

Final Plat

THE VILLAS AT OAKWOOD

A Part of the E 1/2 Southwest Quarter of Section 27,
Township 48 North, Range 33 West
being in Kansas City, Jackson County, Missouri

DESCRIPTION:

A tract of land being formerly described as Exhibit A in the Deed of Trust recorded July 8, 2021 in the Office of the Recorder of Deeds for Jackson County, Missouri as Instrument No. 2021E0074651, said tract of land being situated in the East Half of the Southwest Quarter of Section 27, Township 48 North, Range 33 West in Kansas City, said County and State and being now more particularly described as follows:

Beginning at a point 667.64 feet (675.5 feet, Deed) North of the Southwest corner of the East Half of the Southwest Quarter of aforesaid Section 27; thence N 01°51'27" E along the West line of the East Half of said Section 27, a distance of 1,003.35 feet to the Southwest corner of Lot 34, RED BUD PARK, a subdivision recorded June 29, 1937 in the aforesaid Office of the Recorder of Deeds in Plat Book 23 at Page 60; thence S 86°56'20" E along the South line of Lots 34, 26, 25 and 18 of said RED BUD PARK, a distance of 826.15 feet to the Southeast corner of said Lot 18, being also a point on the Western terminus of Hill Road as dedicated and shown on said RED BUD PARK; thence S 03°03'40" W along the Western line of said Hill Road, a distance of 15.00 feet to the Southwest corner thereof, thence S 86°56'20" E along the South line of said Hill Road, a distance of 440.27 feet to the West right-of-way line of Grandview Road as now established by the Corporation Quit Claim Deed recorded May 15, 1978 in said Office of the Recorder of Deeds as Document No. K366283 in Book K845 at Page 377; thence Southerly along the West right-of-way line of Grandview Road as established by said document, the following courses and distances; thence S 04°12'27" W (S 04°34'48" W, Deed), a distance of 88.50 feet (86.32 feet, Deed); thence S 02°57'27" W (S 03°19'48" W, Deed), a distance of 836.67 feet (836.59 feet, Deed); thence Southerly along a curve to the left, tangent to the last described course, having a radius of 319.78 feet and a central angle of 11°21'18", an arc length of 63.37 feet to a point 667.64 feet (675.5 feet, Deed) North of the South line of the Southwest Quarter of said Section 27, as measured perpendicular to the South line thereof; thence N 86°56'20" W, departing from the West right-of-way line of said Grandview Road, being now along a line 667.64 feet (675.5 feet, Deed) North of and parallel with the Southwest Quarter of said Section 27, a distance of 1,251.46 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S. No. 2005019220. MEC Corporate Certificate / License No. 2012009395.

Containing 1,252,355 square feet or 28.750 acres, more or less.

The basis of bearings for this description are based on the Missouri State Plane Coordinate System, NAD 83, West Zone.

DEDICATIONS:

PLAT 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 shall hereafter be known as "THE VILLAS AT OAKWOOD".

RIGHT OF ENTRANCE:

The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the 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.

COVENANTS AND RESTRICTIONS:

This property of subject to the "Declaration of Protective Covenants, Restrictions, Assessments, and Easements For Property Known as Villas at Oakwood in the City of Kansas City, Missouri, County of Jackson, State of Missouri" as recorded in Instrument No. _____, Book _____ at Page _____ in the Office of the Register of Deeds, Jackson County, Missouri.

STREET DEDICATION:

Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

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 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 appetencies 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.

PRIVATE OPEN SPACE:

Tract C contains 0.250 private open space acres which are hereby reserved at the election of the developer in lieu of the required parkland dedication for 16 attached houses and 4 zero lot line houses pursuant to Section 88-408-E of the Zoning and Development Code. A total of 0.250 acres are required to satisfy the parkland request for this final plat.

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone, NAD83 datum.

There are no gaps, gores, or overlaps between "THE VILLAS AT OAKWOOD" and any neighboring properties.

Coordinate information shown hereon are Missouri State Plane West Zone NAD83 Coordinates, based on GPS observation using the MoDot VRS Network.

Accuracy standard for this survey is type "Urban".

TRAVERSE TABLE:

JA-120 RESET - being S43°22'23"E, 5355.73' of the Northwest corner of this plat, to the Point of Beginning.
JA-120 RESET (State Plane, Feet)= North 1,009,090.015 East 2,776,962.931

FLOOD ZONE:

According to the Federal Emergency Management Agency Flood Map Community Panel No. 29095C0383G, Effective January 20, 2017, the Subject Property Lies partially within: Zone X, which is areas determined to be outside the 0.2% annual chance.

PRELIMINARY

STEVEN R. WHITAKER, MO. PLS. NO. 2005019220
MCCLURE ENGINEERING COMPANY CORPORATE
CERTIFICATE/LICENSE NO. 2012009395
S.WHITAKER@MECSURVEYS.COM
DATE SURVEYED: _____

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand.

Owner Tracts A & C: OPAR 3, LLC, a Missouri limited liability company

By: BK Properties, LLC, a Missouri limited liability company, its Manager

By: _____
Kenneth G. Block, Trustee of the Kenneth G. Block Trust dated January 11, 1991,
as amended, Sole Member and Manager

Owner Lots 17 & 18: OAKWOOD COT 12, LLC, a Missouri limited liability company

By: BK PROPERTIES, LLC, a Missouri limited liability company, Manager

By: _____
Kenneth G. Block, Trustee of the Kenneth G. Block Trust, dated January 11, 1991,
as amended, Manager and Sole Member

Owner Tract B: OSH ASSOCIATES, LLC, a Missouri limited liability company

By: BK Properties, LLC, a Missouri limited liability company, its Manager

By: _____
Kenneth G. Block, Trustee of the Kenneth G. Block Trust dated January 11, 1991,
as amended, Sole Member and Manager

County of)
)SS
State of)

BE IT REMEMBERED that on this _____ day of _____ 2024, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Kenneth G. Block, Trustee of the Kenneth G. Block Trust dated January 11, 1991, as amended, Sole Member and Manager of OPAR 3, LLC, a Missouri limited liability company, OAKWOOD COT 12, LLC, a Missouri limited liability company and OSH ASSOCIATES, LLC, a Missouri limited liability company, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

_____ My Appointment Expires: _____

CITY PLAN COMMISSION

PUBLIC WORKS

Approved: _____ Director: Michael J. Shaw

Approval Date: _____

Case Number: _____

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 _____, 2024.

Mayor: Quinton Lucas

City Clerk: Marilyn Sanders

_____ Jackson County GIS Department

Plat Dedication:	Reserved for County Recording Stamp
THE VILLAS AT OAKWOOD	
Private Open Space Dedication:	
0.250 Acres	
Record As:	
Plat	

Vincent E. Brice
Jackson County Assessment Department

ISSUED BY N/A	ISSUED BY B. BRASSFIELD	ISSUED BY June 27, 2024	STAFFORD The Villas at Oakwood
SUBSCRIBER S. WHITAKER	CREW CHIEF J. CRAFT	MISSOURI 211529-000	KANSAS CITY, JACKSON CO.
DRAWING NO. 01/02	DATE June 10, 2024	MISSOURI 211529-000	MISSOURI 211529-000



DRAWING DATE: 06/27/2024 08:55:00 AM DATE PLOTTED: 06/27/2024 09:00 AM PLOT FILE: 06/27/2024_08:55:00_PPT.dwg PLOT DATE: 06/27/2024 09:00 AM PLOT FILE: 06/27/2024_08:55:00_PPT.dwg

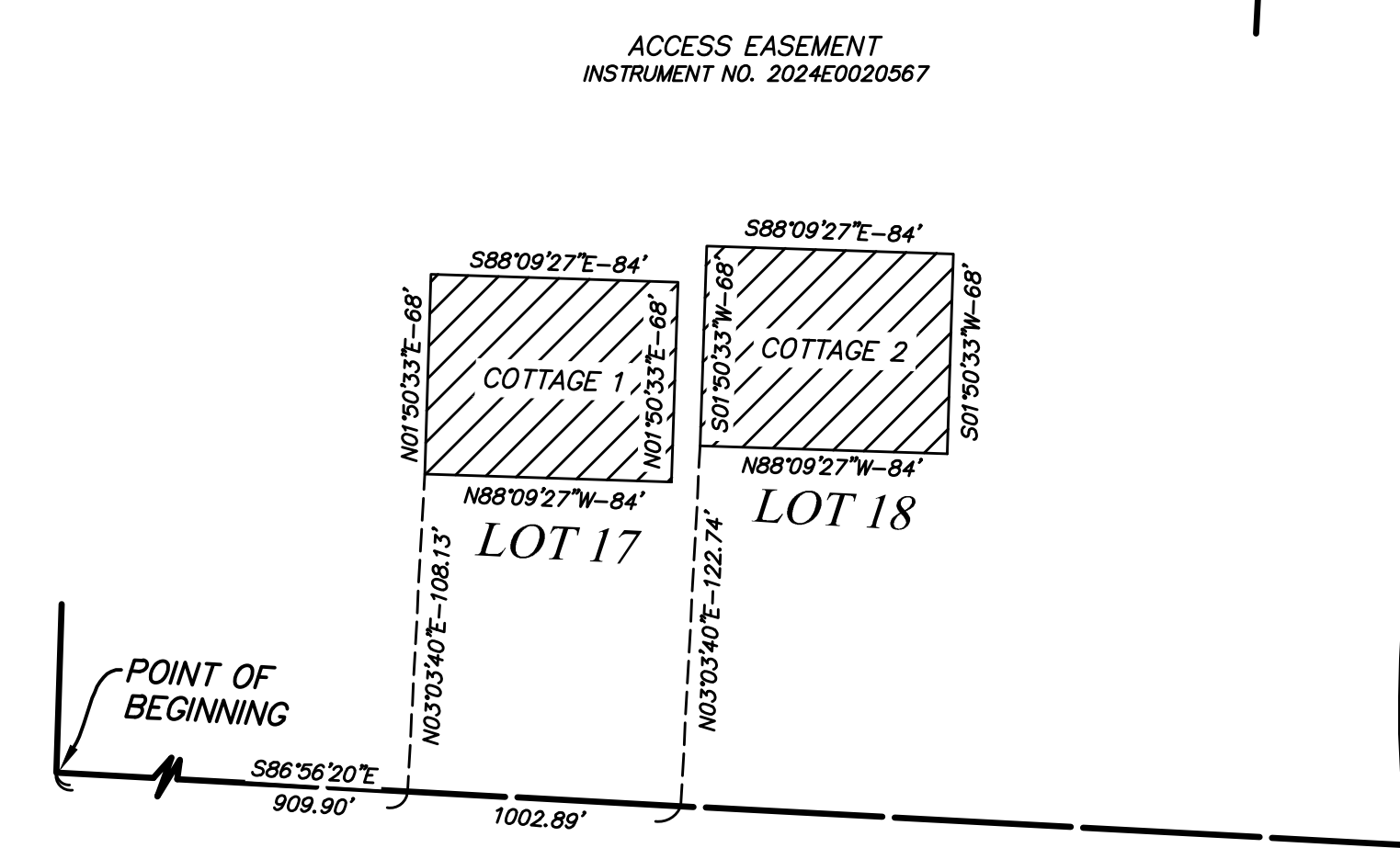
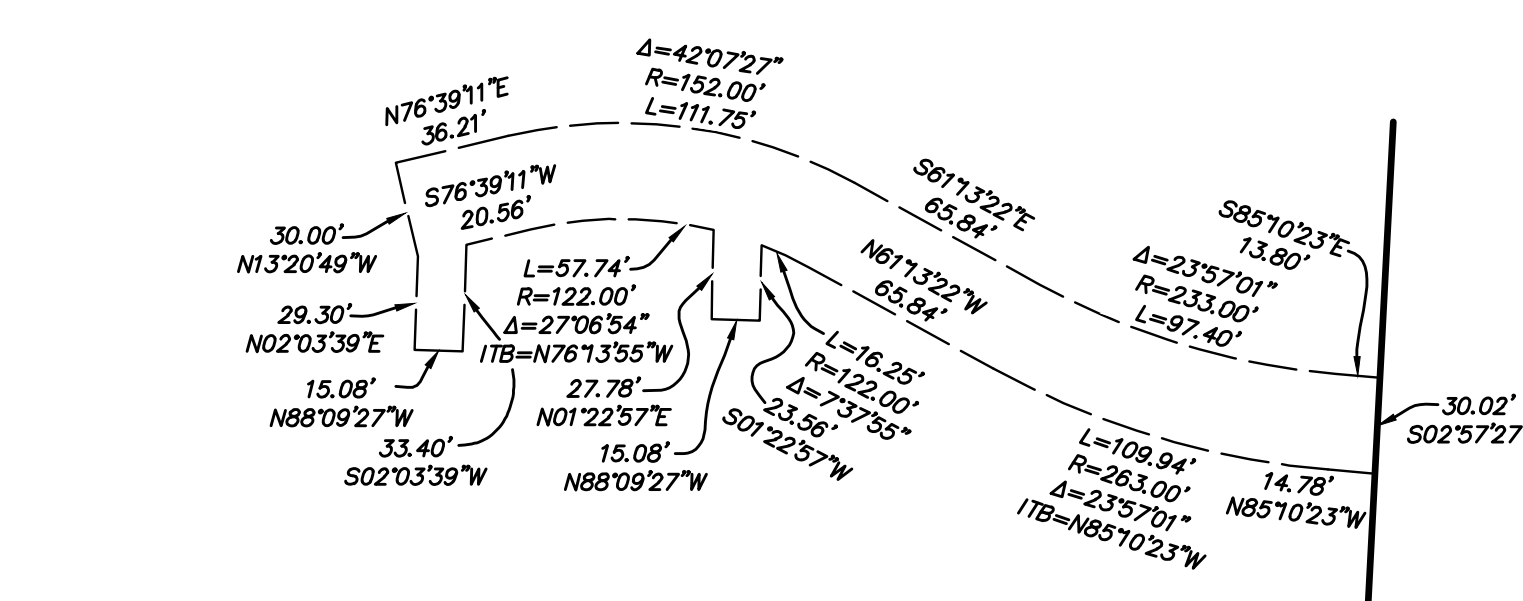
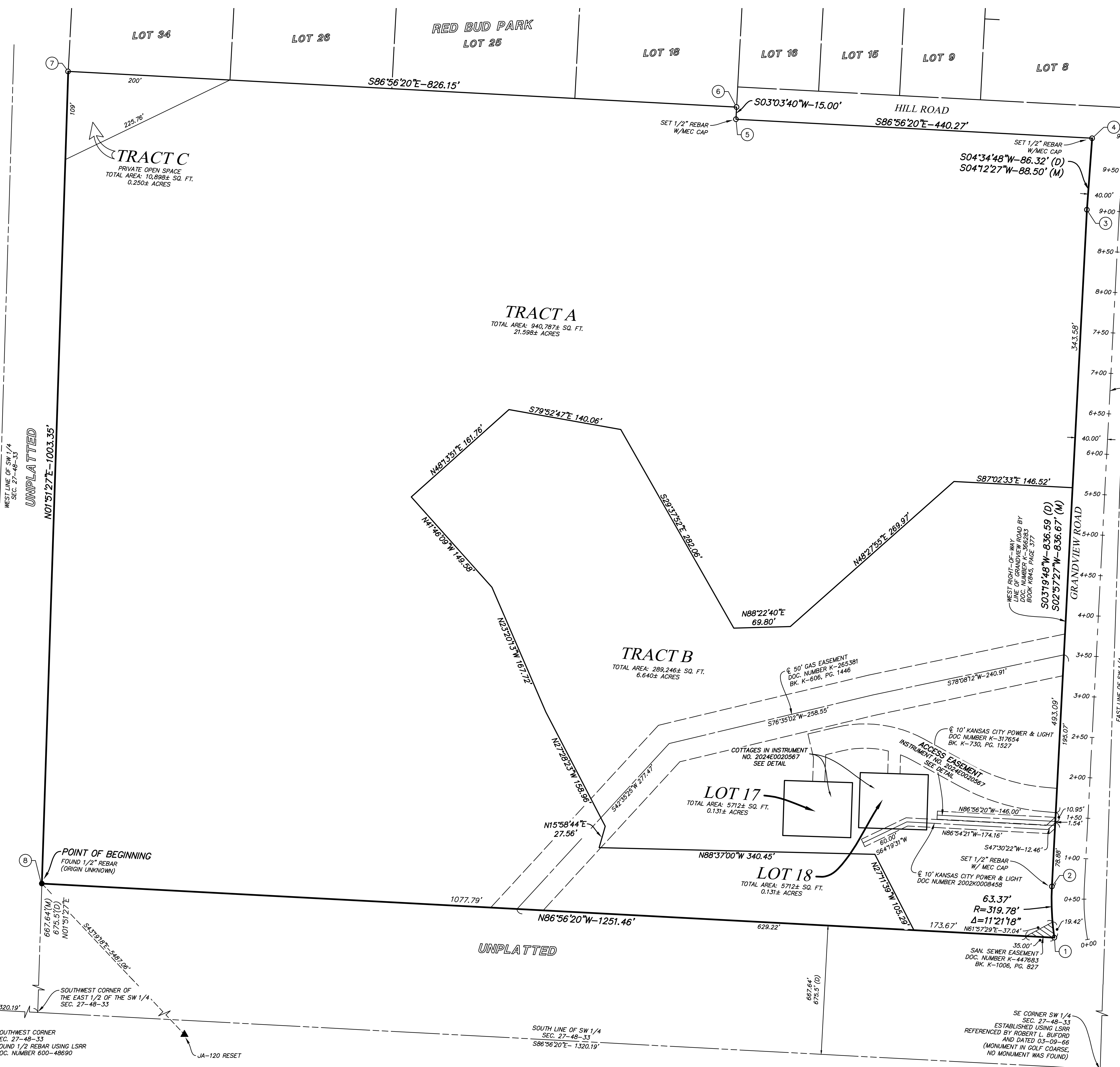
THE VILLAS AT OAKWOOD

A Part of the E 1/2 Southwest Quarter of Section 27,
Township 48 North, Range 33 West
being in Kansas City, Jackson County, Missouri

POINT	NORTHING METERS	EASTING METERS	NORTHING STATE PLANE	EASTING STATE PLANE
JA-120 RESET	307570.6361	846418.3001	1009090.015	2776962.931
1	308766.999	845651.74	1013015.09	2774447.97
2	308786.262	845650.8237	1013078.289	2774444.964
3	309040.9383	845663.9813	1013913.841	2774488.132
4	309067.8186	845665.9589	1014002.031	2774494.62
5	309075.0073	845531.9594	1014025.616	2774054.989
6	309079.5726	845532.2035	1014040.594	2774055.79
7	309093.0027	845280.7511	1014084.656	2773230.815
8	308787.3694	845270.8393	1013081.922	2773198.296

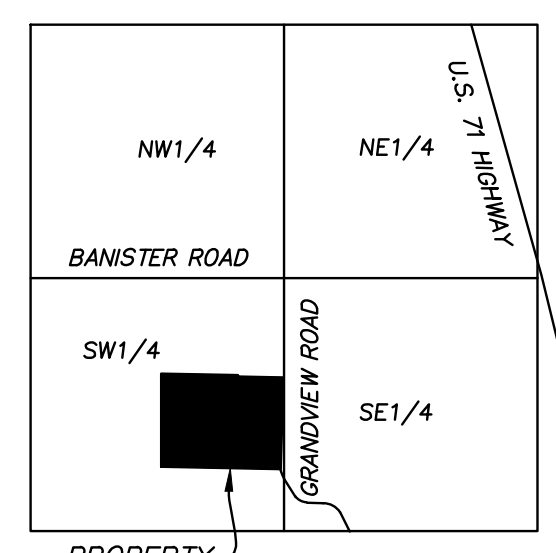
Street Grade as follows:
Existing Grandview Rd.
0+00 = 979.5
0+50 = 980.3
1+00 = 980.4
1+50 = 979.8
2+00 = 978.7
2+50 = 977.4
3+00 = 975.9
3+50 = 974.5
4+00 = 973.3
4+50 = 972.1
5+00 = 971.1
5+50 = 970.5
6+00 = 969.6
6+50 = 968.6
7+00 = 967.7
7+50 = 966.6
8+00 = 965.1
8+50 = 963.5
9+00 = 961.4
9+50 = 958.9
9+89 = 956.8

LAND AREA	AREA
TOTAL LAND AREA	1,252,355 S.F. / 28.750 ACRES
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	N/A
NET LAND AREA	1,252,355 S.F. / 28.750 ACRES
PLAT DATA	PLAT DATA
NUMBER OF LOTS	2
NUMBER OF TRACTS	3



- LEGEND**
- = SET 3/8" IRON BAR w/MEC CAP UNLESS NOTED OTHERWISE
 - = FOUND MONUMENT AS NOTED
 - (D) = Deed
 - (M) = Measured

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THAT IT MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN "URBAN" TYPE PROPERTY BOUNDARY SURVEY AS OF THE DATE OF THIS SURVEY.



PRELIMINARY

STEVEN R. WHITAKER, MO. PLS. NO. 2005019220
MCLURE ENGINEERING COMPANY CORPORATION
KANSAS CITY, JACKSON CO. MISSOURI
211291-0000
JUNE 10, 2024

Stefford
The Villas at Oakwood
KANSAS CITY, JACKSON CO. MISSOURI
211291-0000
JUNE 10, 2024

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DATE SURVEYED: 02/02