

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2026-00017

Northeast Market District



KANSAS CITY
Planning & Dev

July 15, 2026

Docket # C3

Request

Final Plat

Applicant

Ryan Hunt
Taliaferro & Browne

Owner

Jonathan Arnold
Arnold Development Group

Site Information

Location	601 Hardesty Ave
Area	22 Acres
Zoning	UR/ICO
Council District	4 th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Commercial Uses, zoned B3-2
South: KCTRR ROW
East: KCTRR ROW
West: Commercial Uses, zoned B3-2

Land Use Plan

The Truman Plaza Area Plan recommends Mixed Use Community land use for this location.

Major Street Plan

Independence Avenue is identified as a Thoroughfare in this location.

Approval Process



Overview

The applicant is seeking approval of a final plat in District UR creating one (1) mixed-use lot (11 nonresidential units and 489 residential units) and two (2) tracts, generally located at the southeast corner of Independence Avenue and Hardesty Avenue.

Existing Conditions

The subject site is currently developed with a multi-unit mixed use development. There is no associated regulated stream on the subject site.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling + Related Cases

CD-CPC-2024-00039 - Ordinance No. 240488 passed by City Council on June 13, 2024, rezoned about 22 acres from district UR and M1-5 to district UR/ICO and approved a development plan/ preliminary plat that allowed for a mixed-use development of 1.2 M square foot of nonresidential and 489 residential units.

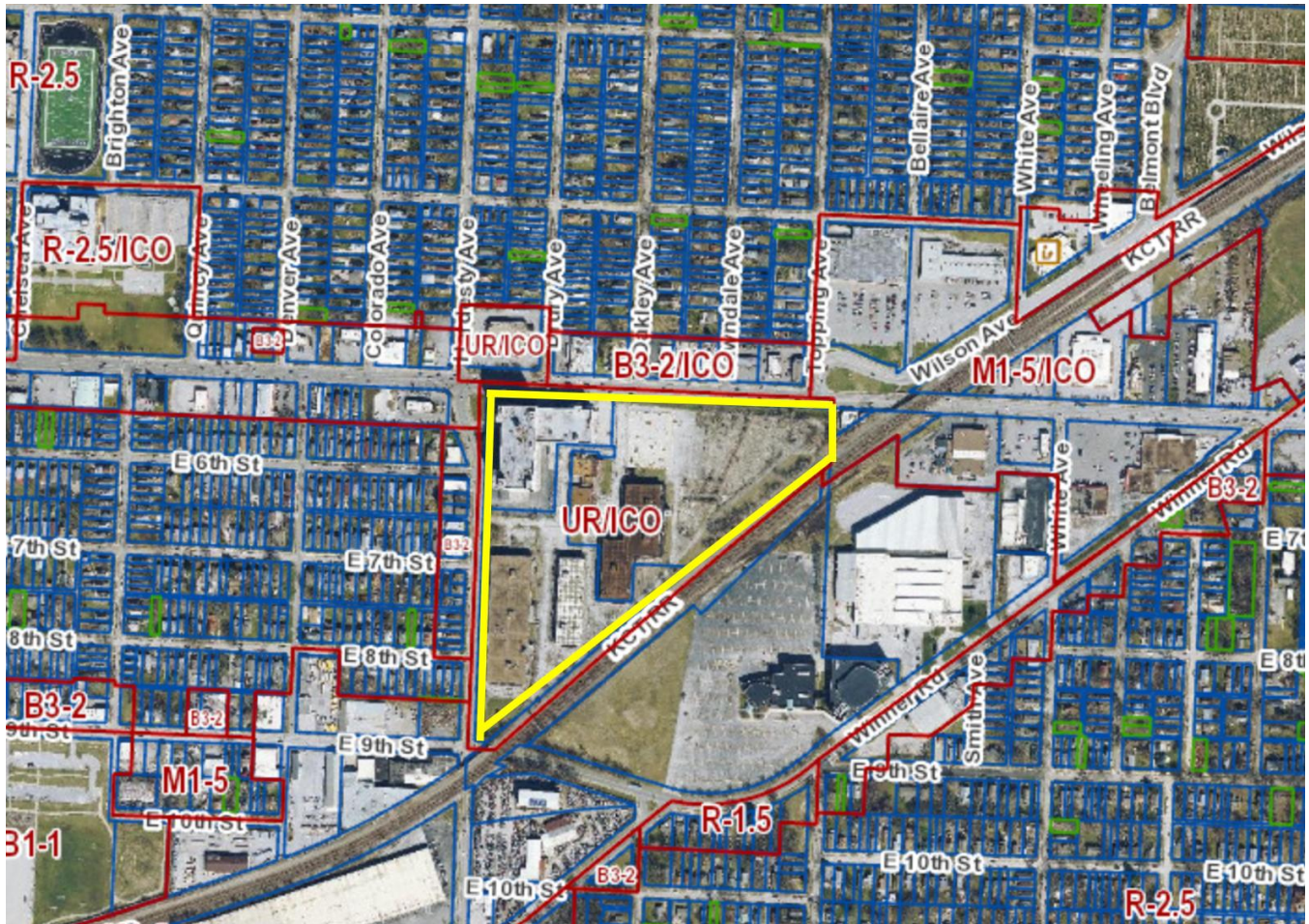
Project Timeline

The application for the subject request was filed on June 24, 2026. This plat is on an expedited timeline.

Professional Staff Recommendation

Docket #C3 Approval with Conditions

VICINITY MAP



PLAN REVIEW

The request is to consider approval of a Final Plat in District UR/ ICO to create one (1) mixed-use lot (11 nonresidential units and 489 residential units) and two (2) tracts, generally located at the southeast corner of Independence Avenue and Hardesty Avenue for an existing development. This use was approved in Case No. CD-CPC-2025-00039 which served as the Preliminary Plat. The Preliminary Plat allowed for a mixed-use development on one lot and multiple tracts. This final plat also includes a condominium plat that further subdivides the various vertical parcels into additional units based on ownership structure.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	
Parkland Dedication (88-408)	Yes	

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on Final Plats, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Olofu Agbaji
Lead Planner



Plan Conditions

Report Date: July 10, 2026

Case Number: CLD-FnPlat-2026-00017

Project: Historic Northeast Loft Campus

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
2. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.
3. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
4. That prior to submitting documents for final approval of conditions, the applicant shall update the plat using the Final Plat Signature and County Recording Block found in the Director's Minimal Submittal Requirements. The block shall include the applicable City Plan Commission date, ordinance number, Council approval date, and case number.
5. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
6. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
7. That the plat be revised to make the following corrections prior to Mylar approval:
 1. Reference the name of the covenant document to be recorded simultaneously with the plat for the Maintenance of Tract(s) _ per Section 88-408-E of the Zoning and Development Code. (7/10/2026)
 2. Review the Standard Plat Language Sheet, placed under attachments, to ensure all language on the plat is consistent with City requirements. (7/10/2026)
 3. Add a revision date to the revised plat being submitted. (7/10/2026)
 4. Show abutting plat information, including the following: Plat Name, Book & Page Number, and Existing Lot Lines. (7/10/2026)
 5. Submit a review comment response letter that explains how each review corrections have been addressed and either note that you agree to each comment or state why you cannot meet the requirements of the comment. (7/10/2026)
 6. Submit a review comment response letter that explains how each review corrections have been addressed and either note that you agree to each condition or state why you cannot meet the requirements of the condition. (7/10/2026)
 7. Use the City's Standard 'Maintenance of Tracts' language for tract(s) _____. (7/10/2026)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

8. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
9. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
10. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
11. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

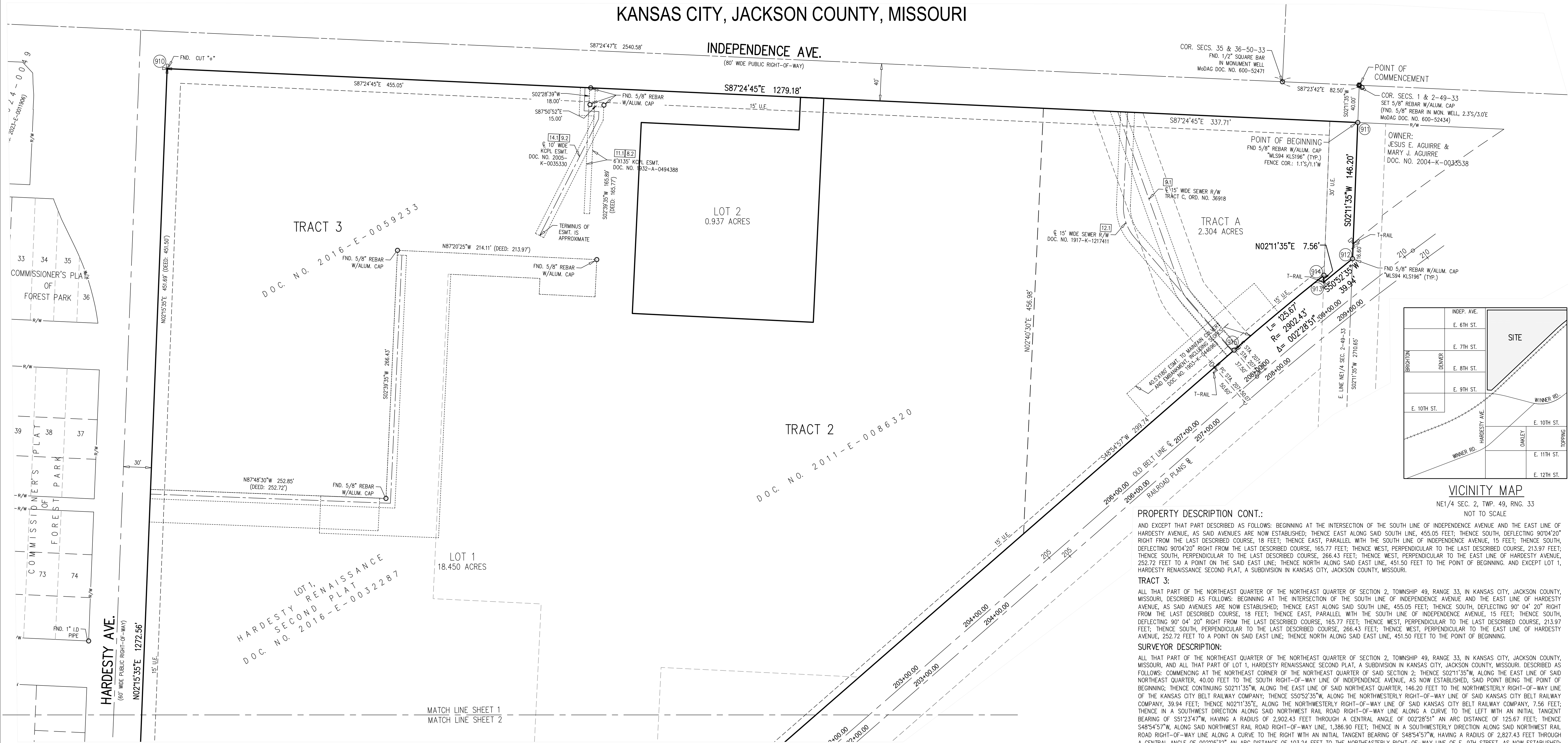
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
14. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
15. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

16. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.
17. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
18. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
19. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
20. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
21. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
22. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
23. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.
24. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)
HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI



LAND DATA	AREA
TOTAL LAND AREA	21.690 ACRES OR 944,827 SQ.FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	21.690 ACRES OR 944,827 SQ.FT.
PLAT DATA	COUNT
NUMBER OF LOTS	2
NUMBER OF TRACTS	1

PLAT DEDICATION: NORTHEAST MARKET DISTRICT	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: 1	
RECORD AS: PLAT	

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

PROPERTY DESCRIPTION:

TRACT 1:

SURFACE RIGHTS ONLY IN AND TO: LOT 1, HARDESTY RENAISSANCE SECOND PLAT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 2:

SURFACE RIGHTS ONLY IN AND TO: ALL THE LAND LYING BETWEEN INDEPENDENCE AVENUE ON THE NORTH, HARDESTY AVENUE ON THE WEST, THE KANSAS CITY TERMINAL RIGHT-OF-WAY ON THE SOUTHEAST, AND THE CENTRAL LINE OF TOPPING AVENUE (AS ORIGINALLY LOCATED) ON THE EAST, BEING APPROXIMATELY 21.593 ACRES AS SHOW ON THE PLAT HERETO ATTACHED, COMMONLY KNOWN AS THE NATIONAL BELLAS HESS PROPERTY AND MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION OF SAID PROPERTY HEREIN, TO-WIT: ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING NORTH AND WEST OF A STRIP OF GROUND 75 FT. WIDE, EXTENDING IN A NORTHEASTERLY AND SOUTHWESTERLY DIRECTION ACROSS SAID QUARTER (1/4) QUARTER (1/4) SECTION, BEING THE RIGHT OF WAY OF PROPERTY CONVEYED TO KANSAS CITY BELT RAILWAY COMPANY BY DEED DATED OCTOBER 20, 1882, AND RECORDED IN BOOK B 80 AT PAGE 266, IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AT KANSAS CITY; AND ALSO LYING NORTH OF A STRIP OF GROUND 100 FT. WIDE, CUTTING AND PARTLY UPON THE SOUTHWEST CORNER OF SAID QUARTER (1/4) QUARTER (1/4) SECTION (AND NORTH AND WEST OF RIGHT OF WAY OF SAID KANSAS CITY BELT RAILWAY COMPANY ABOVE DESCRIBED), BEING THE RIGHT OF WAY OF KANSAS CITY AND INDEPENDENCE RAPID TRANSIT RAILWAY COMPANY, AFTERWARD KANSAS CITY CABLE RAILWAY COMPANY, AND BEING PROPERTY CONVEYED TO KANSAS CITY CABLE RAILWAY COMPANY BY DEED DATED OCTOBER 6, 1894, AND RECORDED IN BOOK B 571, PAGE 513, IN THE OFFICE OF THE RECORDER OF DEEDS, OF JACKSON COUNTY, MISSOURI, EXCEPT THE FOLLOWING PORTIONS THEREOF, TO-WIT: (A) A STRIP OF GROUND THIRTY (30) FEET WIDE OFF OF THE WEST SIDE THEREOF, BEING THE EAST HALF OF HARDESTY AVENUE, A STREET IN KANSAS CITY, MISSOURI; (B) A STRIP OF GROUND FORTY (40) FEET WIDE OFF OF THE NORTH SIDE THEREOF, BEING THE SOUTH HALF OF INDEPENDENCE AVENUE, A STREET IN KANSAS CITY, MISSOURI; (C) A STRIP OF GROUND THIRTY (30) FEET WIDE OFF OF THE EAST SIDE THEREOF, BEING THE WEST HALF OF TOPPING AVENUE, A STREET IN KANSAS CITY, MISSOURI AS ORIGINALLY ESTABLISHED; BEING THE SAME LAND HERETOFORE CONVEYED TO NATIONAL IMPROVEMENT COMPANY BY TRACKAGE REALTY COMPANY BY DEED DATED JUNE 24, 1919 FILED FOR RECORD, AND DULY RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AT KANSAS CITY, IN BOOK SERIES B 1966, PAGE 554 ON JUNE 25, 1919, AND BY SAID NATIONAL IMPROVEMENT COMPANY TO PARTY OF THE FIRST PART BY DEED DATED DECEMBER 14, 1935 FILED FOR RECORD AND DULY RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI AT KANSAS CITY, IN BOOK SERIES B 3228, PAGE 601 ON DECEMBER 31, 1935; LESS AND EXCEPT ALL THAT PART, IF ANY, TAKEN OR USED FOR PUBLIC ROAD PURPOSES;

PROPERTY DESCRIPTION CONT.:

AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF INDEPENDENCE AVENUE AND THE EAST LINE OF HARDESTY AVENUE, AS SAID AVENUES ARE NOW ESTABLISHED; THENCE EAST ALONG SAID SOUTH LINE, 455.05 FEET; THENCE SOUTH, DEFLECTING 90°04'20" RIGHT FROM THE LAST DESCRIBED COURSE, 18 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF INDEPENDENCE AVENUE, 15 FEET; THENCE SOUTH, DEFLECTING 90°04'20" RIGHT FROM THE LAST DESCRIBED COURSE, 165.77 FEET; THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 213.97 FEET; THENCE SOUTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 266.43 FEET; THENCE WEST, PERPENDICULAR TO THE EAST LINE OF HARDESTY AVENUE, 252.72 FEET TO A POINT ON THE SAID EAST LINE; THENCE NORTH ALONG SAID EAST LINE, 451.50 FEET TO THE POINT OF BEGINNING. AND EXCEPT LOT 1, HARDESTY RENAISSANCE SECOND PLAT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 3:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF INDEPENDENCE AVENUE AND THE EAST LINE OF HARDESTY AVENUE, AS SAID AVENUES ARE NOW ESTABLISHED; THENCE EAST ALONG SAID SOUTH LINE, 455.05 FEET; THENCE SOUTH, DEFLECTING 90°04'20" RIGHT FROM THE LAST DESCRIBED COURSE, 18 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF INDEPENDENCE AVENUE, 15 FEET; THENCE SOUTH, DEFLECTING 90°04'20" RIGHT FROM THE LAST DESCRIBED COURSE, 165.77 FEET; THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 213.97 FEET; THENCE SOUTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 266.43 FEET; THENCE WEST, PERPENDICULAR TO THE EAST LINE OF HARDESTY AVENUE, 252.72 FEET TO A POINT ON SAID EAST LINE; THENCE NORTH ALONG SAID EAST LINE, 451.50 FEET TO THE POINT OF BEGINNING.

SURVEYOR DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND ALL THAT PART OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE S02°11'35"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S02°11'35"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 146.20 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE KANSAS CITY BELT RAILWAY COMPANY; THENCE S50°52'35"W, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID KANSAS CITY BELT RAILWAY COMPANY, 39.94 FEET; THENCE N02°11'35"E, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID KANSAS CITY BELT RAILWAY COMPANY, 7.56 FEET; THENCE IN A SOUTHWEST DIRECTION ALONG SAID NORTHWEST RAIL ROAD RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF S51°23'47"W, HAVING A RADIUS OF 2,902.43 FEET THROUGH A CENTRAL ANGLE OF 002°28'51" AN ARC DISTANCE OF 125.67 FEET; THENCE S48°54'57"W, ALONG SAID NORTHWEST RAIL ROAD RIGHT-OF-WAY LINE, 1,386.90 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID NORTHWEST RAIL ROAD RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF S48°54'57"W, HAVING A RADIUS OF 2,827.43 FEET THROUGH A CENTRAL ANGLE OF 002°05'32" AN ARC DISTANCE OF 103.24 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF E. 9TH STREET, AS NOW ESTABLISHED; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID E. 9TH STREET, (50 FEET FROM THE CENTERLINE THEREOF), ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF N81°57'23"W, HAVING A RADIUS OF 1,475.70 FEET THROUGH A CENTRAL ANGLE OF 002°46'15" AN ARC DISTANCE OF 71.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF HARDESTY AVENUE, AS NOW ESTABLISHED; THENCE N02°15'35"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDESTY AVENUE, (30 FEET FROM THE CENTERLINE THEREOF), 1,272.56 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID INDEPENDENCE AVENUE (40 FEET FROM THE CENTERLINE THEREOF); THENCE S87°24'45"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INDEPENDENCE AVENUE (40 FEET FROM THE CENTERLINE THEREOF), 1,279.18 FEET TO THE POINT OF BEGINNING, CONTAINING 21.691 ACRES, MORE OR LESS

SURVEYOR'S CERTIFICATION:

PLAT OF "NORTHEAST MARKET DISTRICT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER STATE 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 BELIEFS.

DATE: _____

FOR REVIEW

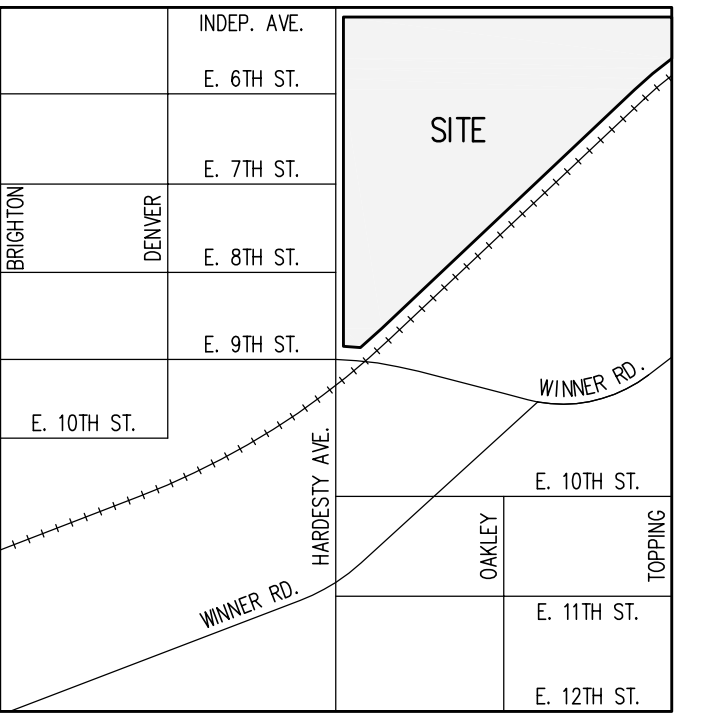
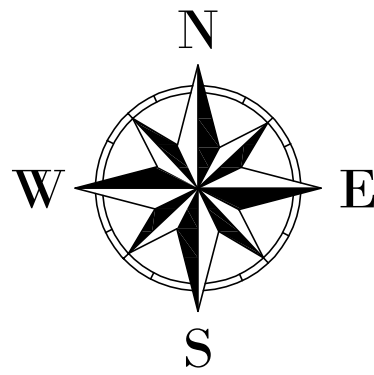
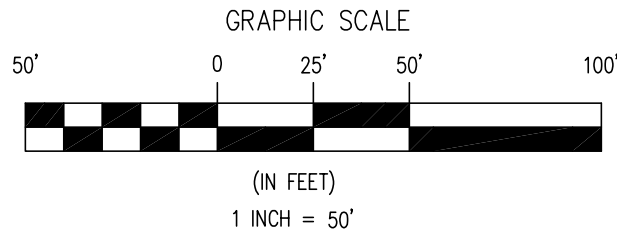
V. ALAN HEADY, JR. MO. L.S. NO. 2312

SHEET 1 OF 17

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP

NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY: COMMITMENT NO. 200269, COMMITMENT DATE: AUGUST 24, 2023 (TRACTS 1 & 2), AND COMMITMENT NO. 201474, COMMITMENT DATE: AUGUST 24, 2023 (TRACT 3).
- COMMITMENT NO. 200269 SURVEY RELATED SCHEDULE B-II ITEMS (TRACTS 1 & 2):
 - EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF UNRECORDED OR CLAIMS OF EASEMENTS.
 - BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT, HARDESTY RENAISSANCE, RECORDED MAY 21, 2015 AS DOCUMENT NO. 2015E0042801: INGRESS/EGRESS EASEMENT AS SHOWN. REPLATED BY HARDESTY RENAISSANCE SECOND PLAT, DOCUMENT NO. 2016E0032287.
 - EASEMENTS AND APPURTENANCES TAKEN AND CONDEMNED FOR GOOSE CREEK SEWER IMPROVEMENTS THROUGH ORDINANCE NO. 36918 OF THE CITY OF KANSAS CITY AND DESCRIBED BY THE INSTRUMENT RECORDED MARCH 24, 1921 AS DOCUMENT NO. A-6707 IN BOOK B-2168 AT PAGE 302: AS SHOWN.
 - GRANT OF RIGHT TO BUILD AND MAINTAIN A CULVERT AND ENBANKMENT RECORDED MAY 6, 1903 AS DOCUMENT NO. 446963 IN BOOK B860 AT PAGE 231: AS SHOWN.
 - EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY RECORDED APRIL 23, 1932 AS DOCUMENT NO. A494388 IN BOOK B3085 AT PAGE 158: AS SHOWN.
 - SEWER RIGHT OF WAY RECORDED NOVEMBER 28, 1917 AS DOCUMENT NO. 1217411 IN BOOK B1843 AT PAGE 376: AS SHOWN.
 - EASEMENTS IN VACATED TOPPING AVENUE RESERVED IN ORDINANCE RECORDED APRIL 15, 1925 AS DOCUMENT NO. A219396 IN BOOK B2544 AT PAGE 620: AS SHOWN.
 - EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY RECORDED JUNE 7, 2005 AS DOCUMENT NO. 2005K0035330: AS SHOWN.
 - EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY RECORDED NOVEMBER 27, 2006 AS DOCUMENT NO. 2006E0127573: AS SHOWN.
 - TERMS, PROVISIONS, EASEMENTS, AGREEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN QUITCLAIM DEED, OPERATING AGREEMENT AND BILL OF SALE BY AND BETWEEN THE UNITED STATES OF AMERICA AND MEGASPACE, LTD. RECORDED MAY 25, 2007 AS DOCUMENT NO. 2007E0069815, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW: 1) NON-EXCLUSIVE EASEMENT FOR THE USE AND MAINTENANCE OF RAIL SPUR LINES. IT APPEARS THAT THE SPUR LINES HAVE BEEN REMOVED OR ARE PARTIALLY COVERED, AND NO LONGER OPERATIONAL. 2) EASEMENT FOR ELECTRIC SERVICE LINE AND GOVERNMENT-OWNED GAS LINE ARE NOT GRAPHICALLY DEFINED AND THEREFORE NOT SHOWN. 3) MUTUAL EASEMENT FOR SURFACE WATER DRAINAGE, AND FOR THE USE OF STORM AND SANITARY LINES IS BLANKET IN NATURE AND THEREFORE NOT SHOWN. 4) NON-EXCLUSIVE EASEMENT FOR EMERGENCY AND SERVICE VEHICLE ACCESS AS SHOWN. 5) PERMANENT EASEMENT FOR TWO GAS LINES, STORM DRAIN AND SANITARY SEWER LINES, AND A FIRE WATER MAIN LINE NOT GRAPHICALLY DEFINED AND THEREFORE NOT SHOWN.
 - TERMS AND PROVISIONS OF ORDINANCE NO. 151019 OF THE CITY OF KANSAS CITY, MISSOURI RECORDED APRIL 13, 2016 AS DOCUMENT NO. 2016E0032286: AS SHOWN.
 - TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE QUITCLAIM DEED, RECORDED DATE: SEPTEMBER 19, 2011; RECORDED NO. 2011E0066320: INCLUDES ALL THAT PART OF TRACTS 1 AND 2. TRACT 1 SUBSEQUENTLY PLATTED AS HARDESTY RENAISSANCE SECOND PLAT, RECORDED APRIL 13, 2016 AS DOCUMENT NO. 2016E0032287.
 - BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT, HARDESTY RENAISSANCE SECOND PLAT, RECORDED APRIL 13, 2016 AS DOCUMENT NO. 2016E0032287 IN PLAT BOOK 1161 AT PAGE 94: BLANKET IN NATURE AFFECTING TRACT 1: 1) RIGHT OF ENTRANCE, AND EGRESS GRANTED TO KANSAS CITY, MISSOURI FOR FIRE AND POLICE PROTECTION, MAINTENANCE OF UTILITIES AND GARBAGE COLLECTION, AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL. 2) CROSS-ACCESS EASEMENT ACROSS SHARED DRIVES AND ACROSS PARKING AREAS BETWEEN LOT ACCESS DRIVES AND PROJECT ACCESS DRIVES ENTERING TO PUBLIC STREET, INCLUDING ANY PARKING AREAS THAT WOULD REASONABLY BE USED.
- COMMITMENT NO. 201474 SURVEY RELATED SCHEDULE B-II ITEMS (TRACT 3):
 - EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF UNRECORDED OR CLAIMS OF EASEMENTS.
 - EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY BY THE INSTRUMENT RECORDED APRIL 23, 1932, AS DOCUMENT NO. A-494388, IN BOOK B-3085 AT PAGE 158: AS SHOWN.
 - EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY BY THE INSTRUMENT RECORDED JUNE 7, 2005, AS DOCUMENT NO. 2005K0035330: AS SHOWN.
 - EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY BY THE INSTRUMENT RECORDED NOVEMBER 27, 2006, AS DOCUMENT NO. 2006E0127573: AS SHOWN.
 - NON-EXCLUSIVE EASEMENT FOR THE USE AND MAINTENANCE OF EXISTING RAIL SPUR LINES EXTENDING SOUTH OF THE SUBJECT PROPERTY OVER ADJACENT PROPERTY OWNED BY THE UNITED STATES OF AMERICA AND EASEMENTS FOR THE USE AND MAINTENANCE OF AN ELECTRIC POWER LINE AND A GAS LINE OVER THE ADJACENT PROPERTY OWNED BY THE UNITED STATES OF AMERICA FOR THE BENEFIT OF THE SUBJECT PROPERTY AS CONTAINED IN THE QUITCLAIM DEED RECORDED MAY 25, 2007, AS DOCUMENT NO. 2007E0069815 AND ALSO REFERENCED ON THE QUITCLAIM DEED RECORDED SEPTEMBER 19, 2011, AS DOCUMENT NO. 2011E0066320: SEE COMMITMENT NO. 200269, SCHEDULE B-II, ITEMS #16 AND #18 ABOVE.
 - A NON-EXCLUSIVE EASEMENT FOR EMERGENCY AND SERVICE VEHICLE ACCESS OVER AND ACROSS CERTAIN ADJACENT PORTIONS OF THE FEDERAL CENTER PROPERTY AS ESTABLISHED BY THE QUITCLAIM DEED AND THE OPERATING AGREEMENT DATED MAY 15, 1980, RECORDED MAY 25, 2007, AS DOCUMENT NO. 2007E0069815 AND ALSO CONTAINED IN THE OPERATING AGREEMENT DATED MAY 15, 1980, BY AND BETWEEN THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES, UNDER AND PURSUANT TO THE POWERS AND AUTHORITY CONTAINED IN THE PROVISIONS OF THE FEDERAL PROPERTY AND ADMINISTRATIVE SERVICES ACT OF 1949, AS AMENDED, AND MEGASPACE, LTD., A CALIFORNIA LIMITED PARTNERSHIP, AND ALSO REFERENCED ON THE QUITCLAIM DEED RECORDED SEPTEMBER 19, 2011, AS DOCUMENT NO. 2011E0066320: AS SHOWN.
 - RESERVATION OF EASEMENTS BY THE UNITED STATES OF AMERICA FOR ALL EXISTING UTILITY LINES WHICH SERVE THE ADJACENT FEDERAL CENTER PROPERTY AND THE RIGHT OF INGRESS AND EGRESS FOR REPAIR, REPLACEMENT OR REMOVAL, AS CONTAINED IN QUITCLAIM DEED AND THE OPERATING AGREEMENT DATED MAY 15, 1980, RECORDED MAY 25, 2007, AS DOCUMENT NO. 2007E0069815, AND ALSO REFERENCED ON THE QUITCLAIM DEED RECORDED SEPTEMBER 19, 2011, AS DOCUMENT NO. 2011E0066320: SEE COMMITMENT NO. 200269, SCHEDULE B-II, ITEM #16 ABOVE.
 - MUTUAL EASEMENT BETWEEN THE UNITED STATES OF AMERICA AND MEGASPACE, LTD., A CALIFORNIA LIMITED PARTNERSHIP, FOR SURFACE WATER DRAINAGE, AND FOR THE USE OF SURFACE WATER (STORM) DRAINS AND SANITARY DRAIN LINES, AND RELATED FACILITIES LOCATED ON THE SUBJECT PROPERTY AND ON THE ADJACENT FEDERAL CENTER PROPERTY AS SET-OUT ON THE QUITCLAIM DEED AND THE OPERATING AGREEMENT DATED MAY 15, 1980, RECORDED MAY 25, 2007, AS DOCUMENT NO. 2007E0069815 AND ALSO REFERENCED ON THE QUITCLAIM DEED RECORDED SEPTEMBER 19, 2011, AS DOCUMENT NO. 2011E0066320: SEE COMMITMENT NO. 200269, SCHEDULE B-II, ITEM #16 ABOVE.
 - TERMS, CONDITIONS AND PROVISIONS OF THE OPERATING AGREEMENT DATED MAY 15, 1980, BY AND BETWEEN THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES, UNDER AND PURSUANT TO THE POWERS AND AUTHORITY CONTAINED IN THE PROVISIONS OF THE FEDERAL PROPERTY AND ADMINISTRATIVE SERVICES ACT OF 1949, AS AMENDED, AND MEGASPACE, LTD., A CALIFORNIA LIMITED PARTNERSHIP, ATTACHED TO AND A PART OF THE QUITCLAIM DEED RECORDED MAY 25, 2007, AS DOCUMENT NO. 2007E0069815: SEE COMMITMENT NO. 200269, SCHEDULE B-II, ITEM #16 ABOVE.
 - TERMS, PROVISIONS AND EASEMENTS OF ASSIGNMENT OF REAL ESTATE CONTRACT IN FAVOR OF ONE HARDESTY, LLC, A MISSOURI LIMITED LIABILITY COMPANY RECORDED JULY 1, 2016 AS DOCUMENT NO. 2016E0059232: AFFECTS TRACT 3 BUT NOT A PLOTTABLE SURVEY MATTER.
- THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE ABOVE STATED TITLE COMMITMENTS.
- THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2011-E-0086320 (TRACTS 1 & 2), AND DOCUMENT NO. 2016-E-0059233 (TRACT 3).
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
- ACCURACY STANDARD: TYPE URBAN

PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR TO THE WITHIN DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "HISTORIC NORTHEAST LOFTS".

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.

FLOOD PLAIN: FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY: THE TRACT SHOWN HEREON LIES IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JACKSON COUNTY, MISSOURI, MAP NUMBER 2908502527H, EFFECTIVE DATE: DECEMBER 7, 2023.

SEWER EASEMENT: 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 OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING 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 FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

EASEMENT 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.

MAINTENANCE OF TRACTS: TRACTS "A" ARE 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 COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FINAL PLAT OF THE PARKER RECORDED SIMULTANEOUSLY WITH THIS PLAT.

CROSS ACCESS: THE RIGHT OF INGRESS-EGRESS BETWEEN LOTS 1, AND 2, OF THE NORTHEAST MARKET DISTRICT ALONG THE ACCESS DRIVES OR THROUGH THE PARKING LOTS IS HEREBY GRANTED.

IN TESTIMONY WHEREOF, HISTORIC NORTHEAST LOFTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2026.

HISTORIC NORTHEAST LOFTS, LLC,
A MISSOURI LIMITED LIABILITY COMPANY

BY: _____
JONATHAN ARNOLD, MANAGER OF
HISTORIC NORTHEAST LOFTS, LLC.

STATE OF MISSOURI }
COUNTY OF JACKSON } SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2026, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JONATHAN ARNOLD, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER FOR THE HISTORIC NORTHEAST LOFTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND SAID JONATHAN ARNOLD 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 NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED: _____
CASE NUMBER: _____

PUBLIC WORKS

MICHAEL J. SHAW
DIRECTOR

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. XXXXXX DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2026.

MAYOR
QUINTON LUCAS

CITY CLERK
MARILYN SANDERS

JACKSON COUNTY GIS DEPARTMENT

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105



TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

DATE: _____

FOR REVIEW

V: ALAN HEADY, JR. MO. L.S. NO. 2312

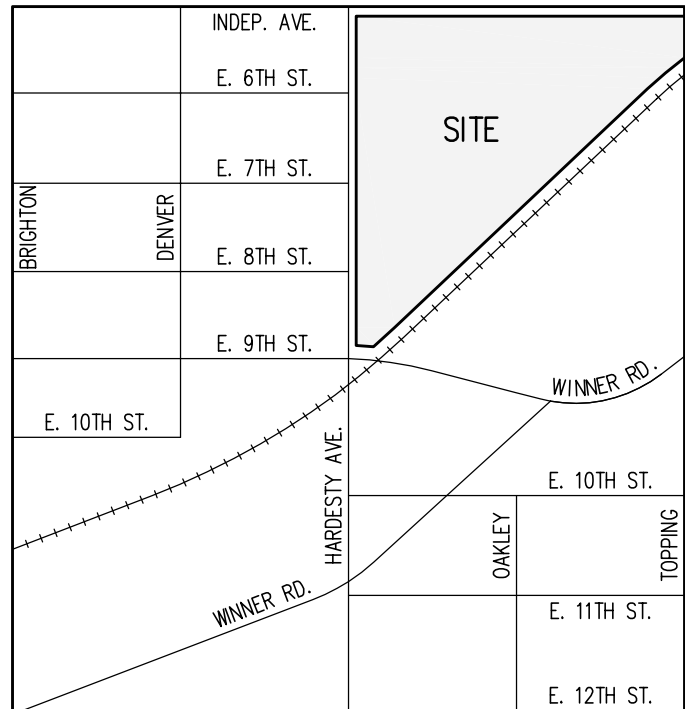
SHEET 2 OF 17

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS

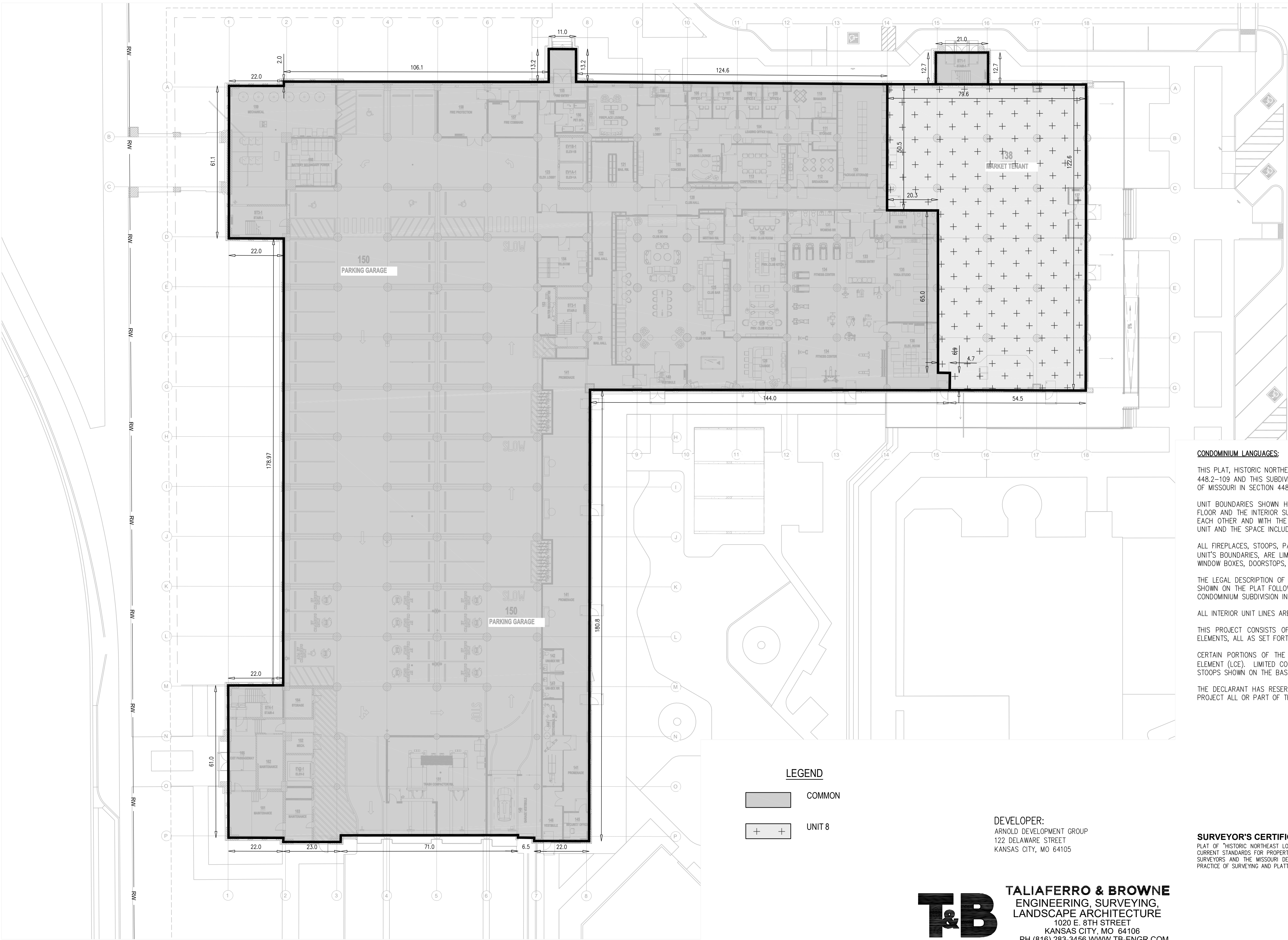
A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 01



VICINITY MAP

NE1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



LEGEND

- COMMON
- UNIT 8

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

T&B
TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
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KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

CONDOMINIUM LANGUAGES:

THIS PLAT, HISTORIC NORTHEAST LOFTS, A CONDOMINIUM SUBDIVISION IS THE PLAT AS THE TERM IS DEFINED IN CHAPTER 448, I.E. SECTION 448.2-109 AND THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT (1986) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 448.1-101 ET. SEQ. AND AS PROVIDED IN THE DECLARATION ON BY-LAWS RECORDED CONCURRENTLY HEREWITH.

UNIT BOUNDARIES SHOWN HEREON ARE MEASURED TO THE UNDERSURFACE OF THE FINISHED CEILING, THE UNDECORATED SURFACE OF THE FLOOR AND THE INTERIOR SURFACE OF THE UNDECORATED FINISHED WALLS OR GLASS BOUNDING THE UNIT EXTENDED TO THE INTERSECTION OF EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, INCLUDING ANY AND ALL WALLS, PARTITIONS AND DIVIDERS WHOLLY WITHIN THE UNIT AND THE SPACE INCLUDES BOTH THE PORTIONS OF THE BUILDING LOCATED WITHIN THE UNIT AND THE AIR SPACE SO ENCOMPASSED.

ALL FIREPLACES, STOOPS, PATIOS, AND WOODEN DECKS SHOWN THEREOF, CONSTRUCTED TO SERVE A SINGLE UNIT, AND LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT. THIS SHALL ALSO INCLUDE SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTOPS, EXTERIOR DOORS, AND WINDOWS.

THE LEGAL DESCRIPTION OF EACH UNIT DESCRIBED IN SAID DECLARATION SHALL BE BY REFERENCE TO THE NUMBER IDENTIFYING THE UNIT AS SHOWN ON THE PLAT FOLLOWED BY THE BUILDING NUMBER AS SHOWN ON THE PLAT FOLLOWED BY THE WORDS NORTHEAST DISTRICT LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

ALL INTERIOR UNIT LINES ARE AT RIGHT ANGLES TO OR PARALLEL WITH THE EXTERIOR LINES OF THE BUILDING, UNLESS SPECIFIED OTHERWISE.

THIS PROJECT CONSISTS OF 6 BUILDINGS WITH A TOTAL OF 489 DWELLING UNITS, 906 ON-SITE PARKING SPACES AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

CERTAIN PORTIONS OF THE COMMON ELEMENTS ARE PURSUANT TO THE DECLARATION ASSIGNED TO INDIVIDUAL UNITS AS LIMITED COMMON ELEMENT (LCE). LIMITED COMMON ELEMENTS SHOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS THE STOOPS SHOWN ON THE BASEMENT LEVEL ARE ASSIGNED TO THE UNIT WHICH NUMBER IS SHOWN HEREON FOLLOWING THE "LCE" DESIGNATION.

THE DECLARANT HAS RESERVED CERTAIN DEVELOPMENT RIGHTS, AS SET FORTH IN THE DECLARATION, INCLUDING THE RIGHT TO ADD TO THE PROJECT ALL OR PART OF THE FOLLOWING DESCRIBED TRACT.

SURVEYOR'S CERTIFICATION:

PLAT OF "HISTORIC NORTHEAST LOFTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

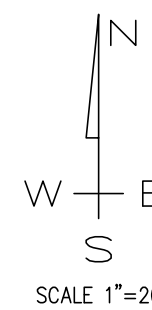
DATE: _____

FOR REVIEW
V. ALAN HEADY, JR. MO. L.S. NO. 2312

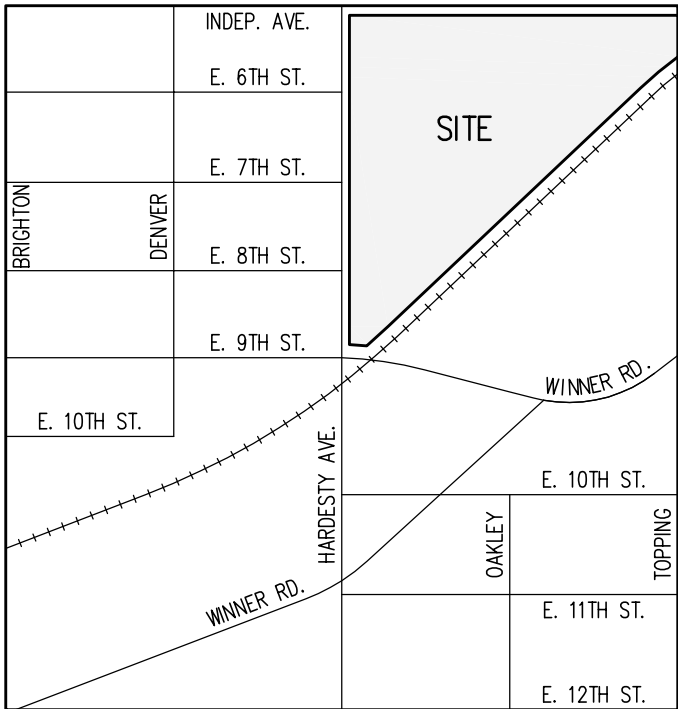
MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

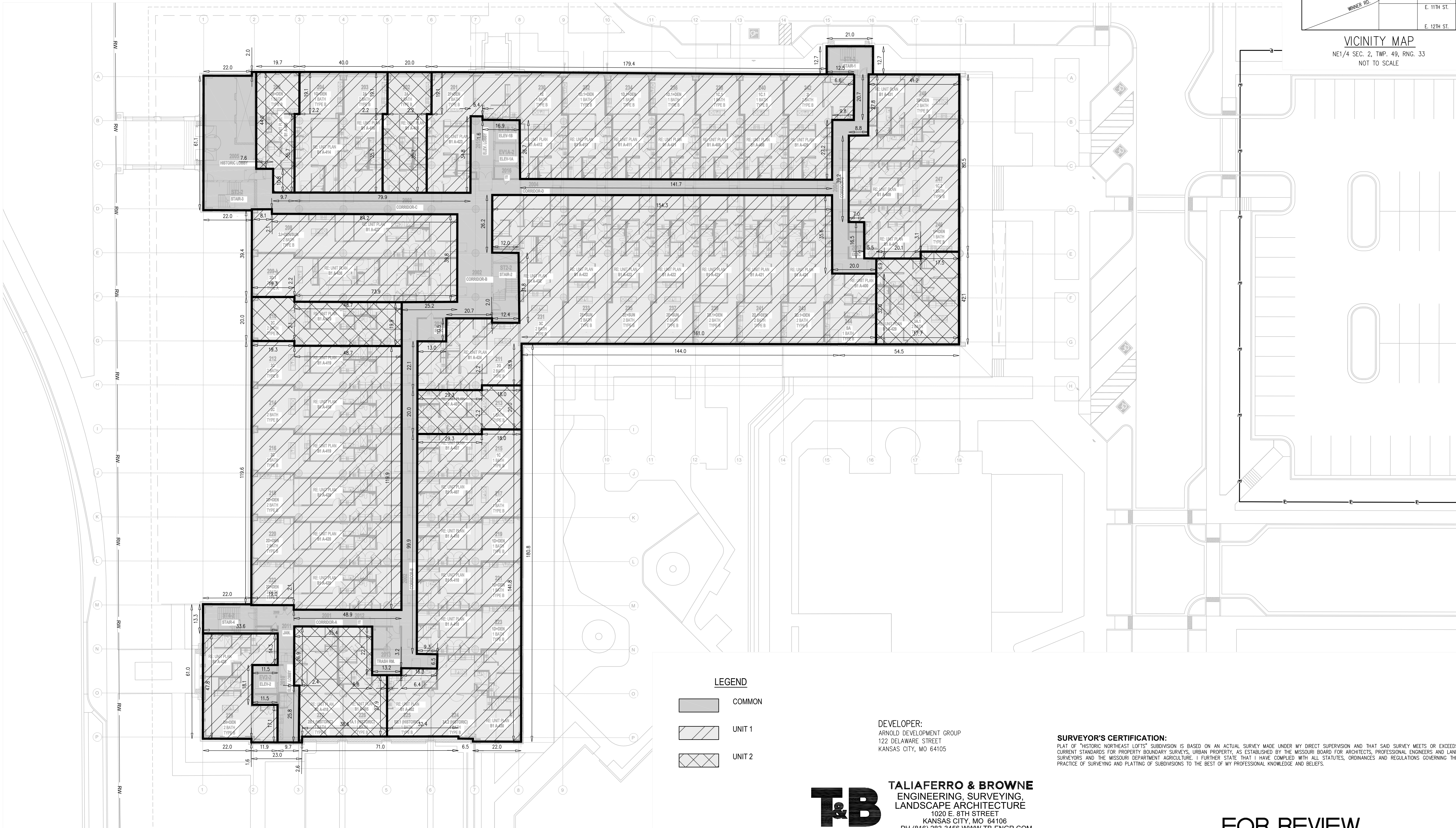


BUILDING 1 - FLOOR 02



VICINITY MAP

NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



LEGEND

- COMMON
- UNIT 1
- UNIT 2

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

SURVEYOR'S CERTIFICATION:
PLAT OF "HISTORIC NORTHEAST LOFTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

T&B
TALIAFERRO & BROWNE
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LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

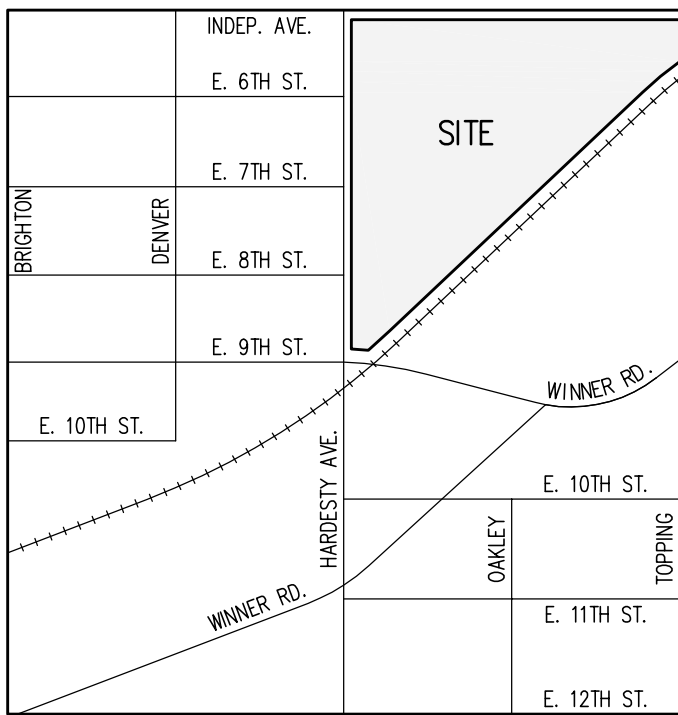
FOR REVIEW
V. ALAN HEADY, JR. MO. L.S. NO. 2312

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

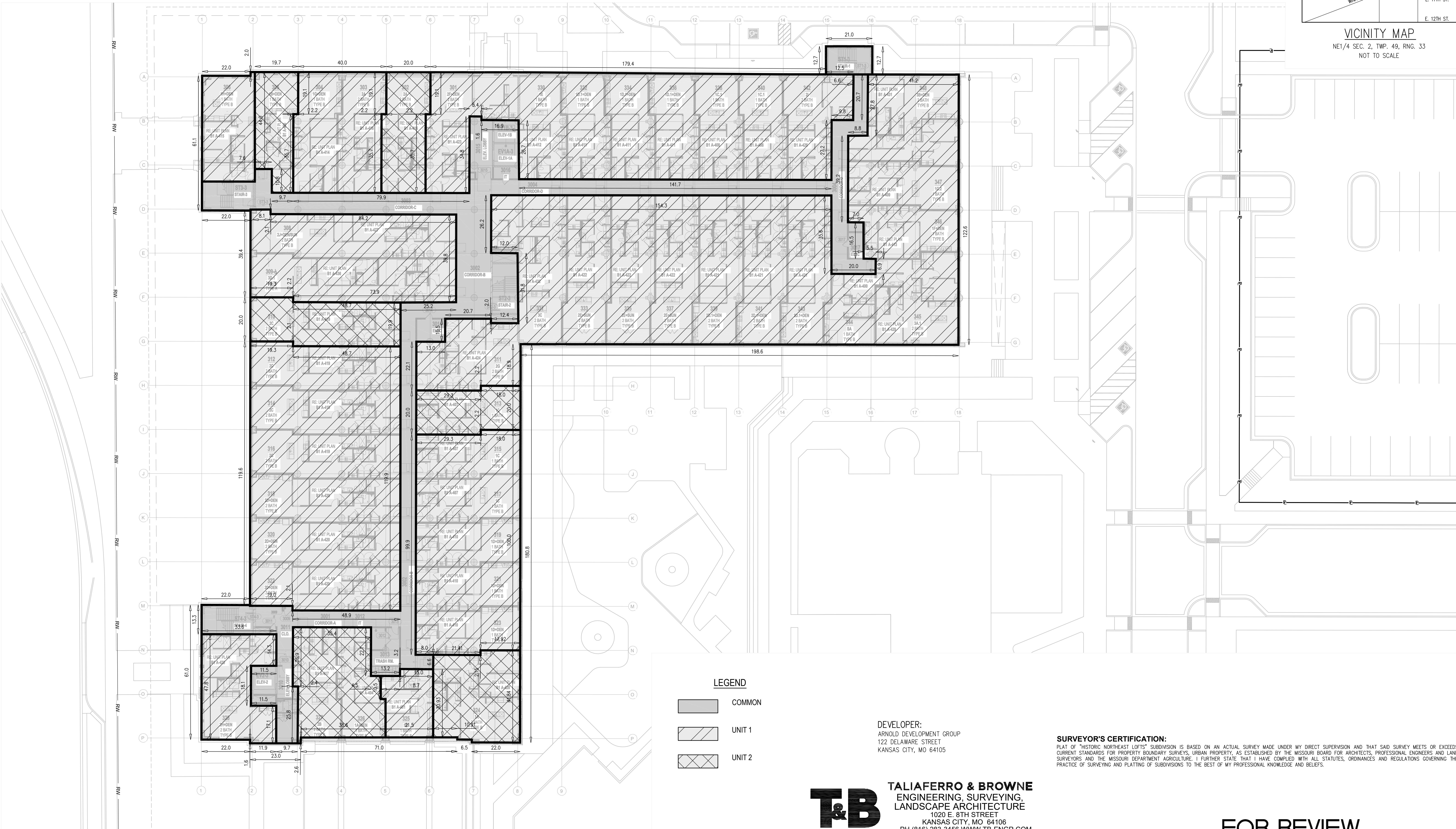
HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 03



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



LEGEND

- COMMON
- UNIT 1
- UNIT 2

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

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TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

SURVEYOR'S CERTIFICATION:
PLAT OF "HISTORIC NORTHEAST LOFTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

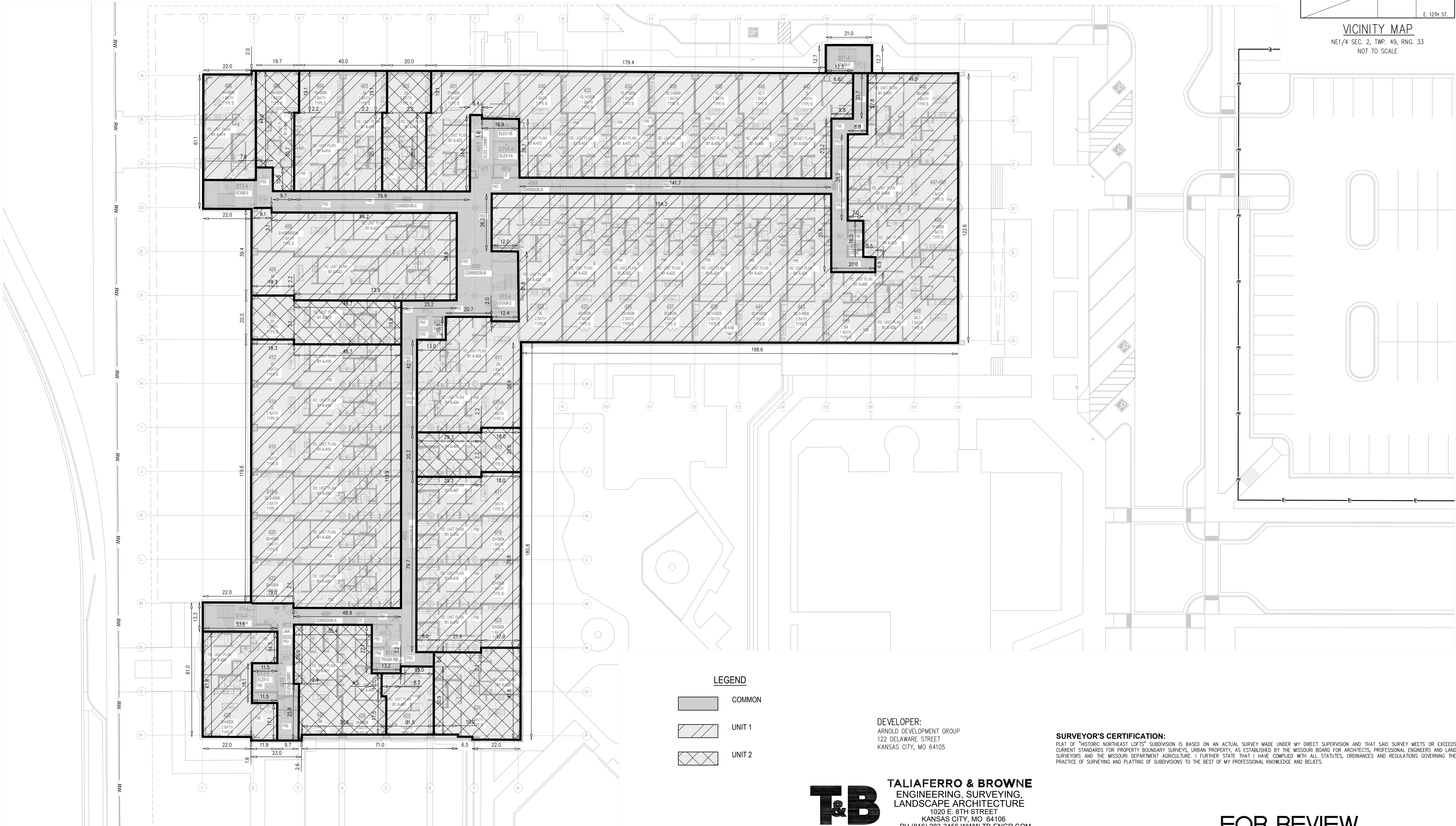
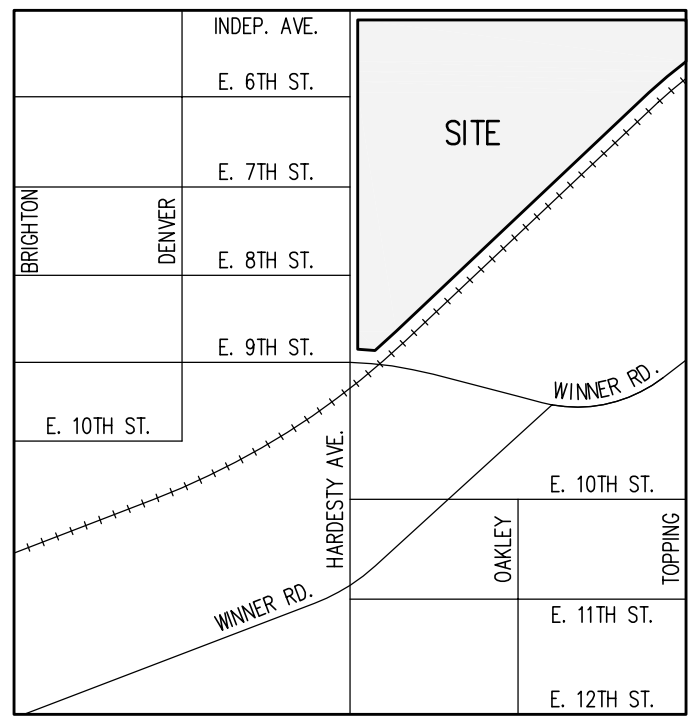
FOR REVIEW
V. ALAN HEADY, JR. MO. L.S. NO. 2312

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

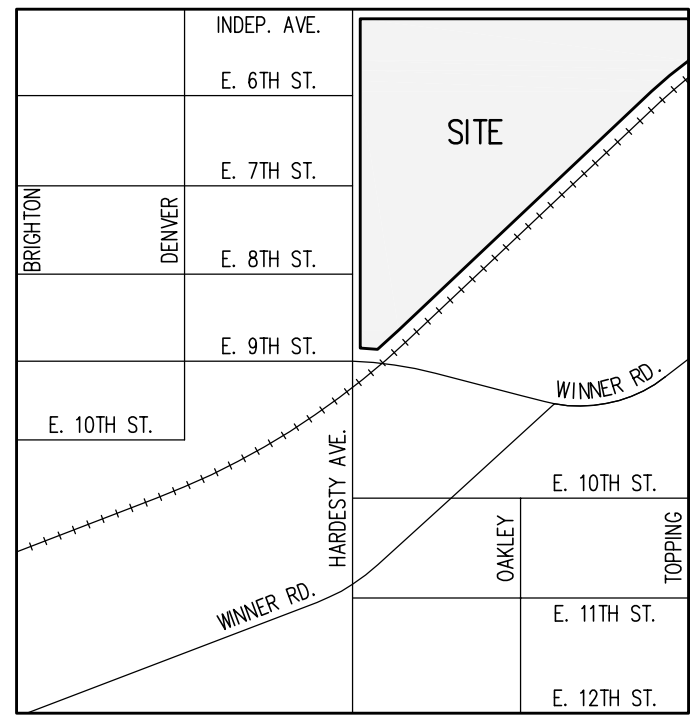
BUILDING 1 - FLOOR 04 TO 06



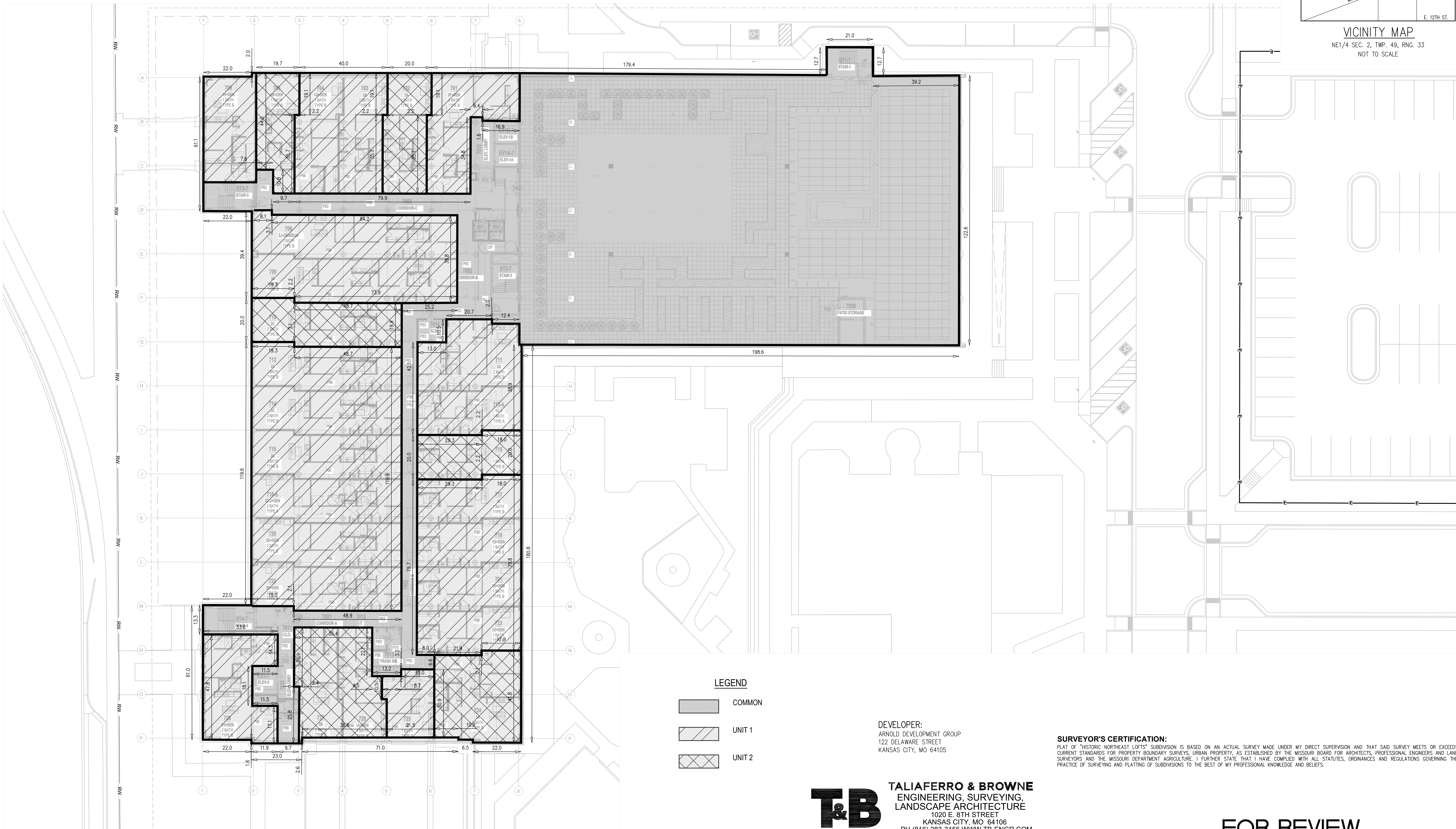
MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)
HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 07



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



7/1/2026 2:55:56 PM - S:\NET\JOB\79-1050-009 CONDO PLAT\DWG (WORKING)\01-CONDO PLAT\79-1050-CP01.DWG

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ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO. 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

DATE: _____

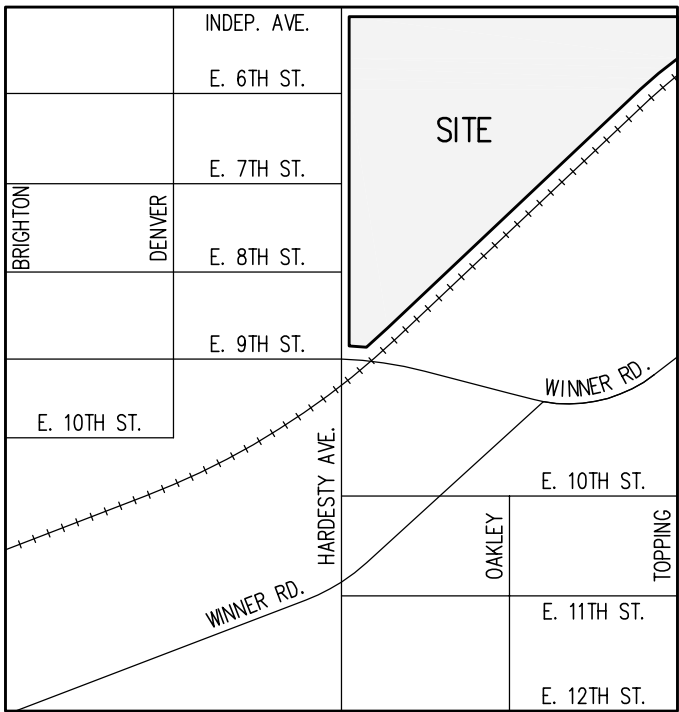
FOR REVIEW
V. ALAN HEADY, JR. MO. L.S. NO. 2312

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4) HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 08

BUILDING 1 - FLOOR 09 TO 11



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

LEGEND

- COMMON
- UNIT 1
- UNIT 2

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

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ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

SURVEYOR'S CERTIFICATION:
PLAT OF "HISTORIC NORTHEAST LOFTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

DATE: _____

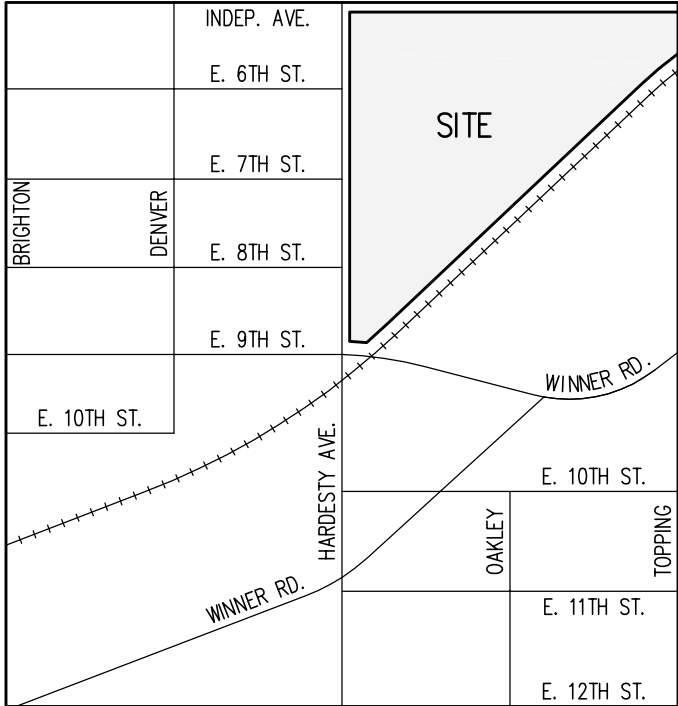
FOR REVIEW
V. ALAN HEADY, JR., MO. L.S. NO. 2312

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)
HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 12

BUILDING 1 - ROOF



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

LEGEND

- COMMON
UNIT 1
UNIT 2

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
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KANSAS CITY, MO 64105

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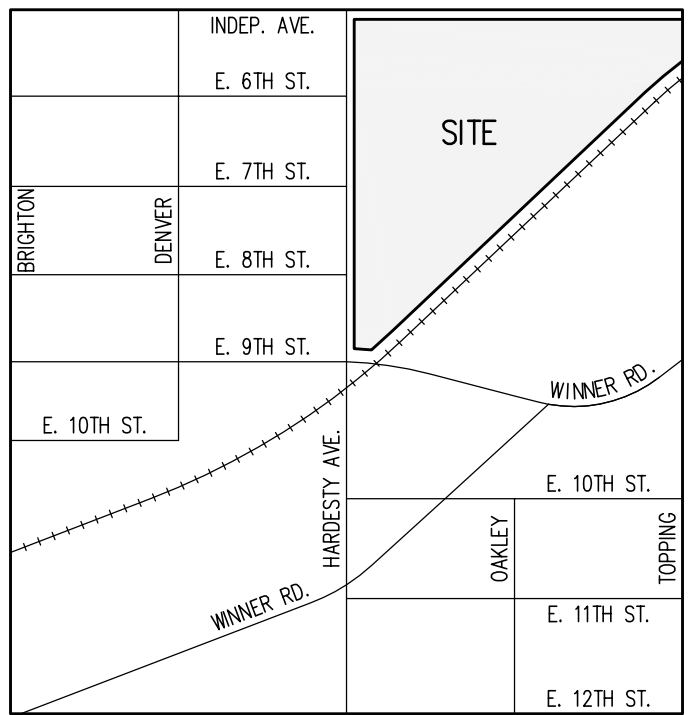
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MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS

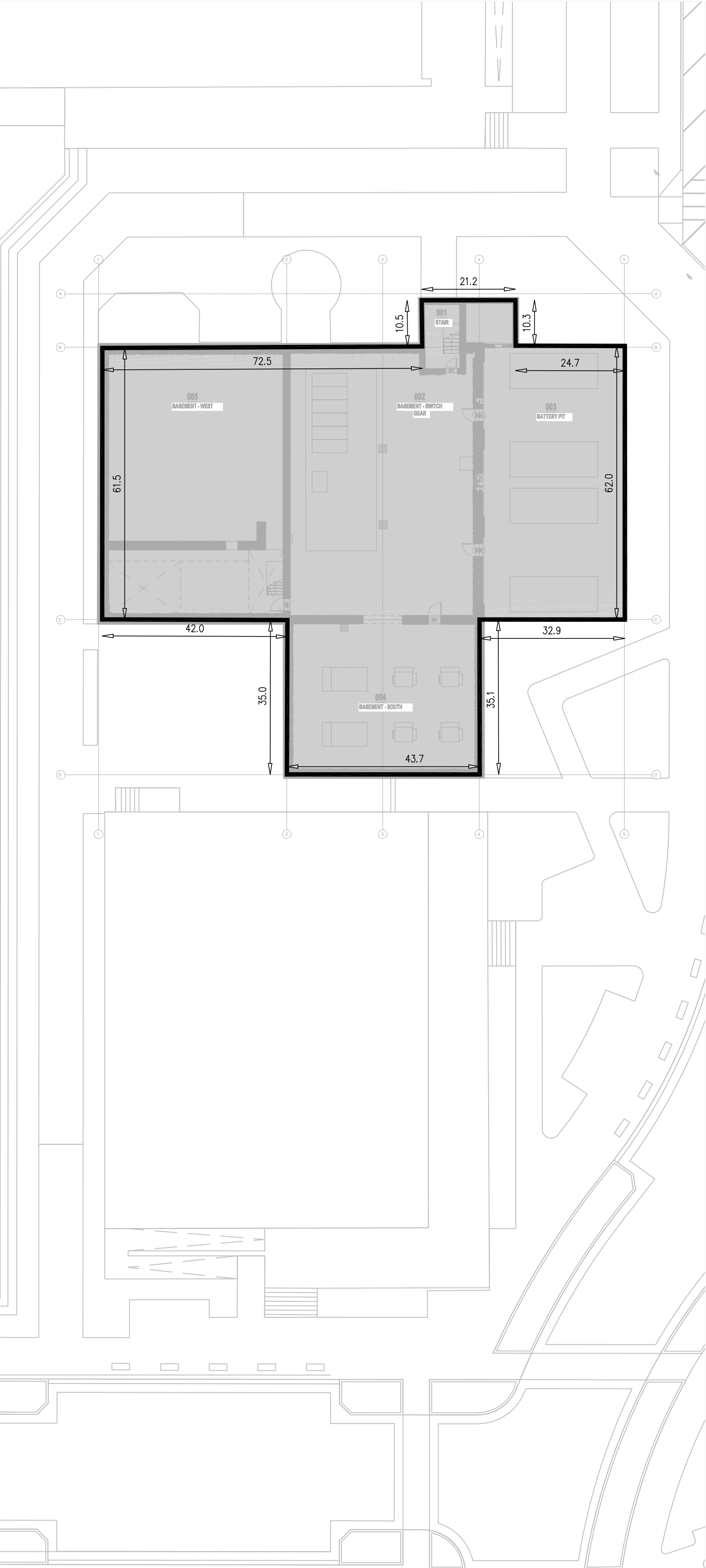
A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
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KANSAS CITY, JACKSON COUNTY, MISSOURI



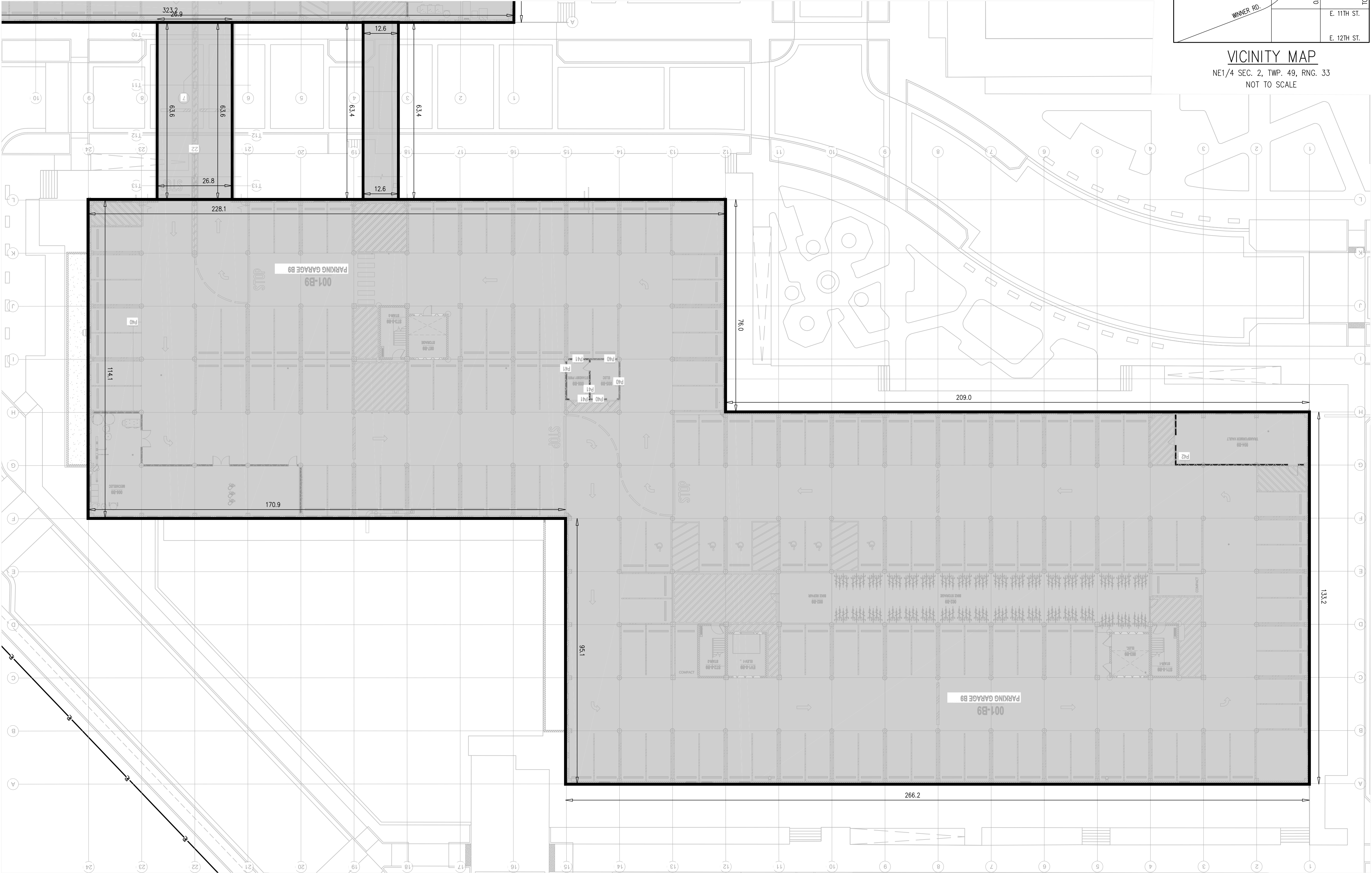
VICINITY MAP

NE1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

BUILDING 3 - BASEMENT



BUILDING 9 - BASEMENT



LEGEND

COMMON

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
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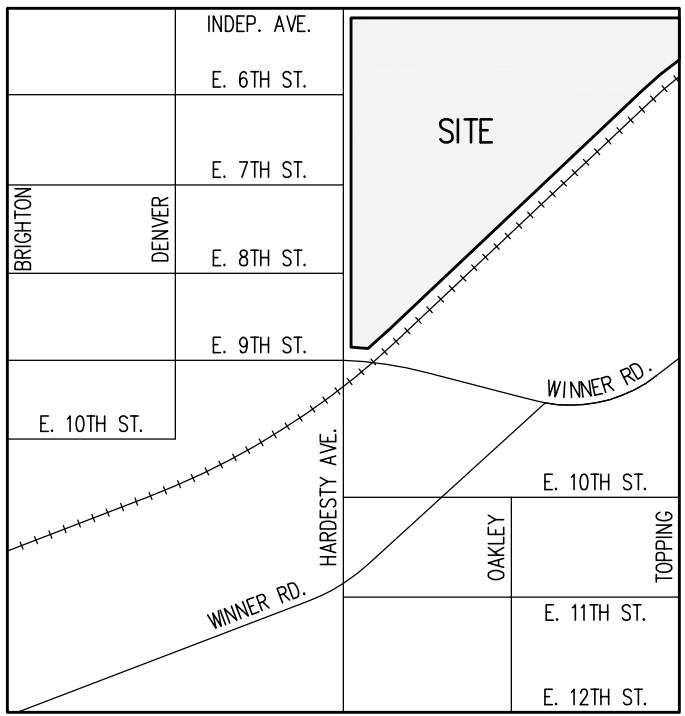
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MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS

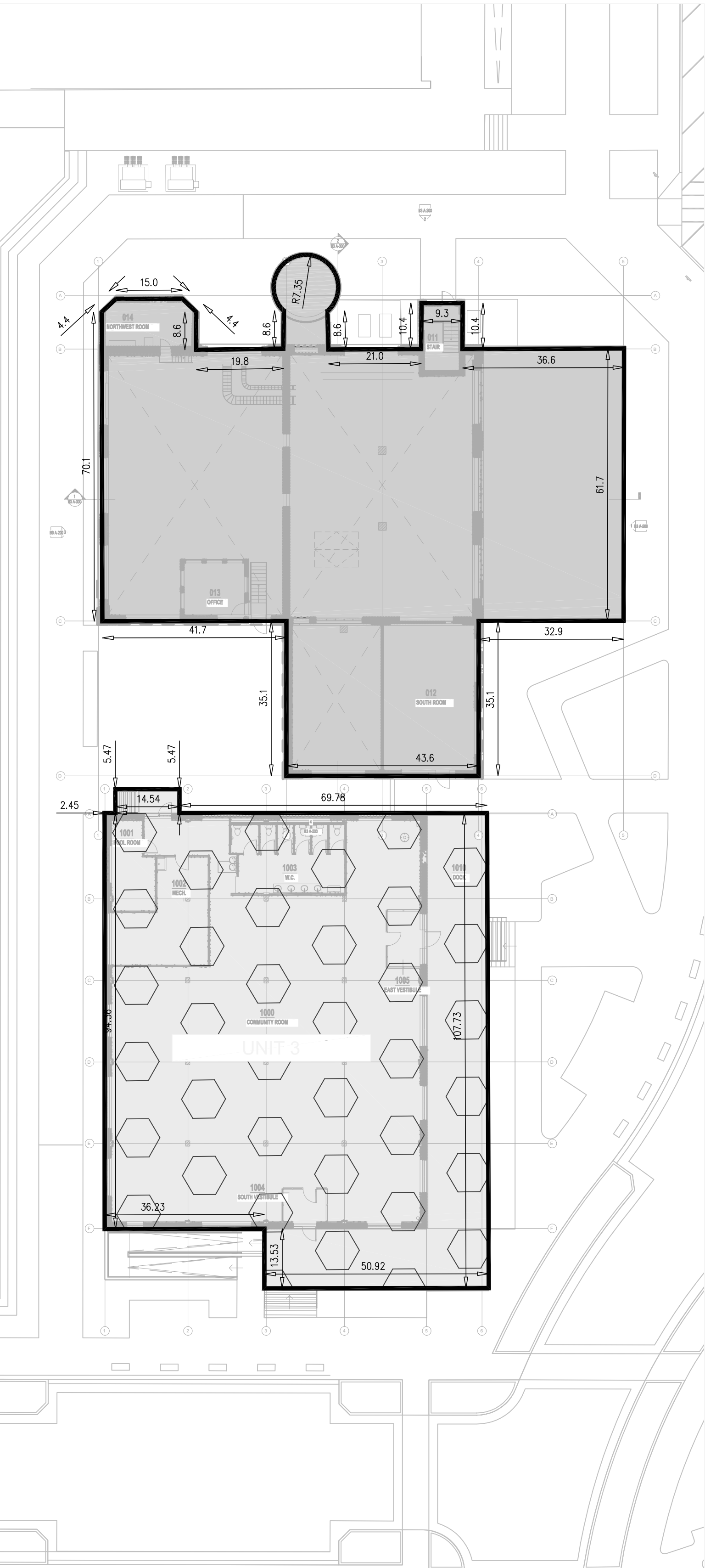
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KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP

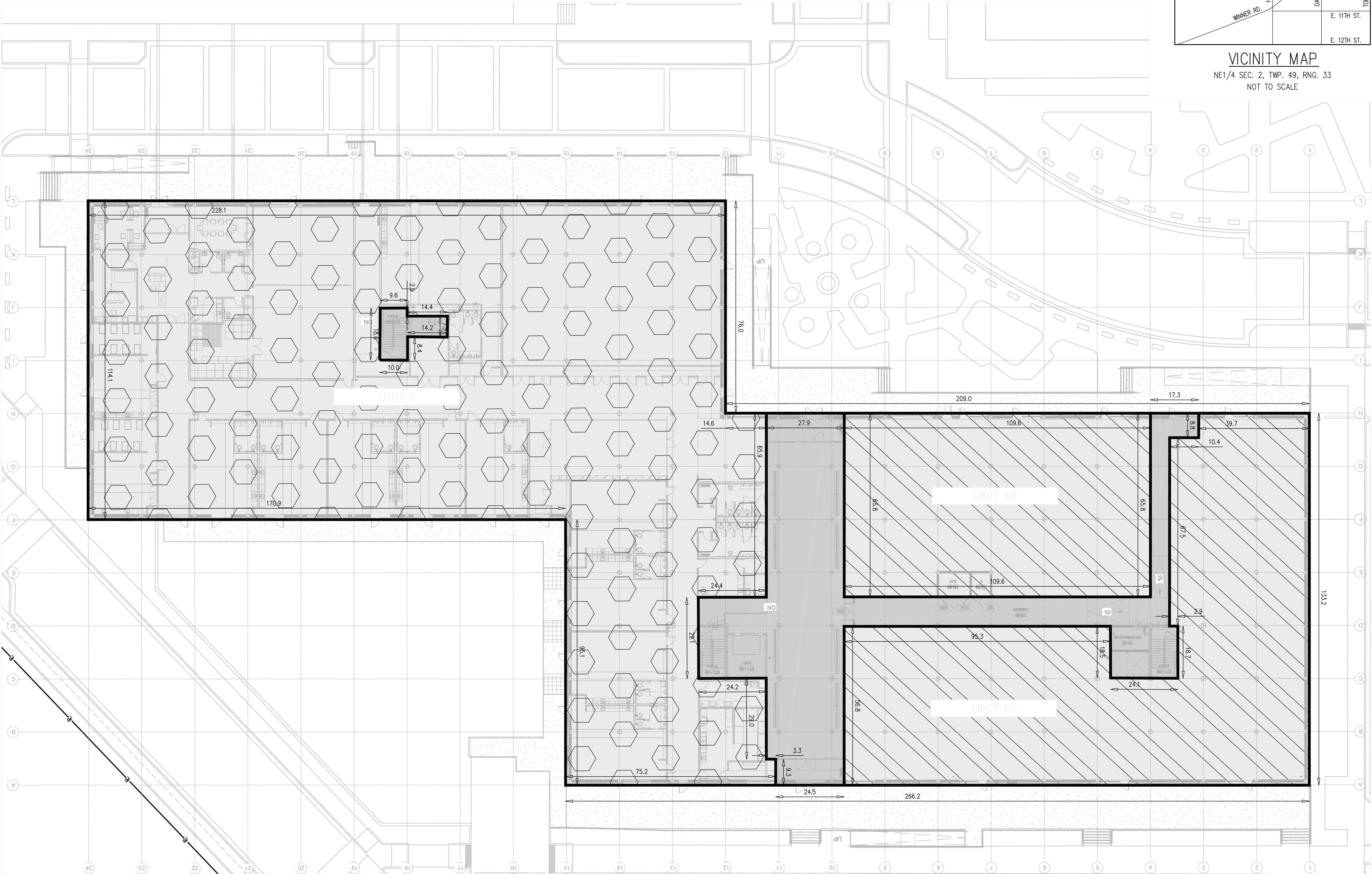
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

BUILDING 3- FLOOR 01



BUILDING 7- FLOOR 01

BUILDING 9 - FLOOR 01



LEGEND

COMMON

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

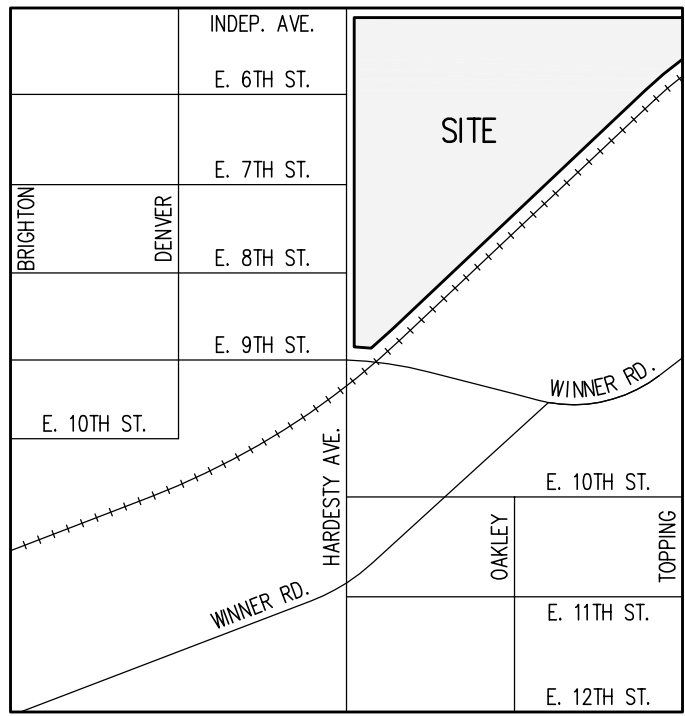
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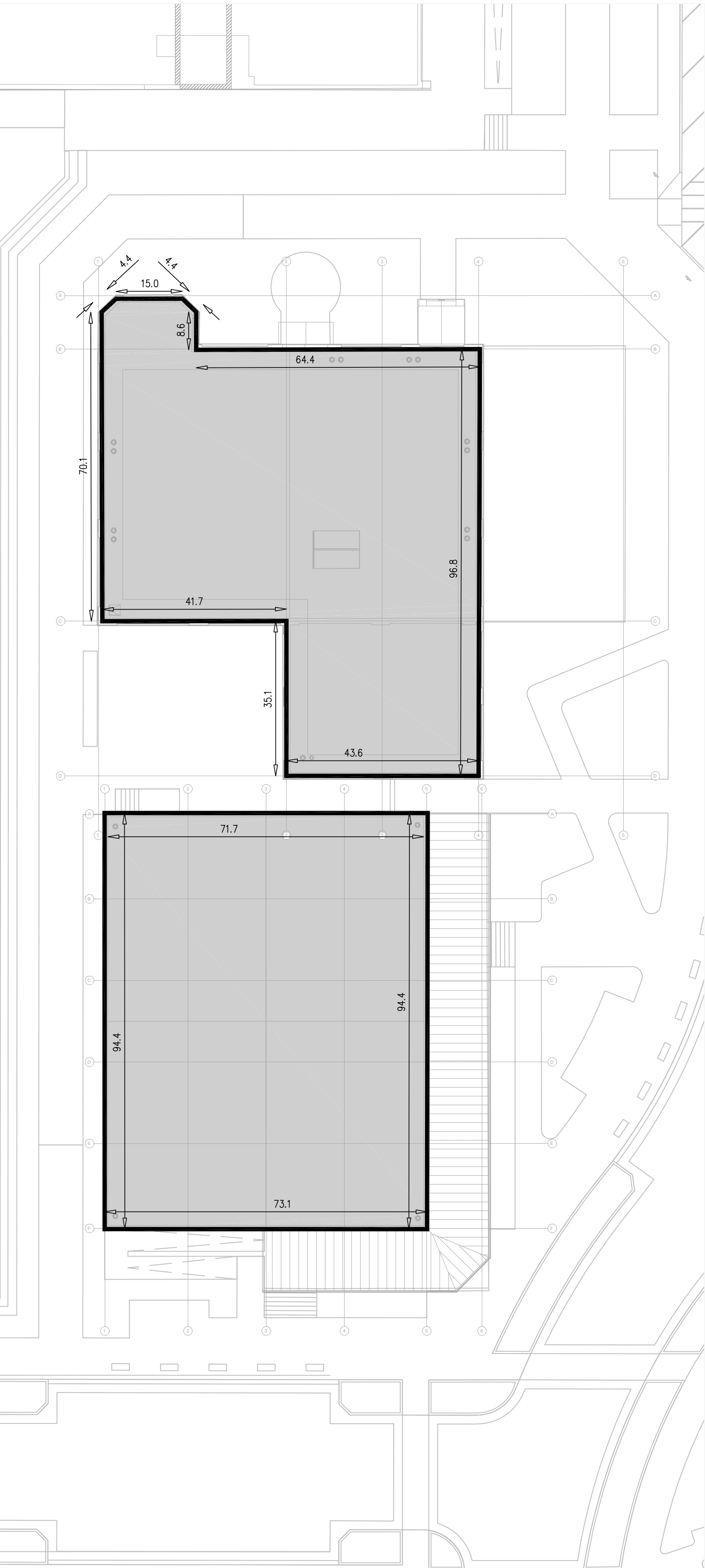
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KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP

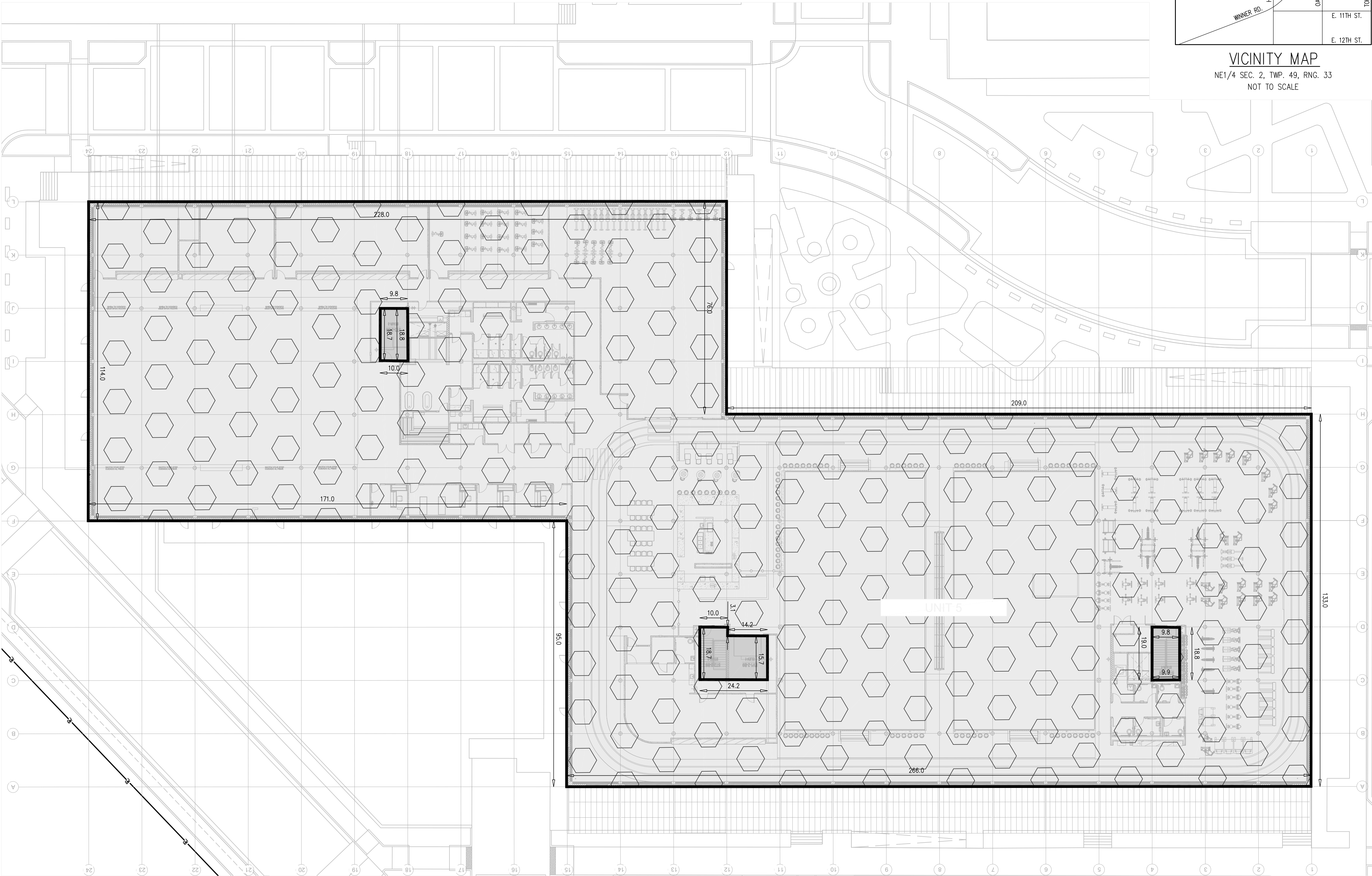
NE1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

BUILDING 3- ROOF



BUILDING 7- ROOF

BUILDING 9 - FLOOR 02



LEGEND

COMMON

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
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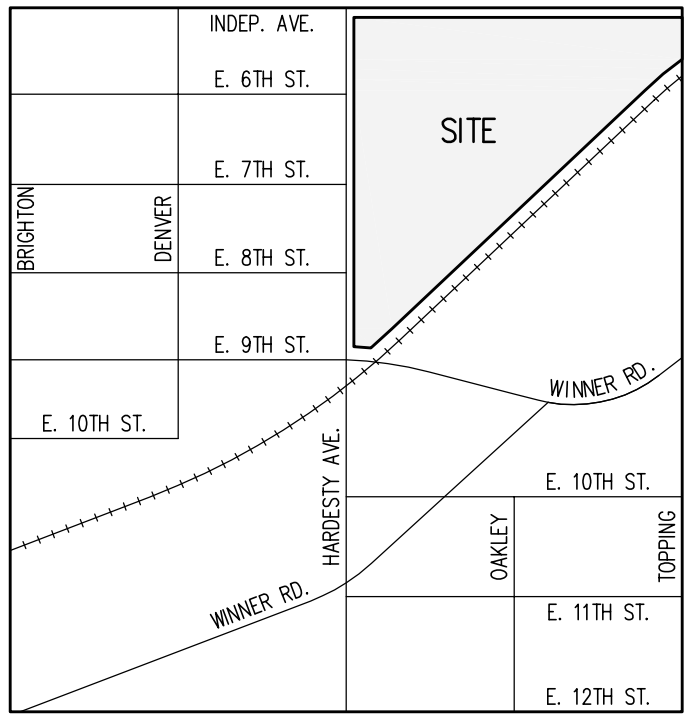
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SHEET 12 OF 17

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

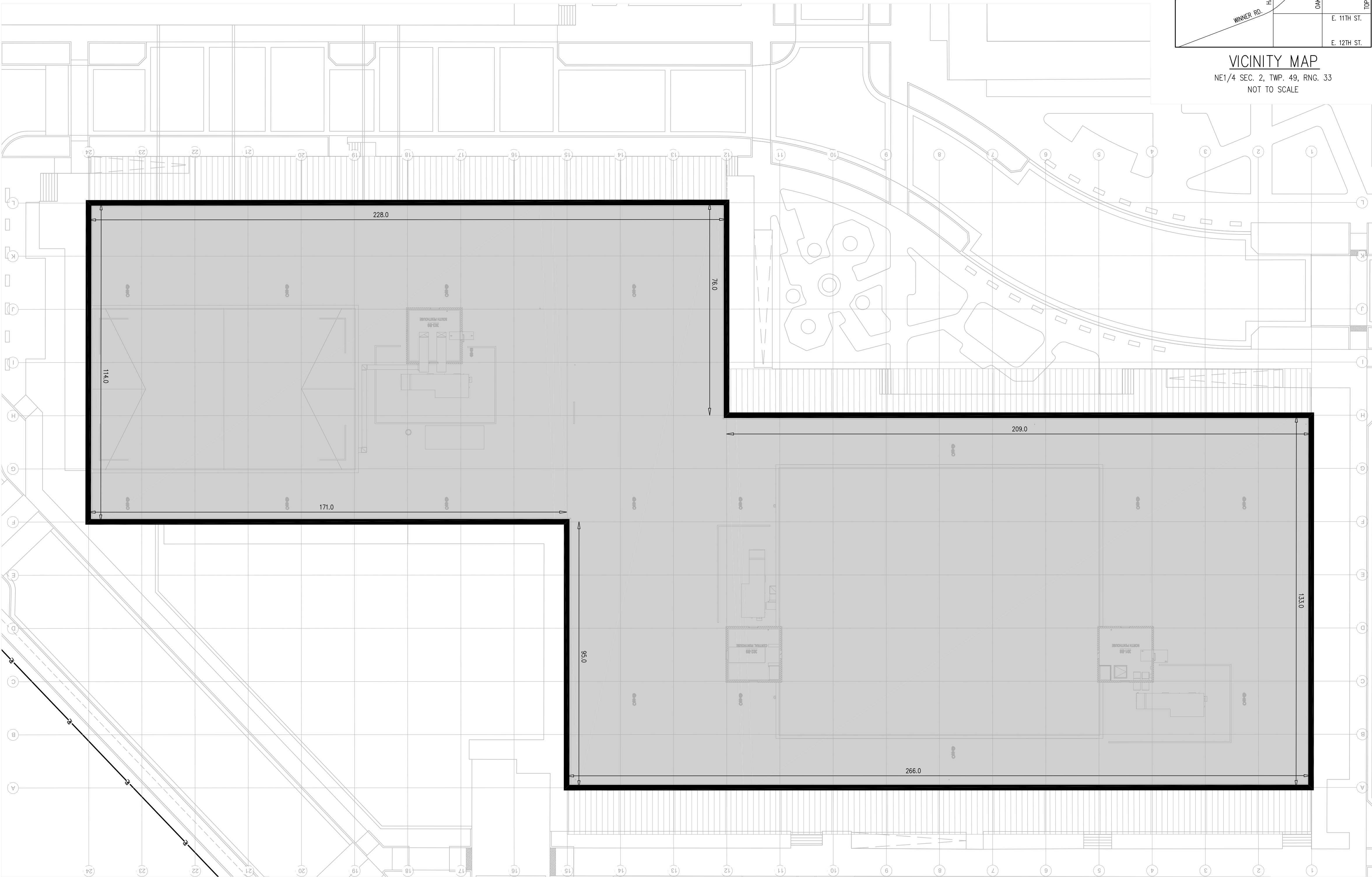
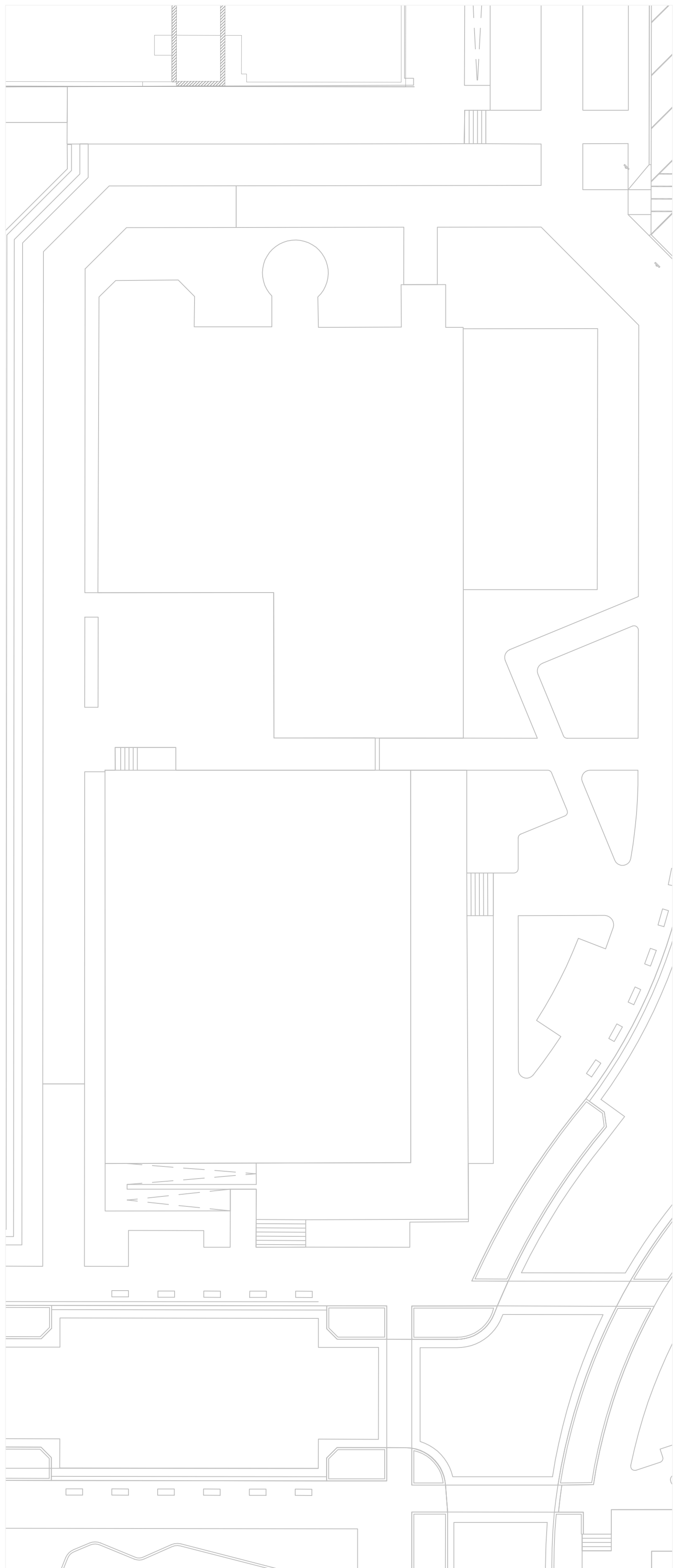
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VICINITY MAP

NE 1/4 SEC. 2, TWP. 49, RNG. 33
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LEGEND

COMMON

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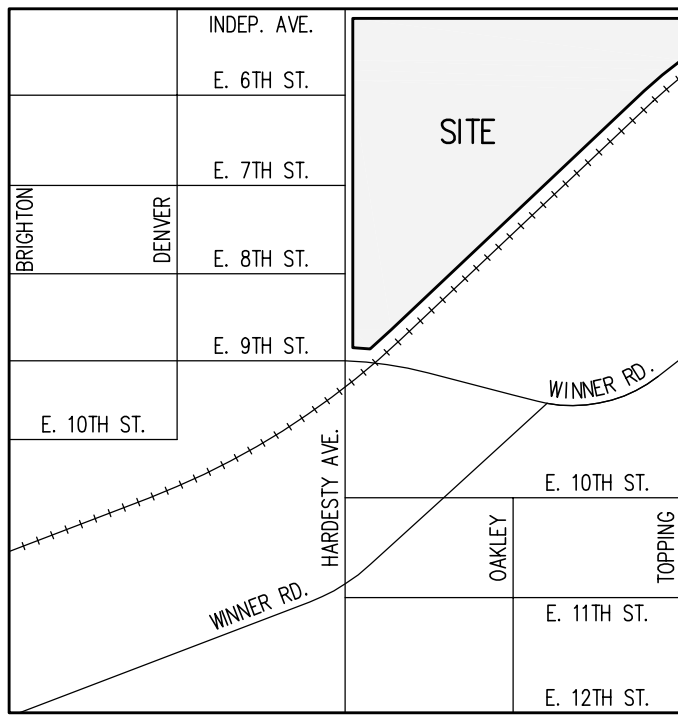
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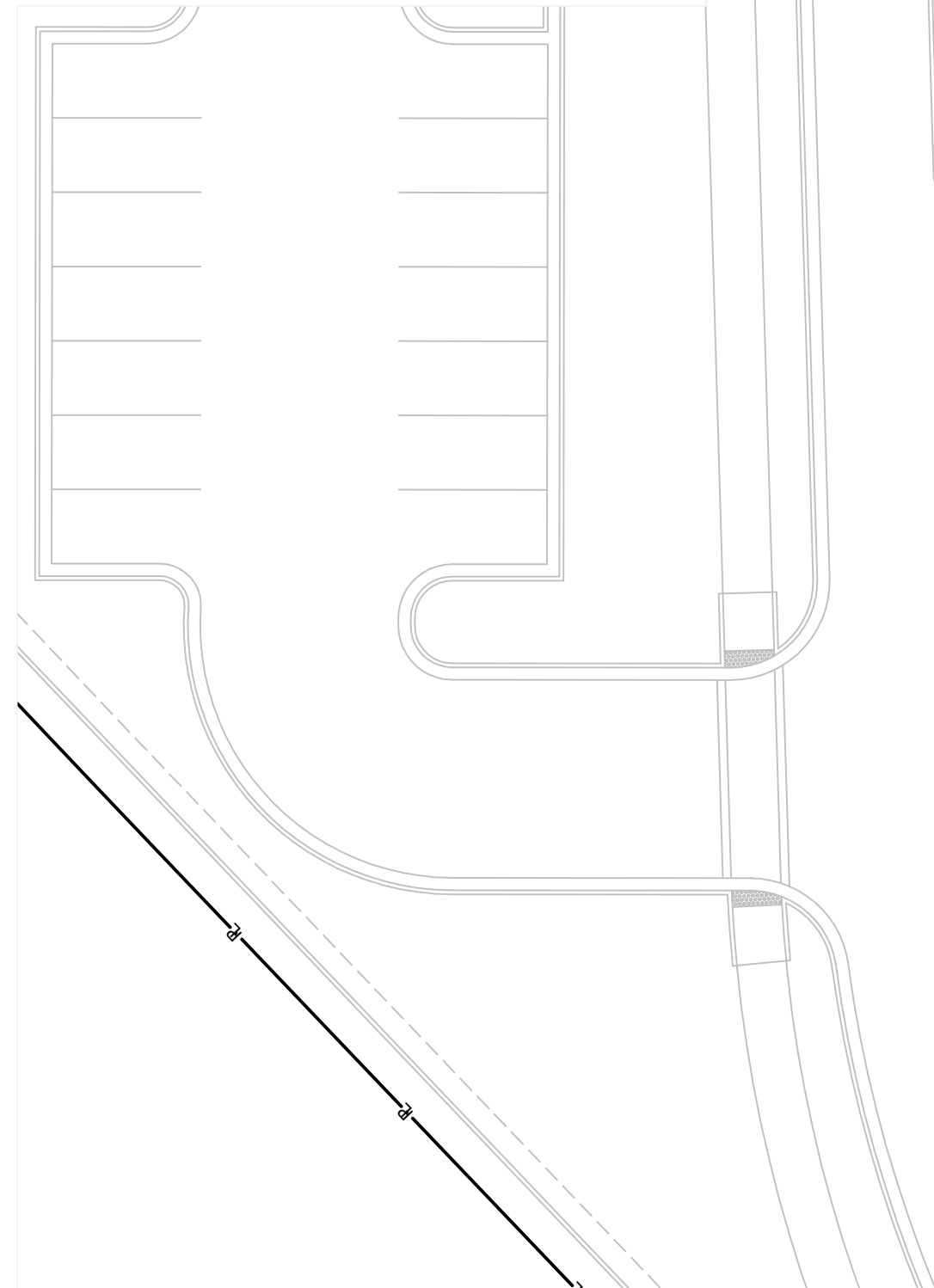
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VICINITY MAP

NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



DEVELOPER:
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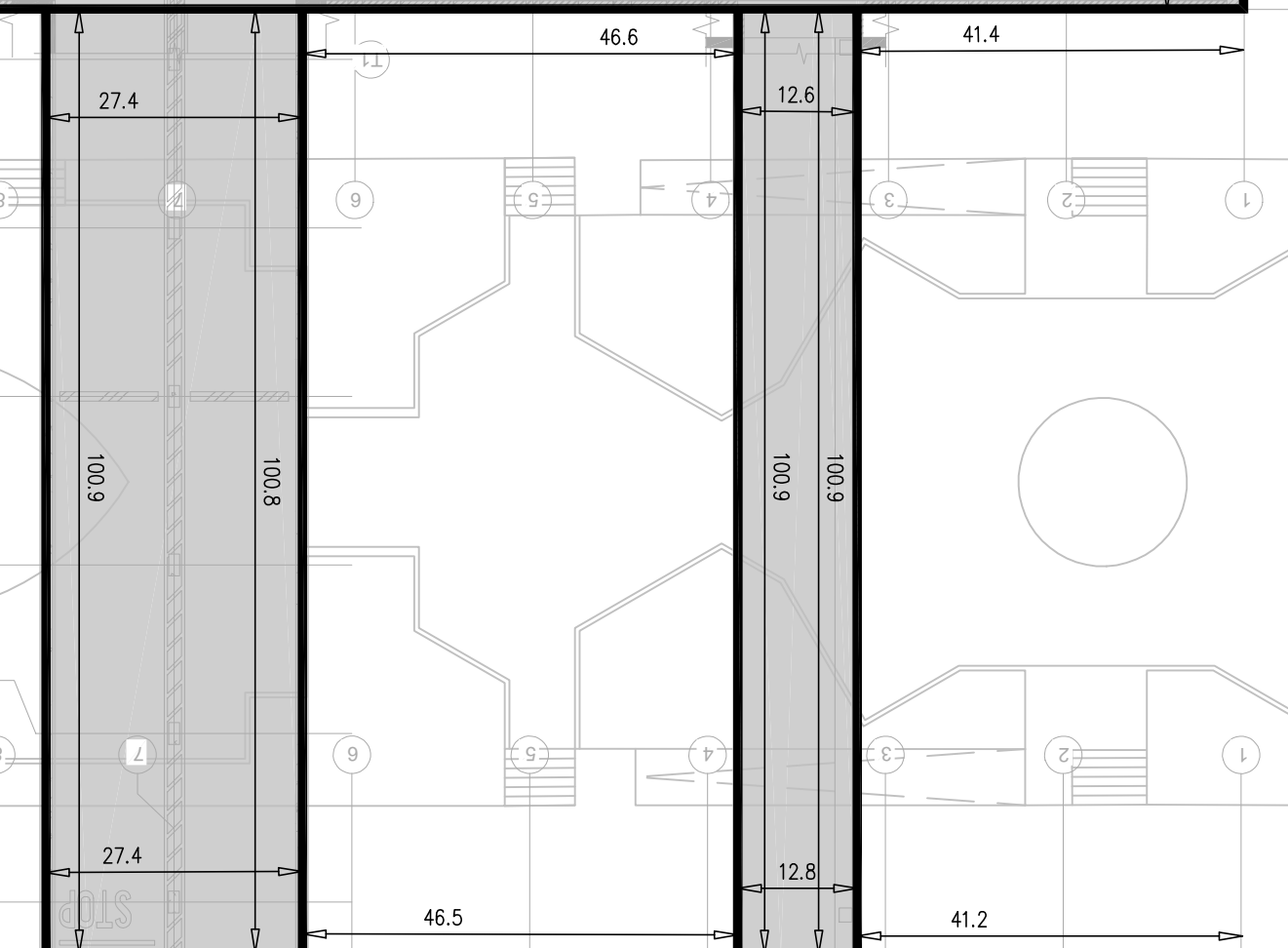
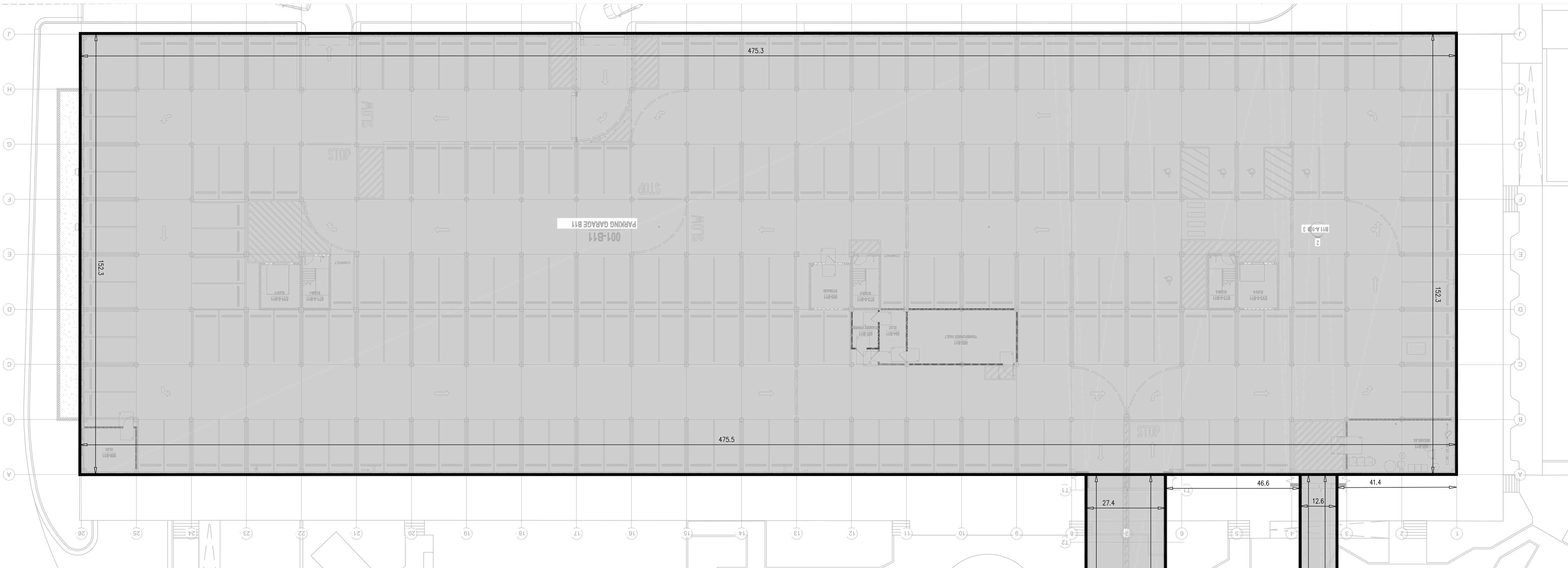
FOR REVIEW

V. ALAN HEADY, JR. MO. L.S. NO. 2312

LEGEND

 COMMON

BUILDING 11 - BASEMENT

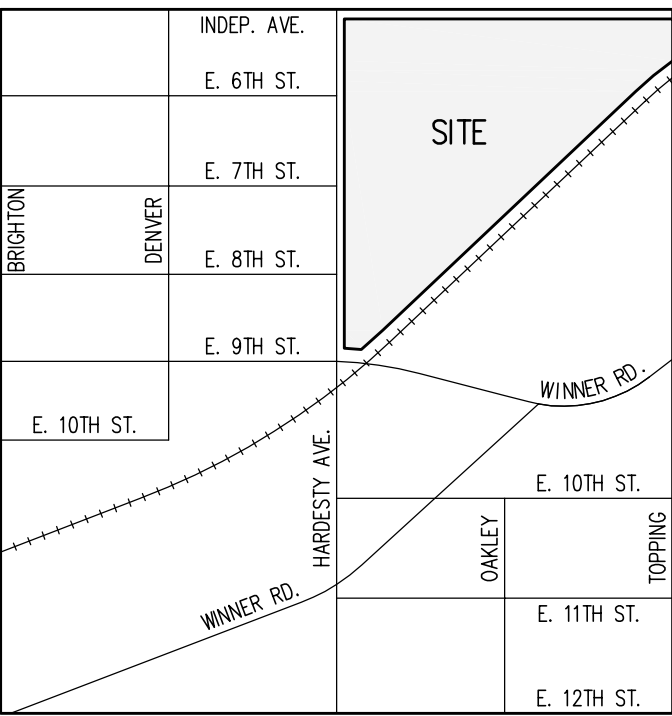


BUILDING 10 - BASEMENT

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

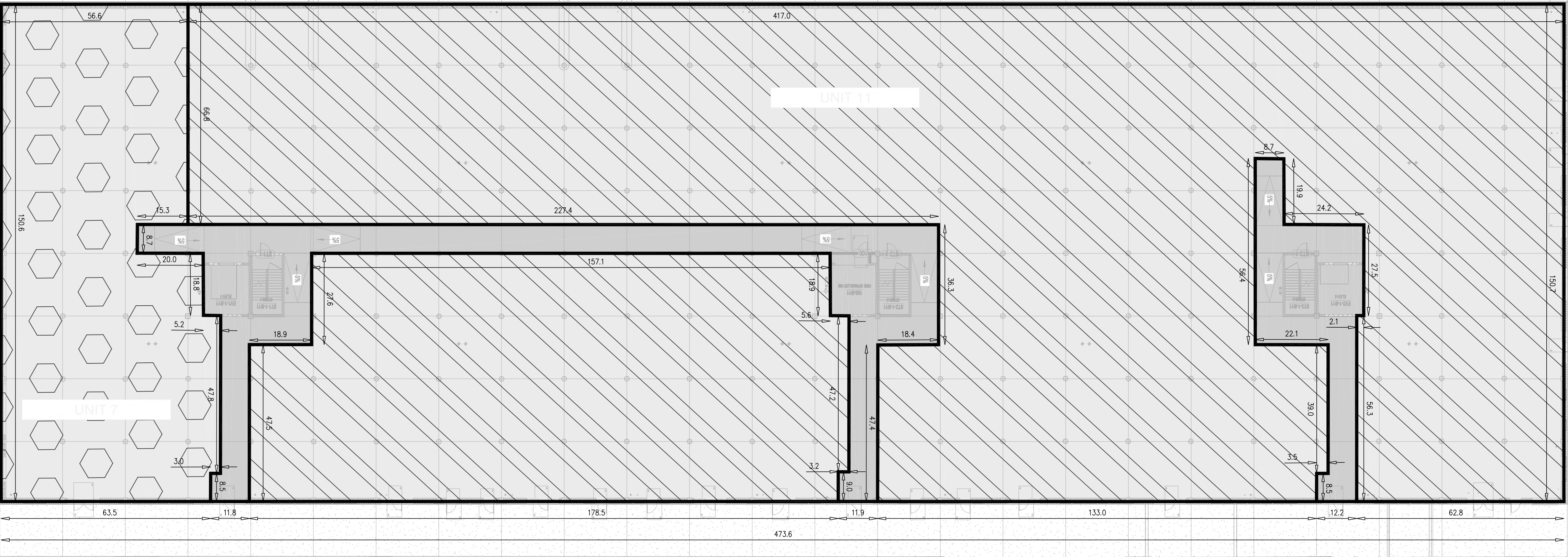
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KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP
NE1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

BUILDING 11 - FLOOR 01



LEGEND

COMMON

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
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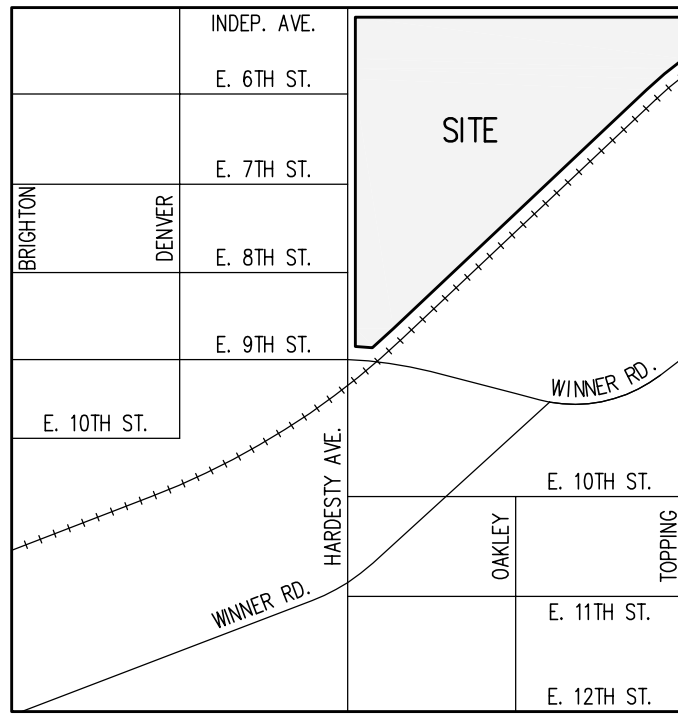
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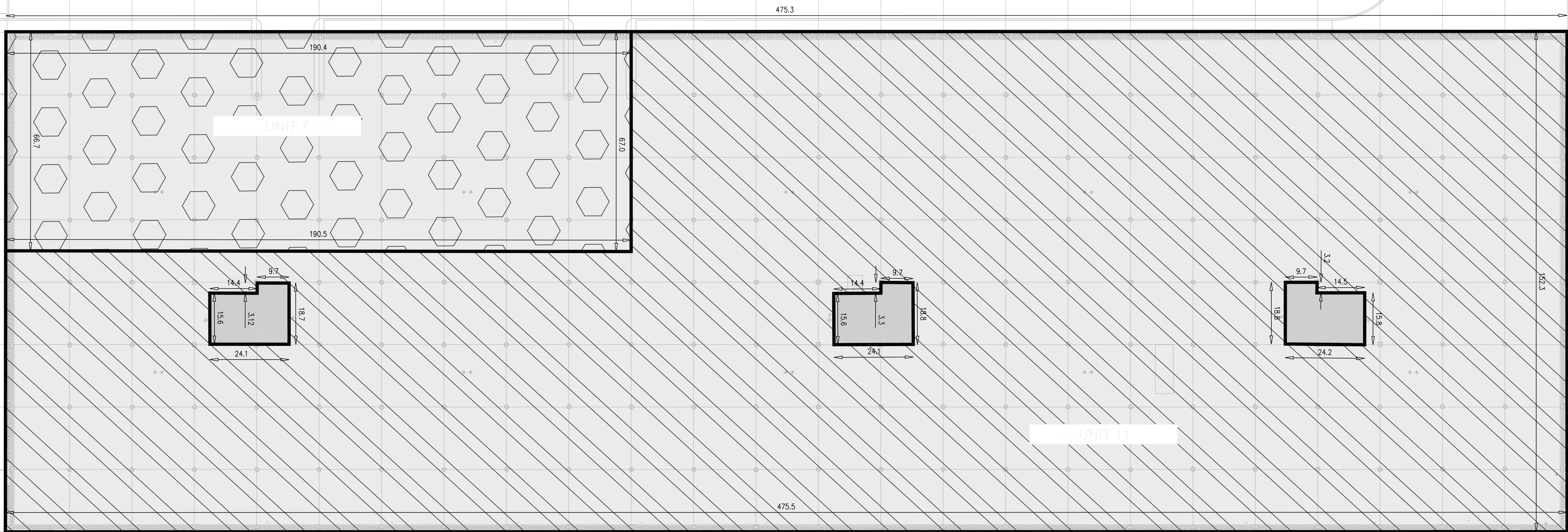
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KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

BUILDING 11 - FLOOR 02



LEGEND

COMMON

DEVELOPER:
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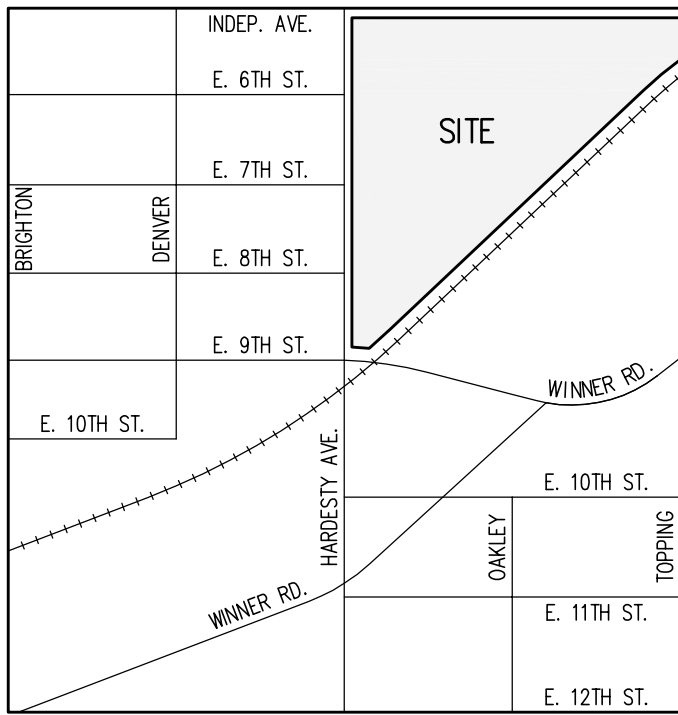
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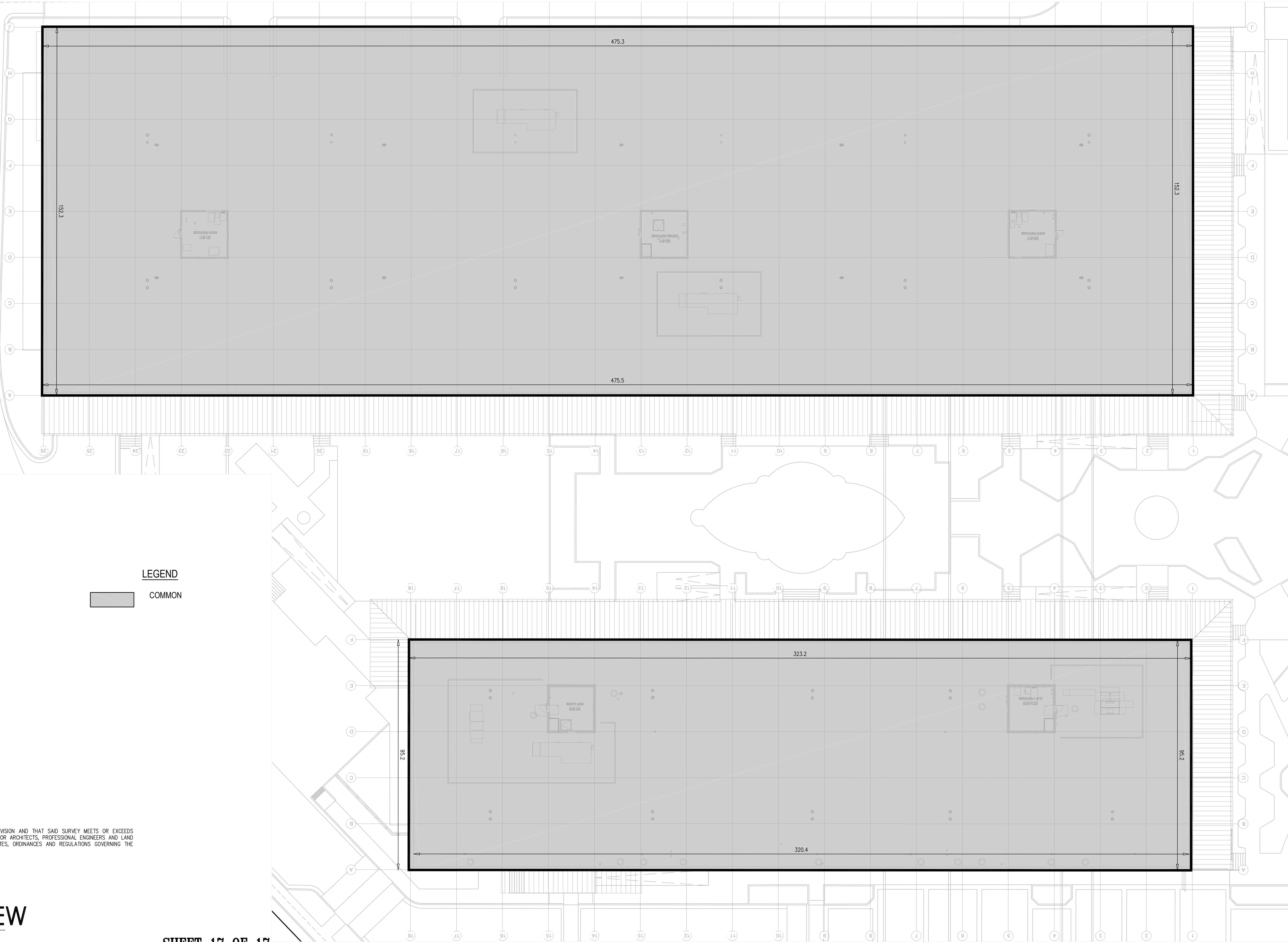
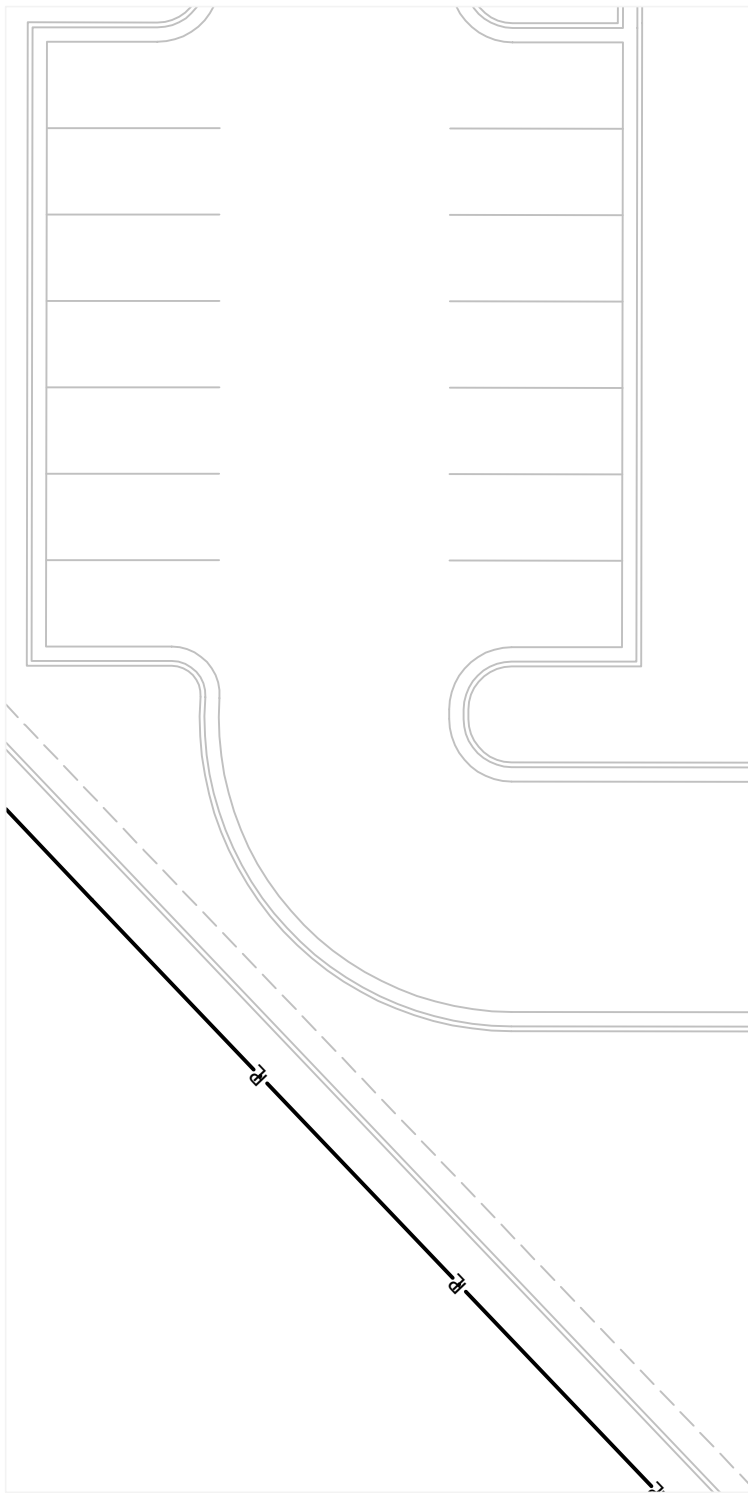
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VICINITY MAP
NE1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



LEGEND

COMMON

DEVELOPER:
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