

A RESURVEY AND REPLAT OF ALL OF LOTS 29 AND 30, AND PART OF LOTS 27 AND 28,
HOME GARDENS, A SUBDIVISION OF LAND IN FRACTIONAL SECTION 18, TOWNSHIP 48
NORTH, RANGE 33 WEST, IN KANSAS CITY, JACKSON COUNTY, MISSOURI

This description was prepared by Phelps Engineering, Inc., MOCLS2007001128 on February 26, 2025, for Project No. 241029. This is a resurvey and replat of all of Lots 29 and 30, and part of Lots 27 and 28 HOME GARDENS, a subdivision of land in Fractional Section 18, Township 48 North, Range 33 West, in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 27, said point also being the intersection of the South right-of-way line of W. 79th Street, as now established and the West right-of-way line of Mercer Street, as now established; thence S 2°14'25" W, along the East line of said Lots 27 thru 30 and the West right-of-way line of said Mercer Street, a distance of 398.28 feet, to the Southeast corner of said Lot 30; thence E 86°56'52" E, along the South line of said Lot 30, a distance of 200.00 feet, to the Southwest corner thereof, said point also being on the East right-of-way line of Ward Parkway, as now established; thence E 12°14'25" E, along the West line of said Lots 30 thru 28 and the East right-of-way line of said Ward Parkway, a distance of 286.44 feet, to the Southern most corner of a tract of land described in the Warranty Deed of the City of St. Louis, dated and recorded as above; thence S 29°14'03" E, along the North line of said Lot 27, a distance of 133.31 feet, to a point on the North line of said Lot 27, said point also being on the South right-of-way line of said W. 79th Street; thence E 86°54'54" E, along the North line of said Lot 27 and the South right-of-way line of said W. 79th Street, a distance of 126.48 feet to the Point of Beginning, containing 1.7420 acres, more or less.

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 "FAREWAY MEADOW MARKET".

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 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 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 the maintenance and operation of the same. The use of the easements 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 over, under and along the strips of land designated utility easements (u/e), shall not be construed to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easements and the use 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 cover over the utilities above stated or the opportunities 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.

A water main easement (W/E) for the operation and management of equipment, and the movement of a working force, in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any appurtenances thereto over, under and through land lying, being, and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City, its agents, employees or independent contractors shall have the right to go upon the above described tracts of land, for the purpose of constructing, maintaining, and repairing the water main improvements and appurtenances thereto, and shall upon completion of such construction, maintenance or repair, cause the land to be restored to substantially the same condition that existed prior to the City's entry upon it. The tract of land over which a water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except non-ornamental grass, non-ornamental shrubs, sidewalks, roadways, pavement or curbs) that would interfere with the City in excavating upon said easement for the purposes of laying, constructing, operating, maintaining or repairing water mains and all appurtenances incidental thereto. No change in the earth cover over the water line will be made without the written approval of the Director of Water Services. This easement shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing of pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

A drainage easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in Kansas City, Missouri ("the City") is hereby granted to The City. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such a manner as to interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

A Sewer Easement (S/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage 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 this easement, it shall not be construed to prohibit development of any adjoining property or from the lying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept open and clear of any and all obstructions and impediments to the free flow of sewage. The City hereby agrees to use the easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

A pedestrian right-of-way easement is hereby granted to Kansas City, Missouri to be used only as a walk for pedestrians upon, over, under and along the strips of land designated "Ped R/W Esmt" with all rights, immunities, privileges and appurtenances; thereto belonging, so that no one shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part hereof. The easement shall be kept free from any and all obstructions which would interfere with the city's use. Owner shall be solely responsible for the construction, maintenance and repair of the easement.

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

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.

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

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20 ____

Foreway Stores, Inc.

By: _____
Mark DeYoung, Authorized Signatory

STATE OF)
)
COUNTY OF)

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Mark DeYoung, Authorized Signatory of Foreway Stores, Inc., who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

PUBLIC WORKS

Approved: _____

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 _____

Mayor Quinton Lucas

City Clerk, Marilyn Sanders

Vincent E Brice
Jackson County Assessment Department

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005068

ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007006068

PE

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

BEARING BASIS: STATE PLANE COORDINATE SYSTEM
MISSOURI WEST ZONE #2403 NAD83 DATUM

THIS SURVEY MEETS OR EXCEEDS THE ACCURACY
STANDARDS FOR AN URBAN CLASS SURVEY AS
DEFINED BY THE MISSOURI STANDARDS FOR
PROPERTY BOUNDARY SURVEYS

○ DENOTES SET 1/2"x24" REBAR W/PHELPS INC.
 MOCLS-2007001128 PLASTIC CAP
 ● DENOTES FOUND SURVEY MONUMENT AS DESCRIBED
 □ DENOTES SET MAG. NAIL & SHINER
 U/E DENOTES UTILITY EASEMENT
 B.L. DENOTES BUILDING LINE
 R/W DENOTES RIGHT-OF-WAY
 ① POINT IDENTIFICATION NUMBER

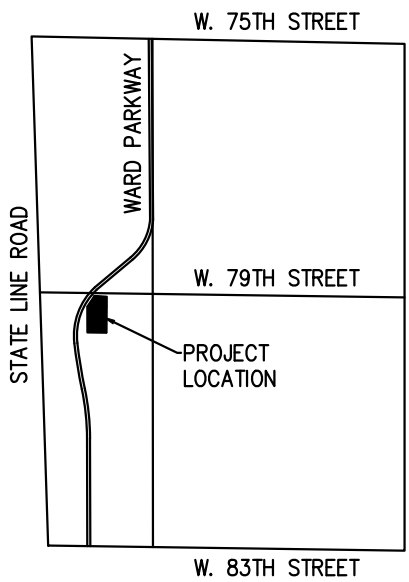
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR KANSAS CITY, JACKSON COUNTY, MISSOURI, MAP NO. 29095C03766, AND DATED JANUARY 20, 2017.

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM
COFFELT LAND TITLE, INC. INFORMATIONAL TITLE REPORT
NO. 24075575 DATED DECEMBER 26, 2024 AT 8:00 A.M.

THE FOLLOWING VALUES ARE BASED ON THE STATE PLANE
COORDINATE SYSTEM, MISSOURI WEST ZONE CONVERTED TO
METERS. 1 US SURVEY FOOT = 0.304800610 METER

<u>POINT</u>	<u>NORTHING</u>	<u>EASTING</u>
1	312840.1287	840857.2917
2	312718.8255	840852.5464
3	312722.0727	840791.6729
4	312809.3131	840795.0856
5	312842.2034	840818.7959

AREAS		
PARCEL	SQUARE FEET	ACRES
LOT 1	29501±	0.6772±
LOT 2	44392±	1.0191±
PLAT BNDY	75882±	1.7420±
STREET DEDICATION	1989±	0.0457±



VICINITY MAP
FRAC. SEC. 18-48-33

PEI #241029 - 5/1/2025

Error Closure: 0.000880' North: 0.0005448' East: 0.0006910' Perimeter: 1144.516' Precision 1:1300257

BY: SCOTT G. CHRISMAN, MO. LS-2594

I HEREBY CERTIFY THAT THIS PLAT OF "FAREWAY MEAD MARKET", IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN PROPERTY SURVEY AND THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND PROFESSIONAL LANDSCAPE ARCHITECTS. I AM AWARE OF AND AM IN COMPLIANCE WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.