

FINAL PLAT VIEWPOINT AT BROOKWOOD

A REPLAT OF LOT 2 OF SHOAL VALLEY,
A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF
SECTION 10 & THE NORTHWEST QUARTER OF
SECTION 15, TOWNSHIP 51 NORTH, RANGE 32 WEST,
IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

PROPERTY DESCRIPTION:

A Replat of Lot 2 of SHOAL VALLEY, a subdivision lying in the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, all in Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, prepared Michelle Brown, Missouri PLS-2016019003 on November 10, 2025, containing 1,223,050 square feet or 28.077 acres, more or less.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall be known as "VIEWPOINT AT BROOKWOOD".

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

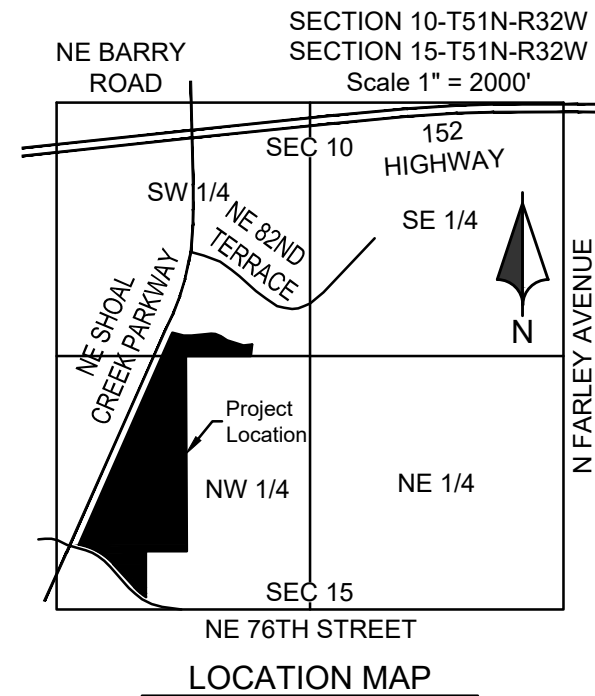
BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the lot line nearest thereto.

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 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.

MAINTENANCE OF TRACTS: Tracts A and B are to be used for Stormwater Detention and Drainage and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the Covenant to Maintain Storm Water Detention and BMP Facilities of Viewpoint at Brookwood, recorded simultaneously with this plat.

PRIVATE OPEN SPACE: Tracts C and D contain 1.036 private open space acres which are hereby reserved at the election of the developer in lieu of the required parkland dedication for 193 Semi-attached Units pursuant to Section 88-408-E of the Zoning and Development Code. A total of 2.316 acres are required to satisfy the parkland request for this final plat.

Private Open Space Calculations for Parkland Dedication
Semi-attached Units: 193*2" .006=2.316
Total Parkland Dedication Required: 2.316 Acres
Tract C: 0.287 Ac.
Tract D: 0.749 Ac.
Trail: 1,120 x 50 = 56,000 sf = 1.286 Ac.
Total Private Open Space to be Dedicated: 2.322 Acres



Plat Corners (State Plane Coords in Meters)		
Point #	Northing	Easting
1	340875.678	851409.926
2	340879.913	851222.259
3	340884.571	851015.869
4	340264.926	851005.647
5	340265.581	850975.989
6	340347.856	850877.680
7	340425.416	850824.295
8	340493.190	850756.701
9	340949.454	850970.462
10	340959.261	850974.830
11	340949.322	851010.100
12	340949.394	851036.207
13	340952.491	851078.592
14	340953.580	851098.381
15	340952.101	851111.032
16	340944.450	851128.551
17	340931.087	851148.556
18	340913.434	851199.832
19	340916.234	851227.749

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FND. 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- FND. 1/2" REBAR W/CAP MOL-1999141096 UNLESS NOTED OTHERWISE
- SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- (D) DEEDED
- (P) PLATTED
- L= LENGTH OF CURVE
- R= RADIUS OF CURVE
- R= RADIUS OF CURVE
- ITB= INITIAL TANGENT BEARING
- Δ= DELTA
- R/W= RIGHT-OF-WAY
- D/E= DRAINAGE EASEMENT
- SS/E= SANITARY SEWER EASEMENT
- U/E= UTILITY EASEMENT
- B/S= BUILDING SETBACK

NOTES:

Bearings shown hereon are Grid Bearings based on the Missouri Coordinate System of 1983, West Zone and tied to Control Monument "CL-05", 2003 Adjustment (N-341742.456m, E-849608.991m) of the Missouri Geographic Reference System, as developed from GPS observations.

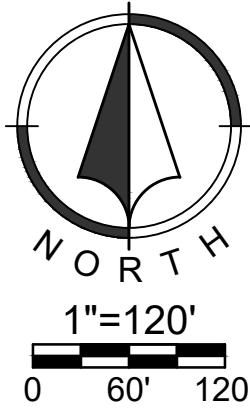
All distances shown on this plat are platted and measured unless otherwise noted and shown in US Survey Feet.

Error of Closure:

Precision, 1 part in: 633280.00'
Error distance: 0.006'
Error direction: S04°01'16"W
Area: 1,223,050 Sq. Ft.
Square area: 481,662.68 Sq. Ft.
Perimeter: 3483.06 Sq. Ft.

Flood Plain: The subject property is located in OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain). OTHER FLOOD AREAS, ZONE X, (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile), and SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE (Base Flood Elevations determined), according to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0151G, effective January 20, 2017.

MoDNR STATION: CL-05
NORTH: 341,742.456m
EAST: 849,608.991m



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 "VIEWPOINT AT BROOKWOOD".

EXECUTION:

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of ____ 2025.

BROOKFIELD RESIDENTIAL SERVICES, LLC

Eric Hoffman, Senior Vice President

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this ____ day of ____ 2025, before me a Notary Public in and for said County and State, came Eric Hoffman, Senior Vice President of BROOKFIELD RESIDENTIAL SERVICES, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

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

_____, My Appointment Expires: _____
Notary Public

APPROVALS:

CITY PLAN COMMISSION: PUBLIC WORKS:

Approved Date: _____

Case Number: _____
Michael J. Shaw, Director

CITY 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 ____.

Quinton Lucas, Mayor

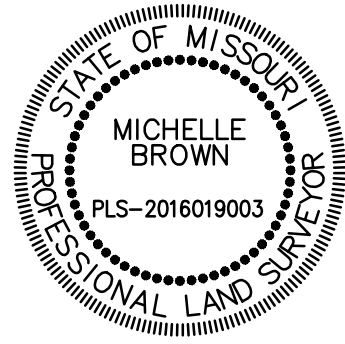
Marilyn Sanders, City Clerk

COUNTY RECORDING INFORMATION:

Plat Dedication: Viewpoint at Brookwood	Reserved for County Recording Stamp
Private Open Space Dedication: 2.322 Acres	
Record As: Plat	

CERTIFICATION:

I hereby certify that this Subdivision Plat is based upon an actual field survey performed by me or under my direct supervision during December 2025, 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 Architects and the Department of Agriculture Land Survey Program of the State of Missouri.



Michelle Brown, Missouri PLS-2016019003
RIC KS CLS-2011003572
mbrown@ric-consult.com

Public Street - A

GRADE POINT	ELEV.	DESC.
0+77.96	888.21	Begin Construction
0+96.56	887.73	P.V.C.
1+73.45	886.76	Sag
1+80.00	885.59	P.V.I.
2+07.08	886.95	Sta. 10+00.00 Local Road A
2+65.00	888.13	P.V.T.
3+90.00	891.88	P.V.C.
5+69.11	894.60	Crest
8+11.14	889.67	Sta. 10+00.00 Local Road B
8+90.00	885.95	P.V.T.
9+05.55	885.90	End Construction

Land Data Area

Total Land Area:	1,223,050 Sq.Ft. 28.077 Ac.
Land Area for Proposed Right of Way	56,131 Sq.Ft. 1.289 Ac.
Net Land Area:	1,166,919 Sq.Ft. 26.788 Ac.

Plat Data

Number of Lots	2
Number of Tracts	4

VIEWPOINT AT BROOKWOOD

Prepared For:
The BTR Group
Scott Weinberg
P.O. Box 5119
Athens, GA 30604
(847) 830-0058

Date of Preparation:
November 10, 2025

Revised:
December 16, 2025



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Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234