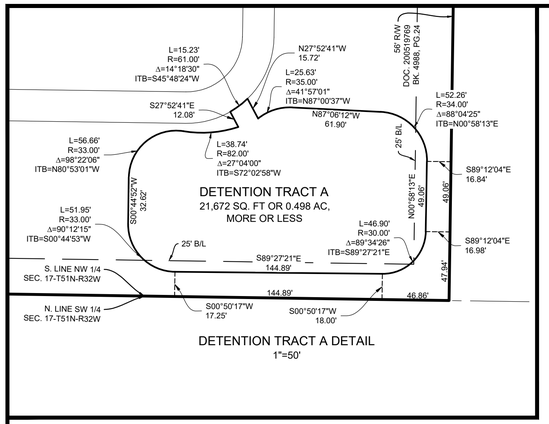
Final Plat

REDWOOD KANSAS CITY SHOAL CREEK, MO

Southeast Quarter of the Northwest Quarter of Section 17, Township 51 North, Range 32 West Kansas City, Clay County, Missouri



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

5/8" Rebar w/Aluminum Caps will be set at the property corners after construction is completed.

There are no gaps, gores, or overlaps between REDWOOD KANSAS CITY SHOAL CREEK, MO and any neighboring properties.

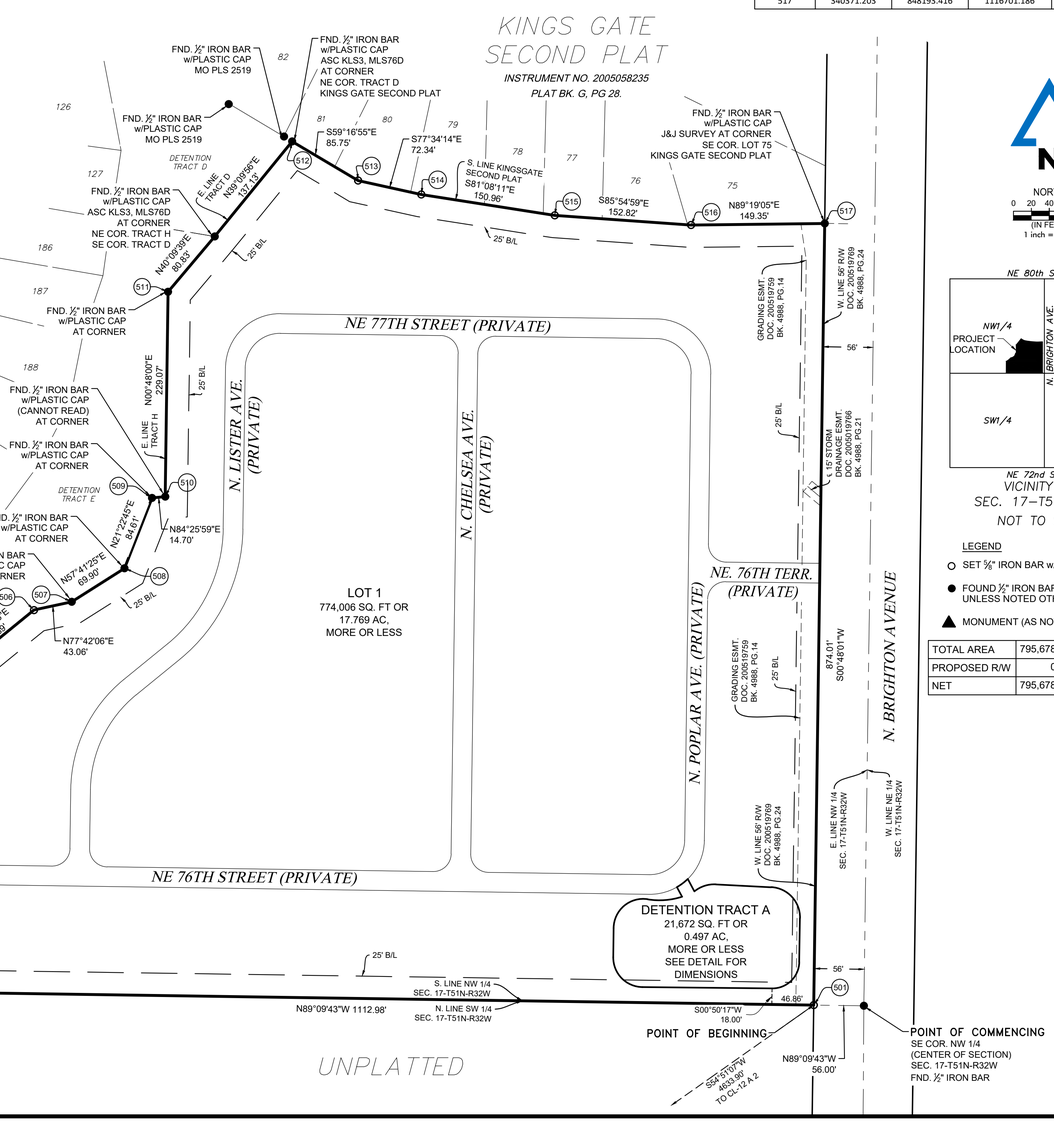
Coordinate information shown hereon are Missouri State Plane West Zone NAD83 Coordinates, based on GPS observation using the MoDot VRS Network. Having a Combined Grid Factor of .999904216.

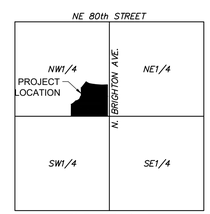
TRAVERSE TABLE:
CL-12 A 2 - being S54°51'07"W, 4,633.90' from the Northwest Corner (Point of Beginning) of this Plat.

CL-12 A 2 - (State Plane, Feet)= North 1,113,266.568 East 22,779,246.545

FLOODPLAIN NOTE
We have reviewed the "FLOOD INSURANCE RATE MAP", Community Panel NO. 29095C0132G, Effective January 20, 2017, as published by FEDERAL EMERGENCY MANAGEMENT AGENCY. our review of this map indicates that this parcel of land lies within zone X, which is "areas determined to be outside the 0.2% annual chance floodplain."

POINT	NORTHING METERS	EASTING METERS	NORTHING STATE PLANE	EASTING STATE PLANE
CL-12 A2	339324.312	847116.067	1113266.512	2779246.627
501	340104.851	848189.702	1115827.330	2782769.045
502	340109.812	847850.534	1115843.606	2781656.290
503	340175.100	847851.487	1116057.806	2781659.418
504	340202.542	847874.018	1116147.838	2781733.336
505	340219.668	847899.749	1116204.028	2781817.756
506	340239.488	847924.049	1116269.054	2781897.481
507	340242.284	847936.871	1116278.225	2781939.548
508	340253.671	847954.876	1116315.584	2781998.619
509	340277.683	847964.276	1116394.365	2782029.458
510	340278.118	847968.735	1116395.792	2782044.088
511	340347.925	847969.708	1116624.817	2782047.281
512	340399.156	848011.990	1116792.898	2782186.000
513	340385.809	848034.455	1116749.106	2782259.704
514	340381.064	848055.985	1116733.539	2782330.342
515	340373.976	848101.444	1116710.284	2782479.486
516	340370.660	848147.901	1116699.405	2782631.903
517	340371.203	848193.416	1116701.186	2782781.228





VICINITY MAP
SEC. 17–T51N–R32W
NOT TO SCALE

LEGEND
- ○ SET ⅝" IRON BAR w/MEC CAP
- ● FOUND ½" IRON BAR w/PLASTIC CAP UNLESS NOTED OTHERWISE
- ▲ MONUMENT (AS NOTED)

TOTAL AREA	795,678 SQ FT	18.266 AC.
PROPOSED R/W	0 SQ FT	0 AC.
NET	795,678 SQ FT	18.266 AC.

DESCRIPTION:

A tract of land situated in the Southeast Quarter of the Northwest Quarter of Section 17, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, said tract of land includes all of the tract of land described as set forth in the Special Warranty Deed recorded December 17, 2013 in the Office of the Recorder of Deeds for said County and State as Instrument No. 2013046309 in Book 7233 at Page 104 and also includes all of Tract II as described and set forth in the Quit Claim Deed recorded December 22, 2008 in said Office of the Recorder of Deeds as Instrument No. 2022037904 in Book 9488 at Page 64. Said tract of land being now more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of aforesaid Section 17 (Center of Section); thence N89° 09' 43"W along the South line of the Northwest Quarter of said Section 17, a distance of 56.00 feet to a point on the West right of way line of N Brighton Avenue as now established by the Right of Way Grant recorded May 3, 2005 in the aforesaid Office of the Recorder of Deeds as Instrument No. 2005019769 in Book 4988 at Page 24 and the Point of Beginning of the aforesaid tract of land to be herein described; thence continuing N89° 09' 43"W along the last described course, a distance of 1,112.98 feet to a point on the East line of Tract H, KINGS GATE THIRD PLAT, a subdivision in said City, County and State recorded January 19, 2007 in said Office of the Recorder of Deeds as Instrument No. 2007002520 in Plat Book G at Page 98, thence generally Northerly along the Easterly line of said Tract H, the following courses and distances; thence N00° 50' 16"E, 214.24 feet (214.35 feet, Plat); thence N39° 23' 18"E, 116.50 feet; thence N56° 21' 12"E, 101.42 feet; thence N50° 47' 58"E, 102.89 feet; thence N77° 42' 06"E, 43.06 feet; thence N57° 41' 25"E, 69.90 feet; thence N21° 22' 45"E, 84.61 feet; thence N84° 25' 59"E, 14.70 feet; thence N00° 48' 00"E, 229.07 feet; thence N40° 09' 39"E, 80.83 feet to the Northeast corner of said Tract H, being also the Southeast corner of Tract D, KINGS GATE SECOND PLAT, a subdivision in said City, County and State recorded November 30, 2005 in said Office of the Recorder of Deeds as Instrument No. 2005058236 in Plat Book G at Page 28; thence N39° 09' 56"E, departing from the Easterly line of said Tract H, being now along the Southeasterly line of said Tract D, a distance of 137.13 feet to the Northeast corner of said Tract D, being also a point on the Southerly line of Lot 81 of said KINGS GATE SECOND PLAT; thence Easterly along the Southerly line of Lots 81, 80, 79, 78, 77, 76 and 75 of said KINGS GATE SECOND PLAT, the following courses and distances; thence S59° 16' 55"E, 85.75 feet; thence S77° 34' 14"E, 72.34 feet; thence S81° 08' 11"E, 150.96 feet; thence S85° 54' 59"E, 152.82 feet; thence N89° 19' 05"E, 149.35 feet to the Southeast corner of said Lot 75, being also a point on the West right of way line of N Brighton Avenue as established by said Right of Way Grant recorded as Instrument No. 2005019769; thence S00° 48' 01"W along the West right-of-way line of said N Brighton Avenue, a distance of 874.01 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 795,678 square feet or 18.266 acres, more or less.

The basis of the bearings shown hereon is the Missouri State Plane Coordinate System, NAD 83, West Zone.

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.

BUILDING LINES:

Building lines (B/L) 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.

MAINTENANCE OF TRACTS:

Tracts A 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 _____ recorded simultaneously with this plat.

DEDICATION OF PARKLAND:

Required Dedication:

Units (Duplexes) = 24

24 units x 3 people/unit x 0.006 = 0.432 AC.

Units (Multi) = 105

105 x 2 people/unit x 0.006 = 1.26 AC.

Total Required Dedication = 1.692 ac.

PAYMENT IN LIEU OF PARKLAND

The developer elects to pay the city of Kansas City, Missouri, a sum of $108,660.55 in lieu of required parkland dedicating for (24 single family units, 105 multi-family units) pursuant to Section 88-408-C of the Zoning and Development Code.

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 "REDWOOD KANSAS CITY SHOAL CREEK, MO".

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

By:_____
David Conwill

County of)
)SS
State of)

BE IT REMEMBERED that on this_____day of_____2023, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came David Conwill, 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

Approved:_____

PUBLIC WORKS

_____
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._____ duly authenticated as passed this _____ day of _____ 2023.

_____ _____
Mayor: Quinton Lucas City Clerk: Marilyn Sanders

I HEREBY CERTIFY THAT THIS FINAL PLAT TITLED "REDWOOD KANSAS CITY SHOAL CREEK, MO", A SUBDIVISION, 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 FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PUBLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THAT IT MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN "URBAN" TYPE PROPERTY BOUNDARY SURVEY AS OF THE DATE OF THIS SURVEY. I FURTHER STATE THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STEVEN R. WHITAKER, MO. PLS NO. 2005019220
MCCLURE ENGINEERING COMPANY CORPORATE CERTIFICATE/LICENSE NO. 201200935
SWHITAKER@MCCLUREVISION.COM

REDWOOD KANSAS CITY
REDWOOD KANSAS CITY SHOAL CREEK, MO

ENGINEER	DRAWN BY J.BURNETTE	REVISIONS	KANSAS CITY, CLAY COUNTY MISSOURI
SURVEYOR S.WHITAKER	CREW CHIEF J.CRAFT	-	SEC. 17-T51N-R32W
		-	210638-020
SHEET NO. 01/01		-	MARCH 8, 2023

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DRAWING PATH: P:\210638-020\Civil\Drawings\Plat\ PLOT DATE: 05/01/2023 9:37 AM PLOTTED BY: COOK, COOPER