

1"=40'
0 20' 40'

FINAL PLAT ARRIVEKC NO. 1

A REPLAT OF LOTS 4 THROUGH 19 AND 24 THROUGH 44, PART OF LOTS 45 AND 3, BLOCK 3, MOUNT AUBURN AND ADJOINING VACATED PUBLIC RIGHT-OF-WAY IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

All of Lots 4 through 19 and 24 through 44, Part of Lots 45 and 3, Block 3, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri and all of the vacated alley East of and adjacent to the aforesaid lots in Block 3 and part of the West 1/2 of vacated Baltimore Avenue, lying in Section 17, Township 49 North, Range 33 West of the Fifth Principal Meridian (5th P.M.), as surveyed by Michelle L. Brown, Professional Land Surveyor No. 2016019003 in the State of Missouri, on March 27, 2023 more particularly described as follows:

BEGINNING at the Southwest Corner of Lot 24, Block 3, MOUNT AUBURN, said point being the intersection of East right of way line of Wyandotte Avenue as now established and the North right of way line of East 31st Street as now established; thence North 02°30'03" East along said East right of way line of Wyandotte Avenue a distance of 542.15 feet to the Southwest Corner of the Final Plat of Park Reserve Condominiums Units 2101-2308, a subdivision in Kansas City, Jackson County, Missouri, recorded in Book 1162, Page 91, Instrument 2016E0056449; thence South 87°16'54" East along said South line a distance of 27.20 feet; thence North 02°43'06" East a distance of 1.21 feet; thence South 87°16'54" East a distance of 41.79 feet; thence North 02°43'06" East a distance of 1.71 feet; thence South 87°16'54" East a distance of 54.96 feet; thence South 02°43'06" West a distance of 21.83 feet; thence South 87°16'54" East a distance of 162.09 feet to a point on the East Line of the West 1/2 of said vacated Baltimore Avenue; thence South 02°30'03" West along said East line a distance of 523.96 feet to a point on said North right of way line of East 31st Street; thence North 87°08'05" West a distance of 285.98 feet to the POINT OF BEGINNING, containing 152,292 square feet or 3.496 acres more or less.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as ARRIVEKC NO. 1.

EASEMENT DEDICATION: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated Utility Easements (U/E), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

STREET DEDICATION: Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the lot line nearest thereto.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within the Boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail; provided, however such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

FLOOD PLAIN: The subject property is located in OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain), according to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0254G, effective January 20, 2017.

STREET GRADES: The Street Grades for E 31st Street were previously established by Ordinance No. _____ passed _____; the Street Grades for Wyandotte Avenue were previously established by Ordinance No. _____ passed _____.

CASH IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of \$ 264,009.16 in lieu of required parkland dedicating for Multi-family Units pursuant to Section 88-405-17-c of the Zoning and Development Code.

PLAT DEDICATION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 20____.

KANSAS CITY AREA TRANSPORTATION AUTHORITY

Frank White III, President and CEO

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me a Notary Public in and for said County and State, came Frank White III, President and CEO of Kansas City Area Transportation Authority, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Kansas City Area Transportation Authority and he duly acknowledged the execution of the same to be the act and deed of said Kansas City Area Transportation Authority.

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

Notary Public My Appointment Expires: _____

CITY PLAN COMMISSION PUBLIC WORKS

Approved: _____
Case No: _____

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, by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 20____.

Mayor City Clerk
Quinton Lucas Marilyn Sanders

Vincent E. Brice
Jackson County Assessment Department

NOTES:

Basis of Bearings: PARK RESERVE CONDOMINIUMS UNITS 2101 - 2308

Error of Closure: 1 part in: 159063.542'

All bearings and distances shown on this final plat are plotted and measured unless otherwise noted.

I hereby certify that this Minor Subdivision - Lot Consolidation is based upon an actual field survey performed by me or under my direct supervision during March 2023, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape

PRELIMINARY FINAL PLAT UNDER REVIEW

ARRIVEKC NO. 1

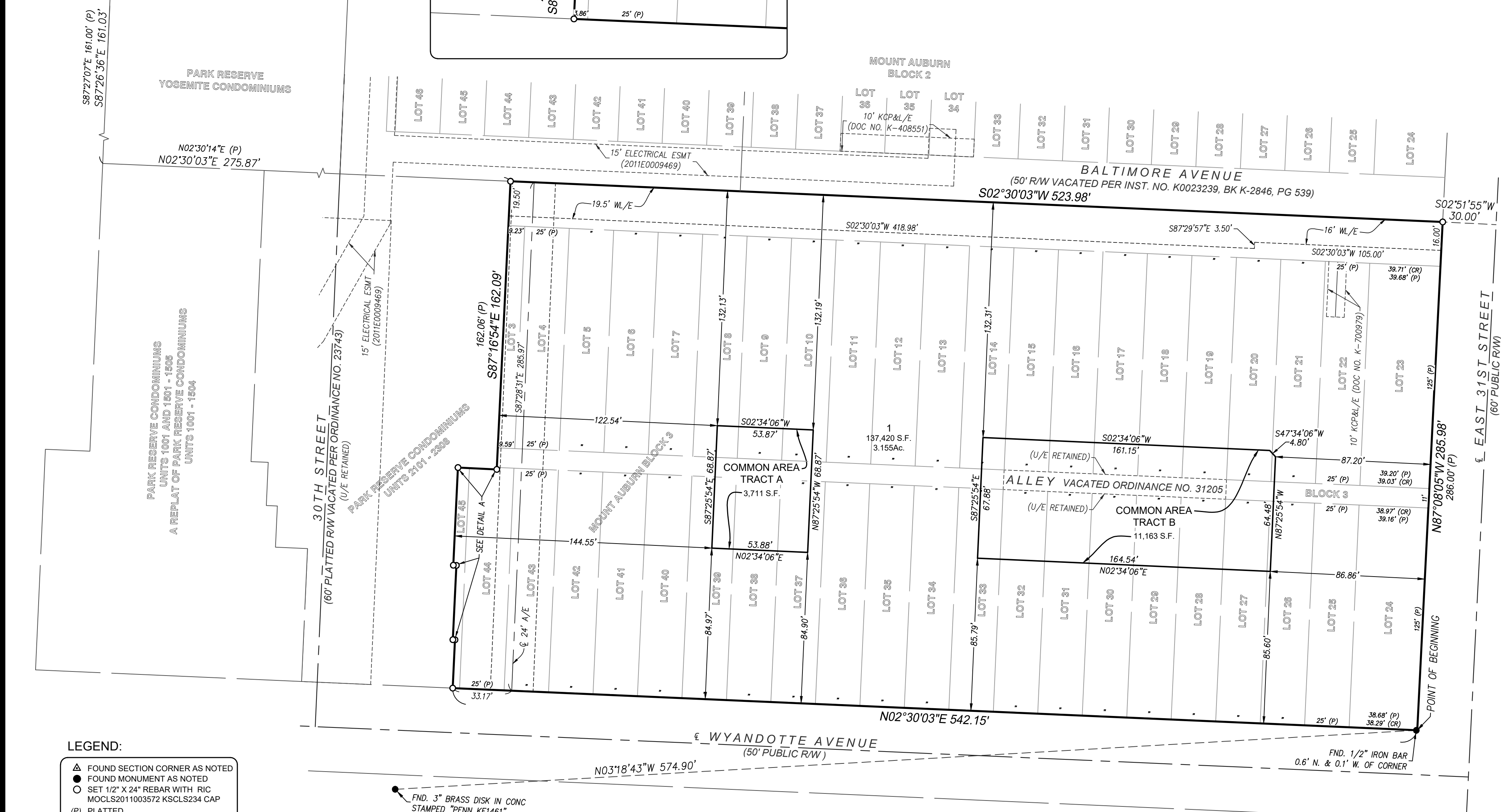
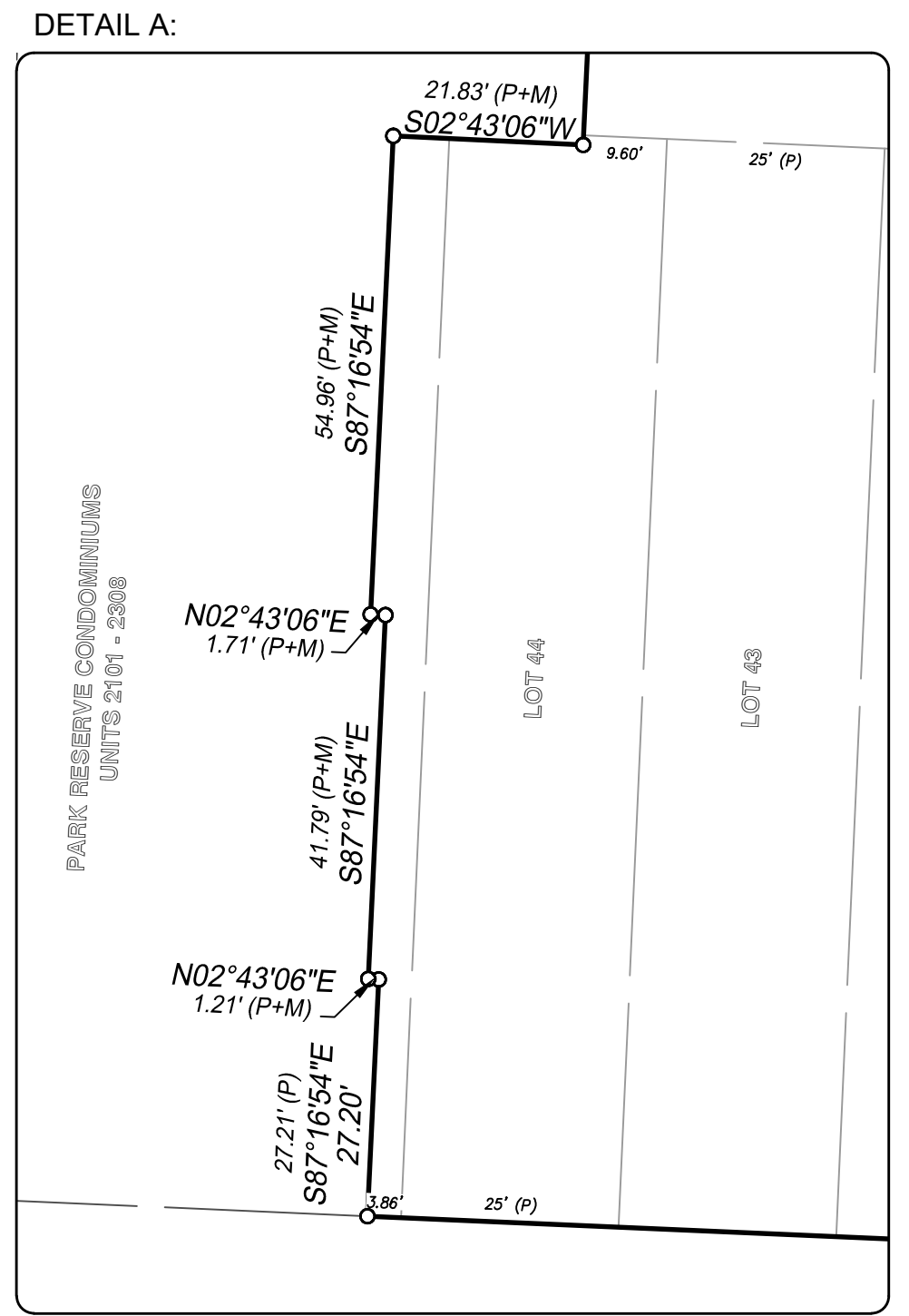
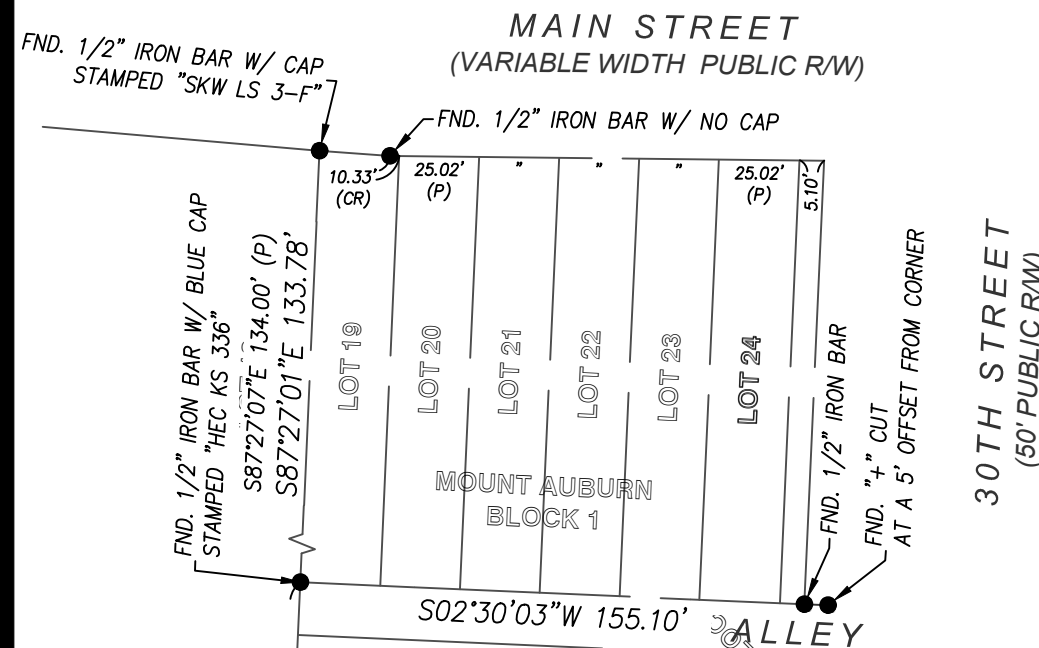
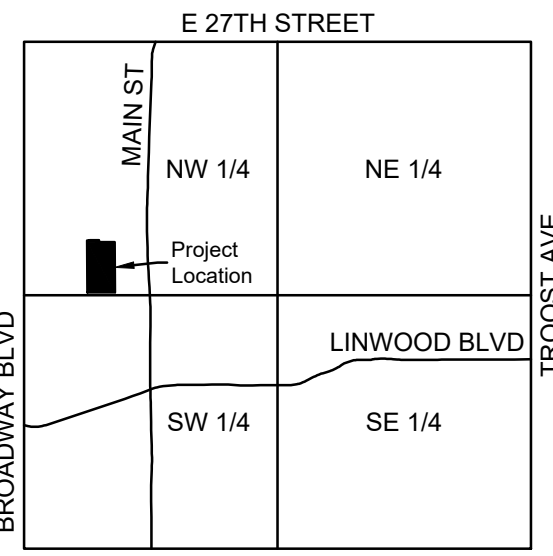
Prepared For:
NorthPoint Development
Owen Haake
3315 North Oak Trafficway
Kansas City, Missouri 64116
(816) 888-7380

Date of Preparation: July, 2023
Revised: August 30, 2023



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Michelle L. Brown Missouri PLS-2016019003
RIC MO CLS-2011003572
mbrown@ric-consult.com



- LEGEND:
- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- (P) PLATTED
- (M) MEASURED
- (CR) CALCULATED FROM RECORD
- A/E ACCESS EASEMENT
- U/E UTILITY EASEMENT
- W/E WATERLINE EASEMENT