

FINAL PLAT
MARTINI FLATS
A REPLAT OF THE SOUTH 32 FEET OF LOT 10,
AND ALL OF LOTS 11 THROUGH 20 INCLUSIVE,
SPRINGFIELD PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION
CONTAINING 55,813 SQUARE FEET OR 1.28 ACRES

THE SOUTH 32 FEET OF LOT 10, AND ALL OF LOTS 11 THROUGH 20 INCLUSIVE, SPRINGFIELD PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 20; THENCE N02°27'24"E, ALONG THE WESTERLY LINES OF SAID LOTS 10 THROUGH 20, A DISTANCE OF 431.07 FEET; THENCE S87°26'18"E, A DISTANCE OF 129.17 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 10; THENCE S02°22'35"W, ALONG THE EASTERLY LINES OF SAID LOTS 10 THROUGH 20, A DISTANCE OF 431.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE N87°24'54"W, ALONG THE SOUTHERLY LINE OF SAID LOT 20, A DISTANCE OF 129.77 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

- THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
SEMI-PERMANENT MONUMENTATION:
CHISELED CROSS AT ALL CORNERS MARKED " * " "
1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED " * " "
PERMANENT MONUMENTATION:
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED " * " "
- THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " * " " " " " " " OR " * " " " " " " " IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
- THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A DEED RECORDED AS DOCUMENT NO. 2017E0040189 AND A DEED RECORDED AS DOCUMENT NO. 2017E0040200.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE.
- THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR: THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THIS SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.

PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "MARTINI FLATS".

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.

UTILITY EASEMENT: 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 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.

MAINTENANCE OF TRACT: TRACT A IS TO BE USED AS BMP FACILITIES FOR THE PLAT OF MARTINI FLATS AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANTS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$17,108.26 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 12 SINGLE FAMILY UNITS PURSUANT TO SECTION 66-406-C OF THE ZONING AND DEVELOPMENT CODE.

FLOODPLAIN: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 254 OF 625, MAP NUMBER 200802024G, EFFECTIVE DATE: JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AREAS

TOTAL LAND AREA: 55,813 SQUARE FEET OR 1.28 ACRES
LAND AREA FOR EXISTING RIGHT OF WAY: NONE
LAND AREA FOR PROPOSED RIGHT OF WAY: NONE
NET LAND AREA: 55,813 SQUARE FEET OR 1.28 ACRES

IN WITNESS WHEREOF,
SKYLINE HOMES KC, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____, 20__

KEVIN GREEN
MANAGING MEMBER

STATE OF _____ SS:
COUNTY OF _____

ON THIS ____ DAY OF ____, 20__, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEVIN GREEN, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF SKYLINE HOMES KC, LLC AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND THAT KEVIN GREEN ACKNOWLEDGES SAID INSTRUMENT TO BE THIS FREE ACT AND DEED OF SAID COMPANY.

PRINT NAME: _____
MY COMMISSION EXPIRES: _____

CITY PLAN COMMISSION

APPROVED:
CASE NUMBER: CLD-FnPLAT-2024-

PUBLIC WORKS

ACTING DIRECTOR
MICHAEL SHAW, P.E.

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__

MAYOR
QUINTON LUCAS

CITY CLERK
MARILYN SANDERS

PLAT DEDICATION:

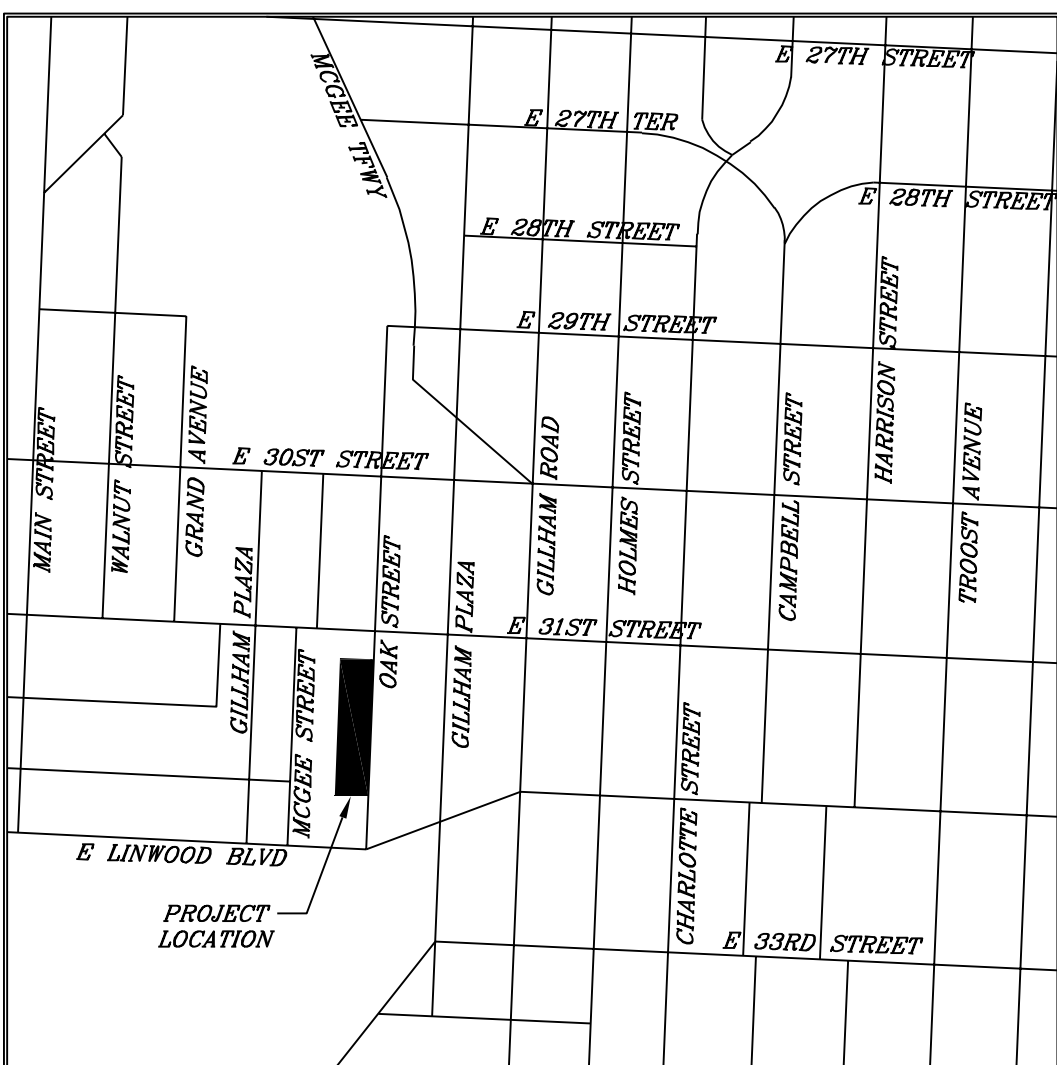
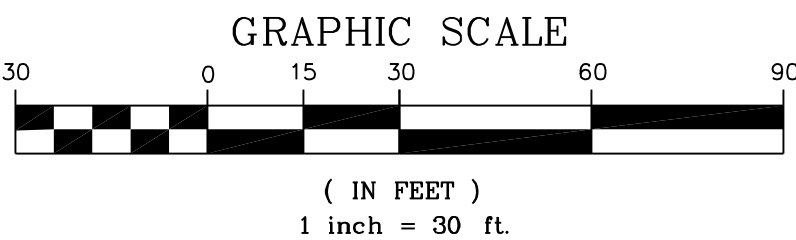
MARTINI FLATS

PRIVATE OPEN SPACE
DEDICATION:
\$17,108.26 IN LIEU OF
REQUIRED PARKLAND
DEDICATING FOR 12
SINGLE FAMILY UNITS

RECORD AS:

PLAT

VINCENT E. BRICE JACKSON
COUNTY ASSESSMENT DEPARTMENT



VICINITY MAP
NOT TO SCALE

STATE PLANE COORDINATES
(PLAT BOUNDARY CORNERS)
THE BEARINGS AND COORDINATES SHOWN HEREON
ARE BASED UPON THE MISSOURI COORDINATE SYSTEM
MAD 1983, WESTERN ZONE, AT KANSAS CITY METRO CONTROL
MONUMENT JA-106 2 RESET (N 320733.83, E 842759.924)
WITH A GRID FACTOR OF 0.99980027.



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT, CHAPTER 248, MISSOURI REVENUE STATUTES, AND THE MISSOURI BOARD OF LAND SURVEYORS. THE SURVEY WAS MADE FOR THE PURPOSE OF A FINAL PLAT. THE SURVEYOR'S PROFESSIONAL KNOWLEDGE AND BELIEF.

REV 08/11/2024
DATE

ROBERT G. YOUNG, PLS-2007000089

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E:\A-JACKSON COUNTY\J-22192 HG 31ST AND OAK\DWG\J-22192 FINAL PLAT REV 06-11-24.DWG - 6/11/2024

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC NO CERT. OF
AUTHORITY
P.O. BOX 14089, PARKVILLE, MO. 64112 (816) 741-6152
robert@rlbuford.com

SEC.-TWP.-RGE. COUNTY JOB NO.
17-49-33 JACKSON J-22192

DATE FIELD BOOK
07/17/2023

FOR SKYLINE HOMES KC, LLC
6810 ROTAL STREET
PLEASANT VALLEY, MO 64068

FINAL PLAT