

Recorded in Clay County, Missouri



Recording Date/Time: 01/17/2024 at 03:20:57 PM

Book: 9681 Page: 41

Instr #: 2024001077

Pages: 3

Fee: \$27.00 E



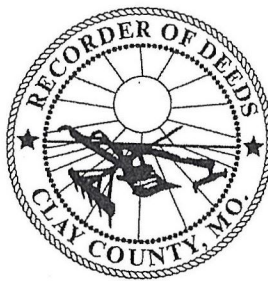
Sandra Brock  
Recorder of Deeds

ROUSE FRETS WHITE GOSS GENTILE RHODES

RECORDER OF DEEDS CERTIFICATE  
CLAY COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMO 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.



Sandra Brock  
Recorder of Deeds  
Clay County Courthouse  
Liberty, MO 64068



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**File #: 230382**

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### ORDINANCE NO. 230382

Approving the plat of Antioch Village, an addition in Clay County, Missouri, on approximately 26 acres generally located at the northwest corner of North Antioch Road and Northeast 53rd Street, creating 4 lots and 2 tracts for the purpose of a mixed use development; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00004)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Antioch Village, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on March 21, 2023.

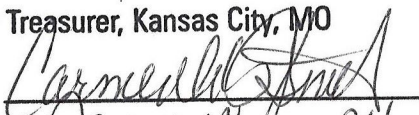
Approved as to form:



Eluard Alegre  
Associate City Attorney

This is to certify that General Taxes for 2023, and all prior years, as well as special assessments for local improvements currently due if any, on property described have been paid.

City Treasurer, Kansas City, MO

By   
Dated, January 11, 2024



Authenticated as Passed

  
Quinton Farris, Mayor

Marilyn Sanders, City Clerk

MAY 11 2023

Date Passed

Recorded in Clay County, Missouri



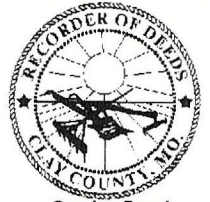
Recording Date/Time: 01/17/2024 at 03:20:57 PM

Book: 9681 Page: 42

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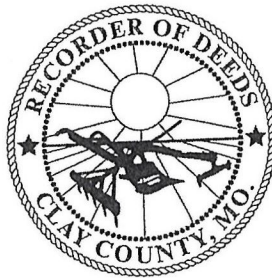
Sandra Brock  
Recorder of Deeds

ROUSE FRETS WHITE GOSS GENTILE RHODES

RECORDER OF DEEDS CERTIFICATE  
CLAY COUNTY, MISSOURI

NON-STANDARD DOCUMENT

This document has been recorded and you have been charged  
the \$25.00 non-standard fee pursuant to RSMO 59.310.3  
and this certificate has been added to your document in compliance  
with the laws of the State of Missouri.



Sandra Brock  
Recorder of Deeds  
Clay County Courthouse  
Liberty, MO 64068

**COVENANT TO MAINTAIN PRIVATE STORM WATER SEWER FACILITIES  
PLAT OF ANTIOCH VILLAGE**

**THIS COVENANT** is made and entered into this 9<sup>th</sup> day of December, 2023, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (“**City**”), and Curry Investment Company, Missouri company, and its successors and assigns (“**Owner**”).

WHEREAS, Owner has an interest in certain real estate generally located on the west side of N Antioch Road, south of Englewood Road in Kansas City, of Clay County, Missouri (“**Property**”), more specifically described in **Exhibit “A”** attached hereto and incorporated herein by reference; and

WHEREAS, Owner intends to cause the Property to be platted as Plat of Antioch Village (Plat), in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owner intends to subdivide the Property and create pursuant to the Plat Lots of Lot 1, Lot 2, Lot 3, Lot 4 and Tracts of Tract A, Tract B, and Tract C as shown on Exhibit “B” attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrants private storm water management, hereinafter referred to as (The Facilities); and

WHEREAS, The Facilities, located within the Plat, require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in conveying storm water runoff.

WHEREAS, the City and Owner agree that it is in the public interest to convey storm water for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for the proper operation, preservation, and maintenance of the Facilities are necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

**Sec. 1.** Owner at its sole cost shall:

- a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary, of The Facilities located within the Antioch Village Plat
- b. Maintain the pipes, structures, grounds, and appurtenances for The Facilities.
- c. Keep the pipes, structures, and appurtenances open and free of silt and debris.
- d. Keep the pipes, structures, and appurtenances in good working condition or replace same if necessary.
- e. Obtain all necessary improvement and repair permits prior to performing any work on The Facilities.

**Sec. 2.** City is granted the right, but is not obligated to enter upon The Facilities within the Antioch Village Plat in order to inspect, maintain, repair, and/or replace The Facilities including the pipes, structures, grounds, and appurtenances if Owner fails to maintain same. In the event that the City does provide maintenance for The Facilities, then City may:

- a. Charge the costs for such maintenance, repair, or replacement against Owner, and/or the owner of The Facilities, and/or the owners of the Lots served by The Facilities within the Antioch Village Plat;
- b. Assess a lien on either the Tracts or the Lots served by The Facilities within the Antioch Village Plat;
- c. Maintain suit against Owner, and/or the owner of The Facilities, and/or the owners of the Lots served by The Facilities within the Antioch Village Plat for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owner not less than thirty (30) days before it begins maintenance of The Facilities.

**Sec. 3.** Owner shall not use, nor attempt to use, the Property in any manner which would interfere with the operation of the Facilities or interfere with the proper, safe, and continuous maintenance and use thereof, and, in particular, shall not build, thereon or thereover, any structure which would interfere, or cause to interfere, with the maintenance and use thereof.

**Sec. 4.** This covenant run with the land legally described in Exhibit "A". Owner shall remain liable under the terms of this Covenant unless and until Owner assigns its rights and obligations to a third party and such assignment is accepted by the City.

**Sec. 5.** To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

**Sec. 6.** Notices. All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as hereinafter specified. Each party shall have the right to specify that notice be addressed to any other address by giving the other party ten (10) days notice thereof. Unless a party to this Agreement has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to the City:

Director of City Planning & Development  
City Hall, 414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106  
Fax number: (816) 513-2548

Notices to Owner shall be addressed to:

Curry Investment Company  
2700 NE Kendalwood Pkwy 208  
Gladstone, Missouri 64119

**Sec. 7.** This Agreement shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

**Sec. 8.** Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

**Sec. 9.** This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

**Sec. 10.** Upon the effective date of this Covenant, the Owner shall file this Covenant in the Office for recording real estate documents in Clay County, Missouri, and shall be binding on Owner, its successors, assigns and transferees. Owner shall provide a copy of the recorded document containing the recording information to the City following its recording.

**Sec. 11.** Owner shall jointly and severally release, hold harmless, indemnify, and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain The Facilities.

[Signature Pages Follow]





OWNER

CURRY INVESTMENT COMPANY,  
a Missouri company Kansas City,

Missouri 64119

Lou Lipari  
Senior Vice President  
Office: (816)414-5200

I hereby certify that I have authority to execute  
this document on behalf of Owner.

By: Lou Lipari

Title: Senior Vice President

Date: 12/19/23

Check one:

Sole Proprietor (

Partnership

Corporation

Limited Liability Company LLC

Attached corporate seal if applicable

STATE OF MISSOURI     )  
  ) SS  
COUNTY OF CLAY        )

BE IT REMEMBERED that on this 19<sup>th</sup> day of December, 2023, before me,  
the undersigned notary public in and for the county and state aforesaid, came Lou Lipari, to me  
personally known, who being by me duly sworn did say that he is the President of Curry Investment  
Company, and that said instrument was signed on behalf of said company by authority of its member  
and acknowledged said instrument to be the free act and deed of said company.

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

Brynden McCAN  
Notary Public

My Commission Expires: April 23, 2025

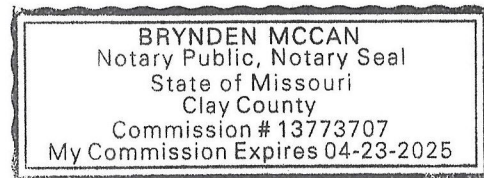


EXHIBIT "A"

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 36 TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092 AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 20, BEVERLY MANOR EXTENSION A SUBDIVISION OF LAND IN SAID CLAY COUNTY RECORDED AS INSTRUMENT NUMBER 02507.D IN BOOK C AT PAGE 5 IN THE CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 89°09'20" WEST ON THE NORTHERLY LINE OF SAID LOT 20, A DISTANCE OF 120.06 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 00°22'58" EAST ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 54TH STREET AS NOW ESTABLISHED, 25.00 FEET; THENCE NORTH 89°13'08" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 181.39 FEET TO A POINT ON THE EAST LINE OF EDGEWOOD ACRES, A SUBDIVISION OF LAND IN SAID CLAY COUNTY RECORDED AS INSTRUMENT NUMBER 00718.D IN BOOK A AT PAGE 24; THENCE NORTH 00°42'00" EAST ON SAID EAST LINE, 646.64 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF NORTHEAST SCANDIA LANE AS NOW ESTABLISHED; THENCE LEAVING SAID EAST LINE NORTHEASTERLY ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 89°41'12" EAST WITH A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 70°24'09" AND AN ARC DISTANCE OF 313.33 FEET TO A POINT ON THE SOUTH LINE OF SCANDIA VILLAGE CONDOMINIUM, A SUBDIVISION OF LAND IN SAID CLAY COUNTY RECORDED AS INSTRUMENT NUMBER L15519 IN BOOK B AT PAGE 184; THENCE SOUTH 88°55'31" EAST ON SAID SOUTH LINE, A DISTANCE OF 736.12 FEET; THENCE LEAVING SAID SOUTH LINE SOUTH 01°08'06" WEST, 190.54 FEET; THENCE SOUTH 01°02'55" EAST, 49.80 FEET; THENCE SOUTH 00°43'36" WEST, 310.40 FEET; THENCE SOUTH 89°10'49" EAST, 298.34 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NORTHEAST ANTIOCH ROAD AS NOW ESTABLISHED; THENCE SOUTH 00°57'31" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 354.21 FEET; THENCE SOUTH 00°02'32" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 220.93 FEET; THENCE SOUTH 00°50'37" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 116.60 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 32 OF SAID BEVERLY MANOR EXTENSION ALSO BEING A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 53RD STREET AS NOW ESTABLISHED; THENCE NORTH 88°52'50" WEST ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 14.58 FEET; THENCE WESTERLY ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 87°45'30" WEST WITH A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 11°18'22" AND AN ARC DISTANCE OF 69.07 FEET; THENCE NORTH 75°15'08" WEST ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 27.95 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE NORTH 00°54'39" EAST ON THE WESTERLY LINE OF SAID LOT 32, A DISTANCE OF 101.52 FEET; THENCE NORTH 29°52'49" WEST ON THE SOUTHERLY LINE OF LOT 33 OF SAID BEVERLY MANOR EXTENSION, 46.22 FEET; THENCE NORTH 89°10'04" WEST ON THE NORTHERLY LINE OF SAID BEVERLY MANOR EXTENSION, 417.06 FEET; THENCE SOUTH 63°56'28" WEST ON SAID NORTHERLY LINE, 42.72 FEET; THENCE NORTH 89°10'26" WEST ON SAID NORTHERLY LINE, 153.98 FEET; THENCE NORTH 73°28'02" WEST ON SAID NORTHERLY LINE, 95.61 FEET; THENCE NORTH 48°13'02" WEST ON SAID NORTHERLY LINE, 146.02 FEET; THENCE NORTH 10°19'30" WEST ON SAID NORTHERLY LINE, 70.72 FEET; THENCE NORTH 10°21'38" WEST ON SAID NORTHERLY LINE, 75.64 FEET TO THE POINT OF BEGINNING. CONTAINING 1,121,559 SQUARE FEET OR 25.75 ACRES, MORE OR LESS.

# Appendix "B"

### PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING BOUND AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDERUP, P.L.S. 30002014022 AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 20, BEVELY MANOR EXTENSION A SUBDIVISION OF LAND IN SAID CLAY COUNTY RECORDED AS INSTRUMENT NUMBER 02057 D IN BOOK C AT PAGE 3 IN THE CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 89°09'20" WEST ON THE NORTHERLY LINE OF SAID LOT 20, A DISTANCE OF 120.00 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 02°23'04" EAST ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST ANTIPOCH VILLAGE AS NOW ESTABLISHED, 25.00 FEET; THENCE NORTH 89°37'08" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 191.59 FEET TO A POINT ON THE EAST LINE OF EDGEMOOR ACRES, A SUBDIVISION OF LAND IN SAID CLAY COUNTY RECORDED AS INSTRUMENT NUMBER 00716 D IN BOOK A AT PAGE 24; THENCE NORTH 02°42'00" EAST ON SAID EAST LINE, 846.04 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF NORTHEAST SCANDIA LAKE AS NOW ESTABLISHED; THENCE LEAVING SAID EAST LINE NORTHEASTERSLY ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 89°41'12" EAST WITH A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 70°24'59" AND AN ARC DISTANCE OF 313.33 FEET TO A POINT ON THE SOUTH LINE OF SCANDIA VILLAGE CONDOMINIUM, A SUBDIVISION OF LAND IN SAID CLAY COUNTY RECORDED AS INSTRUMENT NUMBER 11559 D IN BOOK B AT PAGE 124; THENCE SOUTH 88°53'51" EAST ON SAID SOUTH LINE, A DISTANCE OF 736.12 FEET; THENCE LEAVING SAID SOUTH LINE SOUTH 01°06'00" WEST, 100.54 FEET; THENCE SOUTH 01°06'00" EAST, 40.90 FEET; THENCE SOUTH 09°03'00" WEST, 350.40 FEET; THENCE SOUTH 89°10'49" EAST, 238.24 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NORTHEAST ANTIPOCH ROAD AS NOW ESTABLISHED; THENCE SOUTH 05°25'31" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 304.31 FEET; THENCE SOUTH 05°25'31" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 220.30 FEET; THENCE SOUTH 05°25'31" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 116.20 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 20 OF SAID BEVELY MANOR EXTENSION ALSO BEING A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST SCANDIA STREET AS NOW ESTABLISHED; THENCE NORTH 88°25'00" WEST ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 145.03 FEET; THENCE WESTERLY ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 71°43'30" WEST WITH A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 111°22'22" AND AN ARC DISTANCE OF 63.07 FEET; THENCE NORTH 70°10'50" WEST ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 27.95 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE NORTH 05°43'30" EAST ON THE WESTERLY LINE OF SAID LOT 20, A DISTANCE OF 106.33 FEET; THENCE NORTH 22°52'40" WEST ON THE SOUTHERLY LINE OF LOT 23 OF SAID BEVELY MANOR EXTENSION, 46.22 FEET; THENCE NORTH 89°10'04" WEST ON THE NORTHERLY LINE OF SAID BEVELY MANOR EXTENSION, 415.00 FEET; THENCE SOUTH 83°50'25" WEST ON SAID NORTHERLY LINE, 42.72 FEET; THENCE NORTH 89°10'04" WEST ON SAID NORTHERLY LINE, 120.00 FEET; THENCE NORTH 73°28'02" WEST ON SAID NORTHERLY LINE, 95.61 FEET; THENCE NORTH 48°13'02" WEST ON SAID NORTHERLY LINE, 146.02 FEET; THENCE NORTH 10°11'00" WEST ON SAID NORTHERLY LINE, 70.72 FEET; THENCE NORTH 10°21'00" WEST ON SAID NORTHERLY LINE, 75.64 FEET TO THE POINT OF BEGINNING, CONTAINING 1,121,559 SQUARE FEET OR 25.75 ACRES, MORE OR LESS.

### FLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO THE NUMBER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

ANTIPOCH VILLAGE

### FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 306060010336, CLAY COUNTY, MISSOURI FLOOD MAP REVISION JANUARY 20, 2017.

### SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCED THIS SURVEY WAS TAKEN FROM THE COMMISSION FOR TITLE INSURANCE REPORTS 03330 BY THOMSON-ASPENITY TITLE, L.L.C. FILE NO. 234007, REVISION 1, EFFECTIVE JANUARY 24, 2023 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY; THE AFORMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMENTS, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRM'S POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS; IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, HAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT 104-15" WITH A GRID FACTOR OF "0.99996306". ALL COORDINATES SHOWN ARE IN METERS.

### IN WITNESS WHEREOF:

CURRY INVESTMENT COMPANY, A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

CURRY INVESTMENT COMPANY  
A MISSOURI CORPORATION

MIKE SWEENEY SENIOR VICE PRESIDENT

STATE OF \_\_\_\_\_

CITY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME MIKE SWEENEY, TO ME PERSONALLY KNOWN, WHO SENDS BY ME DULY SWORN, DID SAY THAT HE IS MIKE SWEENEY SENIOR VICE PRESIDENT OF CURRY INVESTMENT COMPANY, A MISSOURI CORPORATION WHO HAS CAUSED THESE PRESENTS TO BE EXECUTED IN BEHALF OF SAID CORPORATION AND THAT SAID CURRY INVESTMENT COMPANY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

### IN WITNESS WHEREOF:

I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

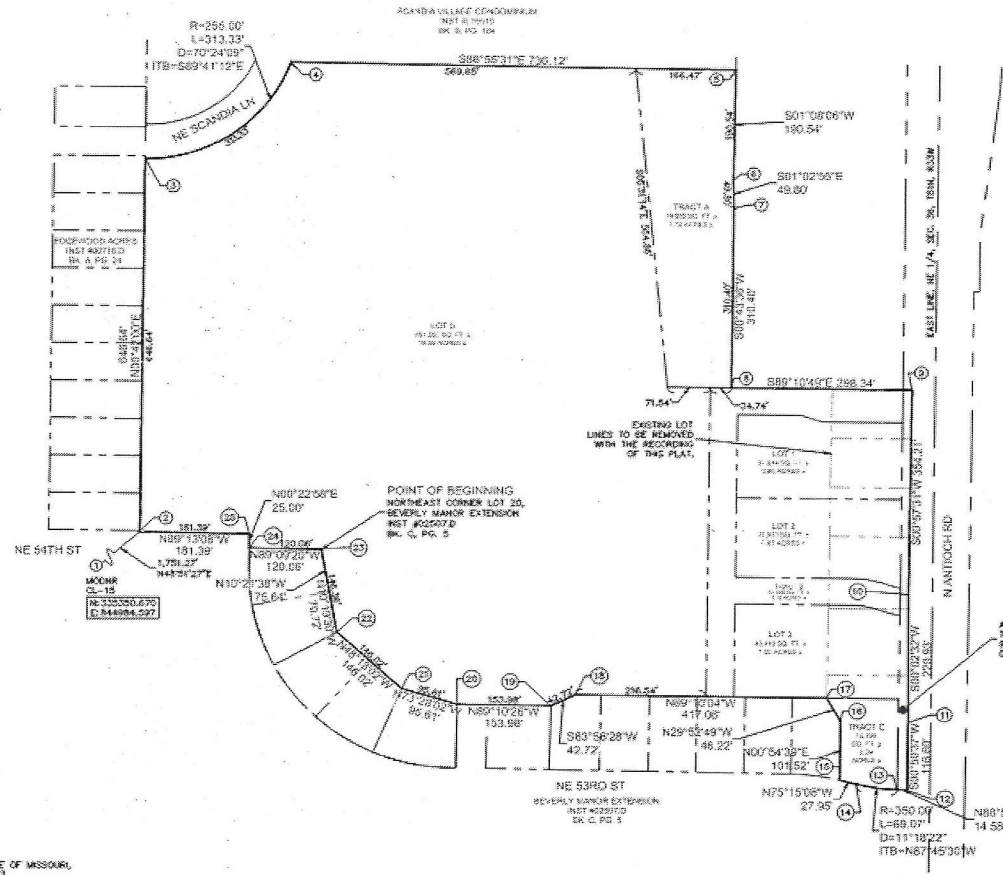
### CITY COUNCIL:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 200305 DULY AUTHENTICATED AS PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

DAVIDSON LUCAS  
MAYOR

NARLYN SANDERS  
CITY CLERK

## FINAL PLAT OF ANTIPOCH VILLAGE NE 1/4, SEC. 36 - T35N - R33W KANSAS CITY, CLAY COUNTY, MISSOURI



Point Number	Old Northing	Old Easting
1	333290.670	844044.236
2	333708.867	843396.578
3	333988.267	843389.996
4	333980.200	843402.439
5	333945.992	843386.320
6	333887.828	843365.689
7	333872.747	843358.147
8	333778.144	843344.717
9	333776.243	843376.671
10	333688.636	843373.365
11	333601.256	843373.384
12	333586.019	843373.292
13	333586.114	843378.820
14	333588.960	843374.031
15	333571.162	843373.792
16	333502.920	843363.334
17	333484.289	843373.385
18	333484.185	843368.100
19	333461.445	843344.232
20	333411.521	843347.616
21	333399.484	843351.807
22	333340.200	843408.410
23	333309.254	843473.400
24	333263.493	843441.309
25	333270.915	843441.360

SURVEY PREPARED FOR:  
CURRY INVESTMENT COMPANY  
ATtn: MIKE SWEENEY  
2700 KENDALLWOOD PARKWAY, STE 100  
KANSAS CITY, MO 64119

DATE OF SURVEY	BY

SYMBOL	FOUND	DESCRIPTION
●	SET	SET MONUMENT
▲	SET	ACCESS EASEMENT
■	B.L.	BUILDING SETBACK
□	E.E.	POWER EASEMENT
▨	E.E.	EASEMENT UNDER EASEMENT
—	U.E.	UTILITY EASEMENT

THIS PLAT AND SURVEY OF ANTIPOCH VILLAGE WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF ANTIPOCH VILLAGE SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

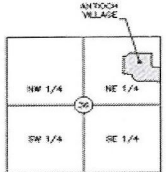


OLSSON, MO 64136  
JASON S. ROUDERP, MO PLS 3002014022  
JUNE 06, 2025  
JRS@OLSSON-HULLSON.COM

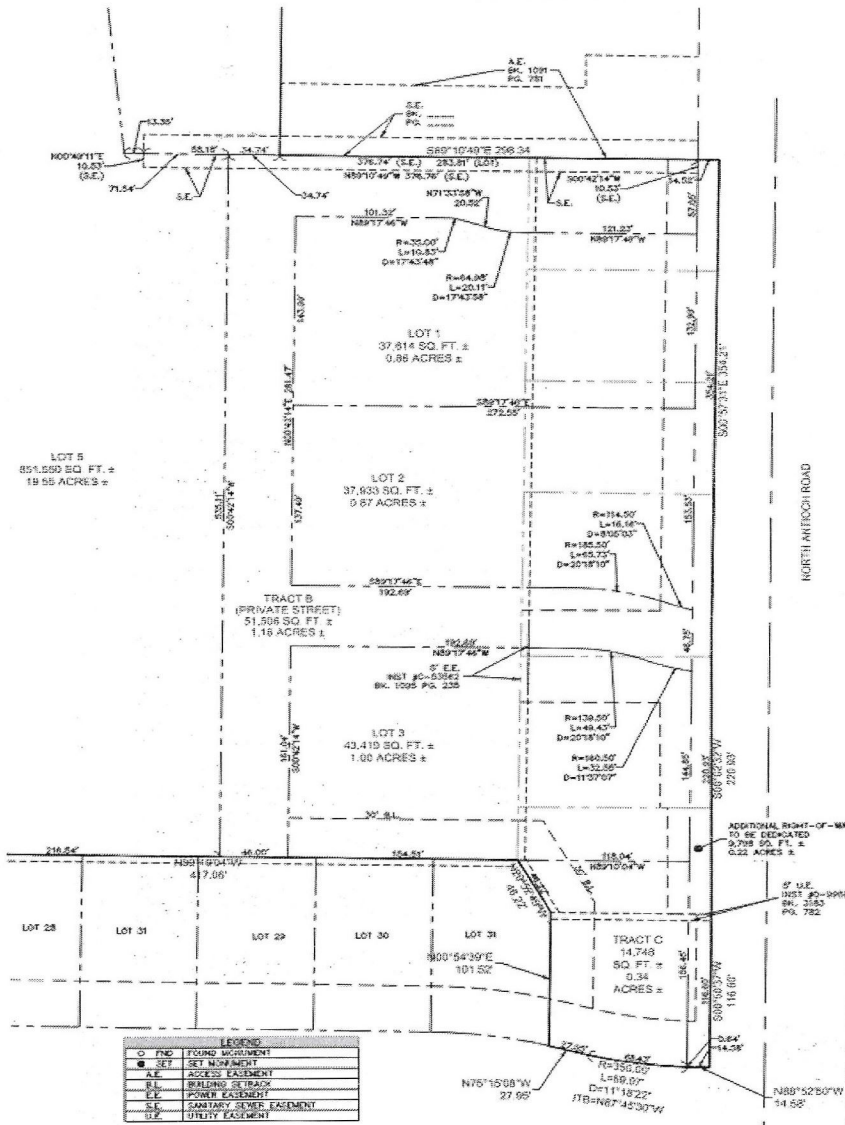
**olsson**  
OLSSON, MO 64136  
JASON S. ROUDERP, MO PLS 3002014022  
JUNE 06, 2025  
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# Appendix "C"

## FINAL PLAT OF ANTIOCH VILLAGE NE 14, SEC 36 - T51N - R33W, KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP  
SEC. 36, T51 N, R33 W  
(P.L.S.)



### SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMBINATION TITLE INSURANCE REPORT, ISSUED BY THOMSON-AFFINITY TITLE, L.L.C. FILE NO. 234067, REVISION 1, EFFECTIVE JANUARY 24, 2023 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, ZONING ORDINANCES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFORESAID ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMBINATION OR ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRM'S POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY, THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, HAD 1983 WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "24-15" WITH A GRID FACTOR OF "0.99999055". ALL COORDINATES SHOWN ARE IN METERS.

### RIGHT OF ENTRANCE

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG 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 ACCESS 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 HEREON AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL BEAR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

### STREET DEDICATION

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

### MAINTENANCE OF TRACTS:

TRACT 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 THE [NAME OF DOCUMENT] RECORDED SIMULTANEOUSLY WITH THIS PLAT.

TRACT B IS TO BE USED FOR PRIVATE STREETS AND UTILITY EASEMENT AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE [NAME OF DOCUMENT] RECORDED SIMULTANEOUSLY WITH THIS PLAT.

TRACT C IS TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE [NAME OF DOCUMENT] RECORDED SIMULTANEOUSLY WITH THIS PLAT.

### SEWER EASEMENT

A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWER IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY, BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PREVENT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING, PAYMENT, SURFACING OF ROADSWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF. PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS) WHICH WILL INTERFERE WITH THE CITY IN EXERCISING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

### 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.

LEGEND	
○	FOUND MONUMENT
●	SET MONUMENT
—	ACCESS EASEMENT
—	BUILDING SETBACK
—	POWER EASEMENT
—	SANITARY SEWER EASEMENT
—	UTILITY EASEMENT



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OLSSON, NO. 035 306  
JASON S. ROBERTSON, NO. PLS 2002014092  
JUNE 26, 2023  
JROBERTSON@OLSSON.COM

DATE OF REVISION	
1	2023.06.26
2	2023.06.26



USER: jrobertson  
 FILE: PLAT036\_2023\_0626\_035306.ctb  
 DATE: 2023.06.26 10:02:02 AM  
 SURVEY PREPARED BY: CURRY BOWEN COMPANY, ATTN: JASON ROBERTSON, 2702 KENDALLWOOD PARKWAY, STE 108, KANSAS CITY, MO 64116