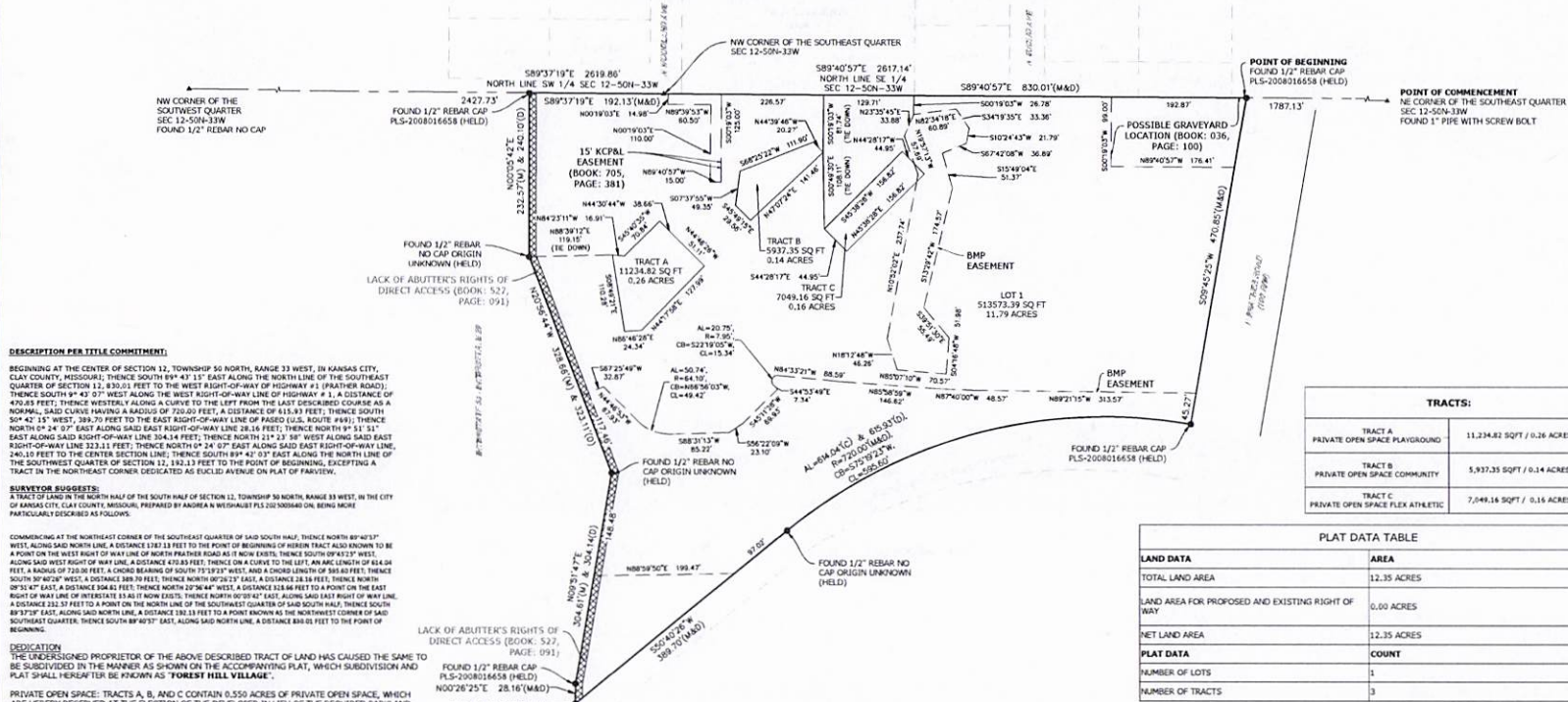
SCALE PREPARED FOR

SEC-TWN-RNG DRAW ARCHITECTURE

12-50N-33W ADDRESS: 214 W 21ST ST, KANSAS CITY, MO 64108

DATE

JUNE 12, 2025



**DESCRIPTION PER TITLE COMMITMENT:**

BEGINNING AT THE CENTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, THENCE SOUTH 89° 47' 15" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, 830.01 FEET TO THE WEST RIGHT-OF-WAY OF HIGHWAY #1 (PRAIRIE ROAD); THENCE SOUTH 9° 47' 07" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY #1, A DISTANCE OF 470.85 FEET, THENCE WESTERLY ALONG A CURVE TO THE LEFT FROM THE LAST DESCRIBED CURVE AS NORMAL, SAID CURVE HAVING A RADIUS OF 720.00 FEET, A DISTANCE OF 615.83 FEET; THENCE SOUTH 50° 42' 15" WEST, 389.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF PAVED U.S. ROUTE #491, THENCE NORTH 1° 24' 07" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 28.14 FEET; THENCE NORTH 9° 51' 51" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 304.14 FEET; THENCE NORTH 21° 23' 18" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 222.13 FEET; THENCE NORTH 24° 24' 07" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 240.10 FEET TO THE CENTER SECTION 12, 1302.13 FEET TO THE POINT OF BEGINNING, EXCEPTING A TRACT IN THE NORTHEAST CORNER, DEDICATED AS EUCLED AVENUE ON PLAT OF FANVIEW.

**SURVEYOR SUGGESTS:**

A TRACT OF LAND IN THE NORTH HALF OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, PREPARED BY ANDREA N. WISLAUSKY PLS 2025003640, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTH HALF, THENCE NORTH 89° 47' 15" WEST, ALONG SAID NORTH LINE, A DISTANCE 131.13 FEET TO THE POINT OF BEGINNING OF FOREST HILL VILLAGE TRACT ALSO KNOWN TO BE A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH PRAIRIE ROAD AS IT NOW EXISTS, THENCE SOUTH 89° 47' 15" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE 470.85 FEET, THENCE ON A CURVE TO THE LEFT, AN ARC LENGTH OF 614.84 FEET, A RADIUS OF 720.00 FEET, A CHORD BEARING OF SOUTH 72° 15' 23" WEST, AND A CHORD LENGTH OF 384.00 FEET, THENCE SOUTH 50° 42' 15" WEST, A DISTANCE 389.70 FEET, THENCE NORTH 07° 52' 15" EAST, A DISTANCE 28.14 FEET, THENCE NORTH 09° 51' 47" EAST, A DISTANCE 304.14 FEET, THENCE NORTH 21° 23' 18" WEST, A DISTANCE 222.13 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 55 AS IT NOW EXISTS, THENCE NORTH 09° 51' 47" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE 222.13 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTH HALF, THENCE SOUTH 89° 47' 15" EAST, ALONG SAID NORTH LINE, A DISTANCE 131.13 FEET TO A POINT KNOWN AS THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 89° 47' 15" EAST, ALONG SAID NORTH LINE, A DISTANCE 830.01 FEET TO THE POINT OF BEGINNING.

**DEDICATION**

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "FOREST HILL VILLAGE".

**PRIVATE OPEN SPACE TRACTS:** TRACTS A, B, AND C CONTAIN 0.556 ACRES OF PRIVATE OPEN SPACE, WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 44 MULTI-FAMILY DWELLING UNITS PURSUANT TO SECTION 88-408.4 OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 0.528 ACRES ARE REQUIRED TO SATISFY THE PARKLAND DEDICATION FOR THESE FINAL PLAT.

TRACTS A, B, AND C SHALL REMAIN PRIVATE AND ARE NOT DEDICATED TO THE CITY OR ANY OTHER PUBLIC ENTITY. ALL MAINTENANCE, REPAIR, AND UNKEEP OF THESE TRACTS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OR DEVELOPER, OR THEIR ASSIGNS, SUCCESSORS, OR A HOMEOWNERS ASSOCIATION, IF APPLICABLE. THE CITY SHALL HAVE NO OBLIGATION OR LIABILITY FOR THE CARE OR MAINTENANCE OF SAID TRACTS.

THE STREETS AND ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE, ARE HEREBY SO DEDICATED BY EASEMENT.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND DOES HEREBY CERTIFY THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR THE PUBLIC USE, RUNNING TO ANY PERSON, UTILITY, OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, ELECTRICAL, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR UTILITY FACILITIES UPON, OVER, AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E", IS HEREBY GRANTED TO THE CLAY COUNTY, MISSOURI, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR PUBLIC PURPOSES.

"DRAINAGE EASEMENTS" OR "D/E" SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE PURPOSE OF CONSTRUCTING, USING REPLACING AND MAINTAINING A CULVERT, STORM SEWER, DRAINAGE DITCH, OR OTHER DRAINAGE FACILITY OR TRIBUTARY CONNECTIONS, INCLUDING SIMILAR FACILITIES, AND AMPLIFICATIONS THEREOF, INCLUDING THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE DRAINAGE FACILITY AND FOR ANY RECONSTRUCTION AND FUTURE EXPANSION OF SUCH FACILITY, TOGETHER WITH THE RIGHT OF ACCESS FOR THE SAME, IS HEREBY DEDICATED FOR PUBLIC USE. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF STORM DRAINAGE FACILITIES. THE MAINTENANCE AND UNKEEP OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF THE LOTS WHEREUPON SAID EASEMENTS ARE DEDICATED. CLAY COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UNKEEP OF SAID EASEMENTS.

IN TESTIMONY WHEREOF,  
We, undersigned proprietor has caused this instrument to be executed on this 27th day of June, 2025.

*Andrea N. Wislauský*  
SYNERGY SERVICES INC., MANAGING MEMBER

ACKNOWLEDGMENT:  
STATE OF *Missouri*  
COUNTY OF *Platte*

BE IT REMEMBERED THAT ON this 27th day of June, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME TO ME PERSONALLY KNOWN TO BE THE SIGNER AND PERSONS SIGNING THE FOREGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED TO ME THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC  
My Commission Expires *27th June 2027*

*Jeannette C Dishman*  
Notary Public, Notary Seal  
State of Missouri  
Platte County  
My Commission Expires 1/24/2028  
Commission # 16039441

**COUNTY RECORDING INFORMATION**

PLAT DEDICATION:  
FOREST HILL VILLAGE

PRIVATE OPEN SPACE DEDICATION:  
0.56 ACRES

RECORD AS:  
FINAL PLAT

**CITY PLANNING COMMISSION**

Approved: \_\_\_\_\_  
Michael J. Shaw Director

**COUNCIL:**  
This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, on Ordinance No. \_\_\_\_\_ duly reauthorized or passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Mayor  
Quenton Lucas

County Clerk  
Marilyn Sanders