

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210390

Ordinance Number

Brief Title

Approving the plat of Cadence – Second Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 25.99 acres generally located south of NW 108th Street and east of N. Platte Purchase Drive), creating 50 lots and 2 tracts.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Hunt Midwest Real Estate Development Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 50 lot residential subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(CL) Fowler - Loar Other districts (school, etc.) North Kansas City 250</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE City Council passed Ordinance 061257 on November 30, 2006 which approved a rezoning from District GP-7 (agricultural/low density residential) and District RA (agricultural) to District R-1a (one family dwelling units) and a development plan which serves as a preliminary plat on about 202 acres generally located east of N. Platte Purchase Drive and south of NW 108th Street, to allow for 452 multifamily units, 514 single family units, 17 commercia/retail buildings, and several tracts. (Case No. 13662-P)</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Hunt Midwest Real Estate Development Inc. City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission February 2, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

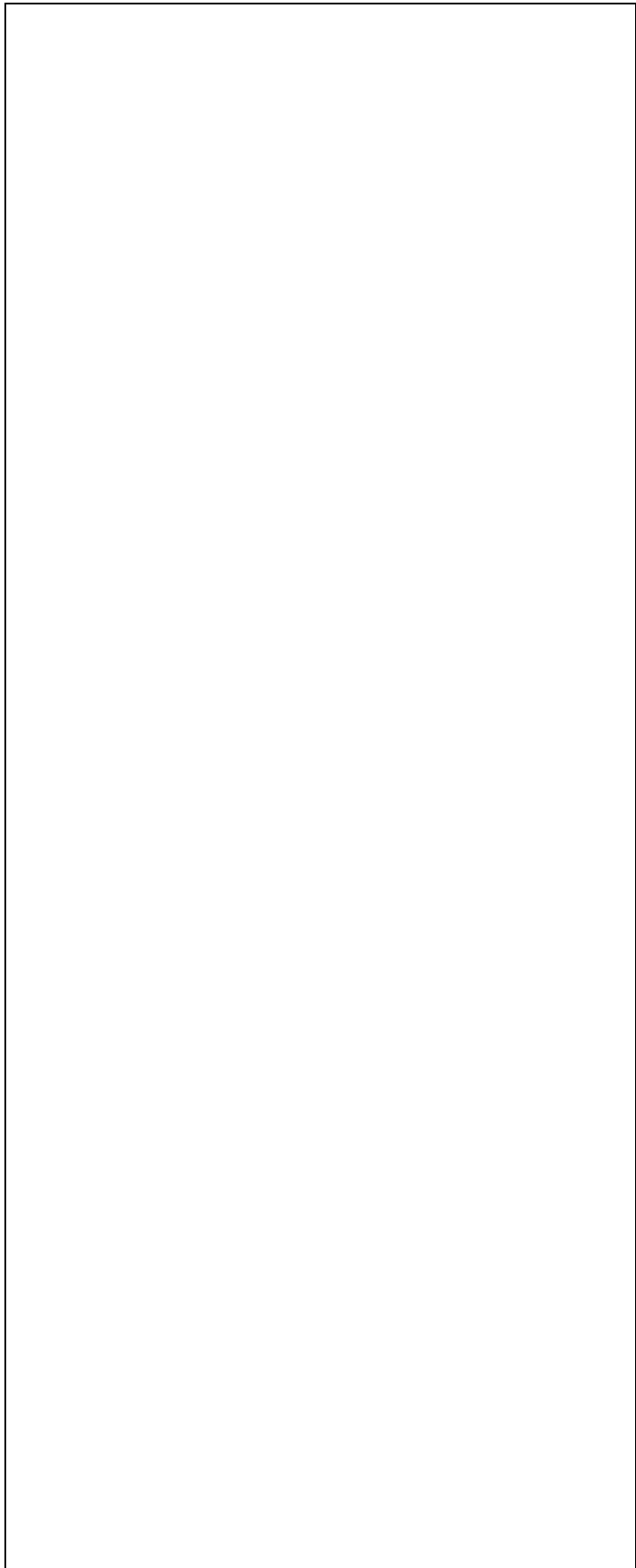
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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?

This is the 2nd plat of the Cadence subdivision and will create 50 residential lots and 2 tracts. This specific plat is generally located south of NW 108th Street and east of N. Platte Purchase Drive. The previously-approved Cadence 1st Plat is adjacent to this plat to the north. It is important to note that a minor amendment to this plat was recently approved. The preliminary plat was approved and was very similar to what is proposed in this final plat. However, the preliminary plat showed N. Mulberry Street ending in a cul-de-sac just south of where Tract A is currently shown. Previously, N. Terrace Street was proposed to extend southerly to connect into N. Mulberry Street. The current plan essentially creates a more direct connection with the plat to the north. The plat will connect into all adjacent subdivisions. NW 106th Terrace and NW 105th Street will extend eastward to connect with Holly Farms 1st Plat, and NW 104th Street will extend westward to connect with future development.

This project consists of public and private improvements for a 50 lot single-family residential development, one private open space tract and one storm water detention tract on approximately 27 acres of previously undeveloped property. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.

Written by Lucas Kaspar, PE

Projected Completion or Occupancy Date

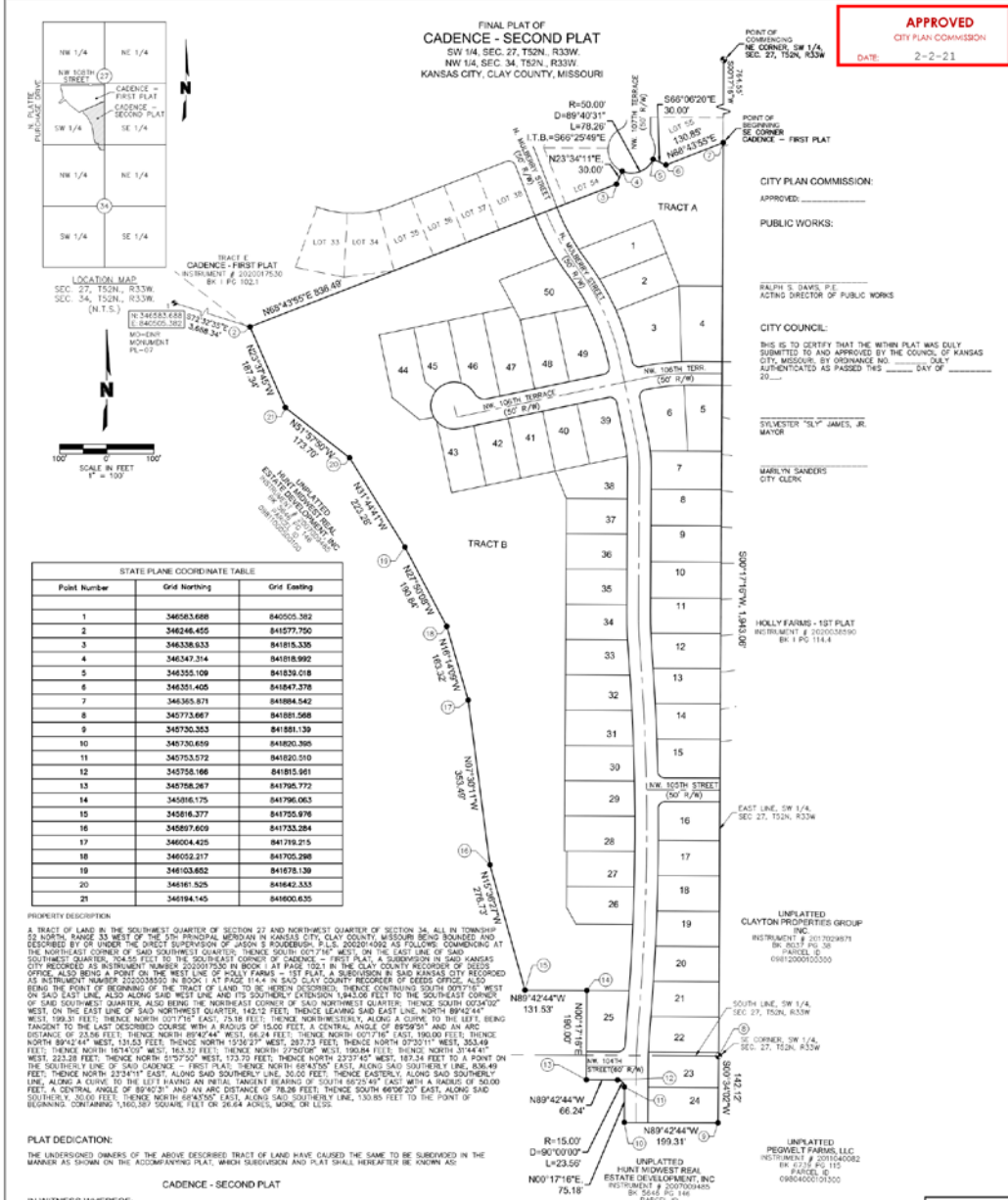
Fact Sheet Prepared by:
Thomas Holloway

Date: April 27, 2021

Reviewed by:
Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00041

APPROVED
CITY PLAN COMMISSION
DATE: 2-2-21



STATE PLANE COORDINATE TABLE

Point Number	Grid Northing	Grid Easting
1	346583.688	840505.382
2	346248.455	841877.750
3	346338.833	841818.333
4	346347.214	841818.892
5	346355.109	841830.018
6	346351.405	841847.378
7	346365.871	841884.542
8	345773.667	841881.568
9	345730.353	841881.139
10	345730.659	841820.369
11	345753.572	841820.510
12	345756.486	841815.981
13	345788.287	841798.772
14	345826.175	841796.063
15	345816.377	841795.878
16	345887.609	841733.284
17	346004.425	841719.215
18	346052.217	841705.280
19	346103.852	841678.139
20	346181.525	841642.333
21	346184.145	841600.635

PROPERTY DESCRIPTION:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 27 AND NORTHWEST QUARTER OF SECTION 34, ALL IN TOWNSHIP 22 NORTH, RANGE 33 WEST OF THE 9TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON B. RODEBUSH, P.L.S., 2020024092 AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 00°17'44" WEST, ON THE EAST LINE OF SAID NORTHWEST QUARTER, TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, BEING 192.50 FEET; A SUBDIVISION OF SAID KANSAS CITY RECORDED AS INSTRUMENT NUMBER 2020017500 IN BOOK 14 PAGE 1021 IN THE CLAY COUNTY RECORDER OF DEEDS OFFICE, ALSO BEING A POINT ON THE WEST LINE OF HOLLY FARMS - 1ST PLAT, A SUBDIVISION OF SAID KANSAS CITY RECORDED AS INSTRUMENT NUMBER 2020038200 IN BOOK 14 PAGE 1144 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED, THENCE CONTINUING SOUTH 07°07'44" WEST, ON SAID EAST LINE, ALSO ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION 1,943.09 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, ALSO BEING THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 60°24'44" WEST, ON THE EAST LINE OF SAID NORTHWEST QUARTER, 142.52 FEET, THENCE LEAVING SAID EAST LINE, NORTH 89°42'44" WEST, 193.31 FEET, THENCE NORTH 89°42'44" WEST, 27.18 FEET, THENCE NORTHWESTERLY, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°59'51" AND AN ARC DISTANCE OF 23.88 FEET, THENCE NORTH 89°42'44" WEST, 66.24 FEET, THENCE NORTH 07°11'11" WEST, 303.49 FEET, THENCE NORTH 19°44'41" WEST, 181.33 FEET, THENCE NORTH 57°50'00" WEST, 192.84 FEET, THENCE NORTH 31°44'41" WEST, 223.28 FEET, THENCE NORTH 57°50'00" WEST, 173.70 FEET, THENCE NORTH 23°37'45" WEST, 187.34 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER, THENCE NORTH 23°37'45" WEST, 187.34 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER, 30.00 FEET, THENCE EASTERLY, ALONG SAID SOUTHERLY LINE, ALSO ALONG A CURVE TO THE LEFT, HAVING AN INTERNAL TANGENT BEARING OF 100°18'07" EAST, WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°42'31" AND AN ARC DISTANCE OF 78.36 FEET, THENCE SOUTH 60°24'44" EAST, ALONG SAID SOUTHERLY LINE, 303.49 FEET, THENCE NORTHWESTERLY, ALONG SAID SOUTHERLY LINE, 130.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1,162.87 SQUARE FEET OR 26.64 ACRES, MORE OR LESS.

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

CADENCE - SECOND PLAT

IN WITNESS WHEREOF:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2020.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
A MISSOURI CORPORATION

F. BRENNER HOLLAND, JR. SR. VICE PRESIDENT

STATE OF _____ SS.
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, GALE T. BRENNER HOLLAND, JR. TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SA. VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID BRENNER HOLLAND, JR. ACKNOWLEDGED SA INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE LANDSCAPING DRIVE
KANSAS CITY, MO 64141
816-455-2500

SURVEYORS NOTES:
1. PROPERTY INFORMATION REFERENCED IN THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. KCT-232206, WITH AN EFFECTIVE DATE OF OCTOBER 20, 2020 AT 8:50 A.M.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-07" WITH A GRID FACTOR OF 0.9998971. ALL COORDINATES SHOWN ARE IN METERS.
3. THE REAL PROPERTY IS IN REFERENCE TO CADENCE - FIRST PLAT RECORDED AS INSTRUMENT NUMBER 2020017500 IN BOOK 14 PAGE 1021, CLAY COUNTY, MISSOURI.
THIS PLAT AND SURVEY OF CADENCE - SECOND PLAT WERE EXECUTED BY OLSSON 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.
4. RECORD TO BE: THAT THE PLAT OF CADENCE - SECOND PLAT PLAT 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 COMPARED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

OLSSON
MISSOURI
REGISTERED SURVEYOR
NO. 0000000000
STATE OF MISSOURI

OLSSON, MO C.S. 368
JACOB S. ROEBER/D/PLS 2020024092
OCTOBER 20, 2020
JROED@OLSSON.COM

CITY PLAN COMMISSION:
APPROVED: _____
PUBLIC WORKS:
RALPH S. DAVIS, P.E.
ACTING DIRECTOR OF PUBLIC WORKS

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. _____ DATED _____ DAY OF _____, 20____.

OLYVSTER "OLY" JAMES, JR.
MAYOR
MARLENE SANDERS
CITY CLERK

HOLLY FARMS - 1ST PLAT
INSTRUMENT # 2020038200
BK 14 P. 1144

EAST LINE, SW 1/4,
SEC. 27, T22N, R33W

UNPLATTED
CLAYTON PROPERTIES GROUP
INC.
INSTRUMENT # 2017026071
BK 1037 P. 30
PARCEL 5
09H2000100300

SOUTH LINE, SW 1/4,
SEC. 27, T22N, R33W

UNPLATTED
HOWELL FARMS, LLC
INSTRUMENT # 201540682
BK 4717 P. 115
PARCEL 5
09H0400010100

DATE OF SURVEY: _____

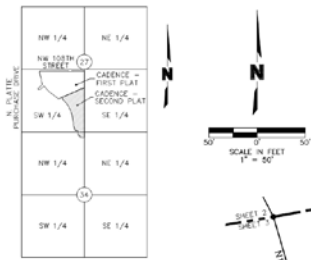
DATE OF SURVEY	_____
DATE OF PLOTTING	_____
DATE OF PRINTING	_____

olsson

Olsson Land Surveying, MO REG. NO. 0000000000, MO PLS 2020024092, OCTOBER 20, 2020. 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MO 64116. WWW.OLSSON.COM

SHEET
1 of 3

FINAL PLAT OF
CADENCE - SECOND PLAT
 SW 1/4, SEC. 27, T25N, R33W,
 NW 1/4, SEC. 24, T25N, R33W,
 KANSAS CITY, CLAY COUNTY, MISSOURI



STREET GRADINGS
 STREET GRADINGS FOR A PORTION OF NW 10TH TERRACE AND N. MULBERRY STREET LOCATED IN CADENCE - FIRST PLAT HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 190087 BEING PASSED ON FEBRUARY 14, 2018.

STREET GRADINGS FOR A PORTION OF NW 10TH TERRACE LOCATED IN HOLLY FARMS - 1ST PLAT HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE 10180 BEING PASSED MARCH 21, 2019

NW MULBERRY STREET

GRADE POINT	ELEV.	DESC.	V.C.T.
10481.51	1048.52	BEGN	
10487.83	1048.03	ELECTRIC EASEMENT	
10487.53	1048.52	V.P.C.	
22-27.65	1048.91	V.P.L. 90.00'	
22-90.10	1048.41	STA. 13+64.31 NW 10TH TERRACE	
23-02.50	1048.19	V.P.C.	
26-82.80	1042.35	V.P.C.	
27-08.66	1041.43	V.P.L. 225.00'	
29-87.50	1043.03	V.P.T.	
31-43.00	1048.47	V.P.C.	
31-60.54	1048.81	STA 10+00.00 NW 10TH STREET	
32-18.13	1050.84	V.P.L.	
32-50.00	1050.15	V.P.T.	
34-30.00	1047.97	V.P.C.	
34-87.80	1047.25	V.P.L.	115.00'
35-45.00	1047.97	V.P.T.	
37-48.83	1050.52	STA 10+00.00 NW 10TH STREET	
38-49.11	1052.02	END	

NW 10TH TERRACE

GRADE POINT	ELEV.	DESC.	V.C.T.
10400.00	1034.26	BEGN	
11-10.27	1037.02	V.P.C.	
11-16.29	1036.01	V.P.L. 79.44'	
11-26.71	1041.19	V.P.T.	
12-10.00	1048.98	V.P.C.	
12-75.00	1048.01	V.P.L. 130.00'	
13-40.00	1048.98	V.P.C.	
13-52.31	1049.17	STA 22+90.19 N MULBERRY STREET	
13-78.31	1049.17	V.P.C.	
13-87.13	1048.33	V.P.L.	
14-10.00	1049.07	V.P.L. 130.00'	
14-28.88	1048.74	V.P.C.	
14-35.97	1050.88	V.P.C.	
15-18.18	1048.74	V.P.L. 138.05'	
15-72.03	1052.68	V.P.T.	
16-73.58	1052.68	END	

NW 10TH STREET

GRADE POINT	ELEV.	DESC.	V.C.T.
10400.00	1048.91	BEGN STA. 31+60.58 N MULBERRY STREET	
10-12.00	1049.57	---	
11-56.72	1051.75	END	

NW 16TH STREET

GRADE POINT	ELEV.	DESC.	V.C.T.
10400.00	1050.52	BEGN STA. 37+48.93 N MULBERRY STREET	
10-12.00	1049.77	---	
10-50.00	1048.77	V.P.T.	
11-24.54	1048.96	V.P.L. 100.00'	
11-18.24	1049.33	END	
11-30.00	1048.38	V.P.T.	

MAINTENANCE OF TRACTS
 TRACT B (0.18 ACRES) IS TO BE USED FOR DETENTION TRACT AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES PLAT OF CADENCE - SECOND PLAT.

PRIVATE OPEN SPACE
 TRACTS A & B (10.32 ACRES) ARE TO BE USED FOR PRIVATE OPEN SPACE, AND ALL TRACTS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO "CADENCE - SECOND PLAT, RECORDED SIMULTANEOUSLY WITH THIS PLAT."

PRIVATE OPEN SPACE
 THE PRIVATE OPEN SPACE TRACTS A & B (10.32 ACRES) SHOWN ON THIS PLAT IS NOT USED TO SATISFY THE REQUIRED PARKLAND DEDICATION PURSUANT TO SECTION 88-435-E OF THE ZONING AND DEVELOPMENT CODE.

PARKLAND DEDICATION
 TRACT A/B CONTAINS ACRES WHICH ARE HEREBY RESERVED AT THE DISCRETION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 30 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-435-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 0 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT. PARKLAND DEDICATION WILL BE SATISFIED BY PROVIDING:
 LINEAR FEET OF TRAIL WITHIN TRACT A/B _____ LINEAR FEET X 50' WIDTH
 _____ SQUARE FEET OR 0 _____ ACRES.

FLOODPLAIN
 ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2004000000, MAP REVISED JANUARY 20, 2019, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "C" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

P.O.S. (PRIVATE OPEN SPACE) USED FOR PARKLAND DEDICATION	Plat	No. Lots	Required	Provided	Def.
CADENCE - FIRST PLAT		50	1.40	2.45	1.05
CADENCE - SECOND PLAT		50	1.11	0.50	-0.59

DEVELOPER
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64141
 816-455-1500

LEGEND

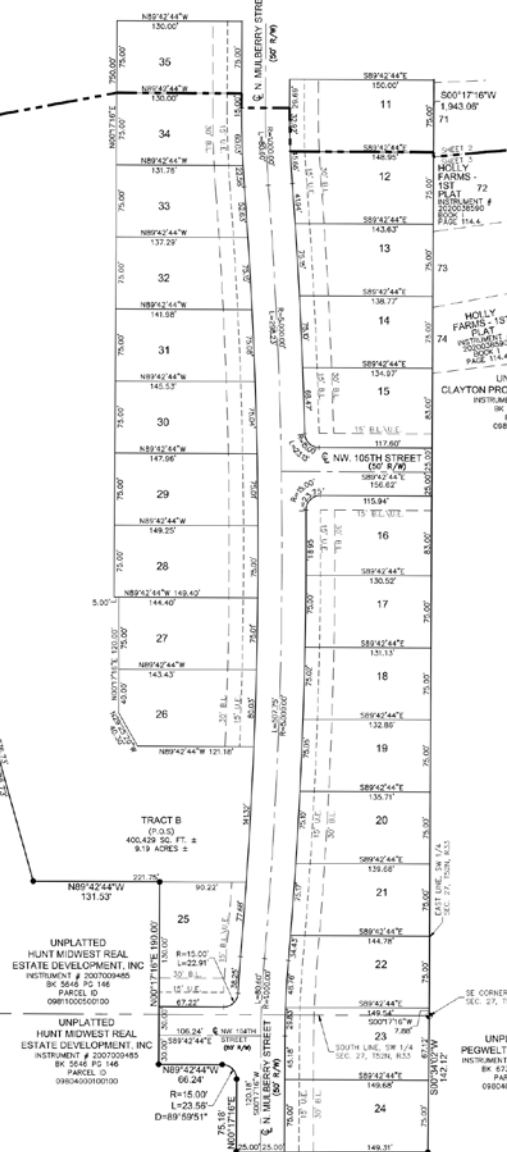
SURVEY MARKERS	
(Symbol)	IRON PEG
(Symbol)	WOOD BENCHMARK
(Symbol)	SECTION CORNER
(Symbol)	SET MONUMENT
(Symbol)	BENCHMARKS
(Symbol)	SECTION LINE
(Symbol)	SECTION CORNER
(Symbol)	BEARING SURVEY
(Symbol)	UTILITY EASEMENT
(Symbol)	STORM DRAINAGE EASEMENT
(Symbol)	SANITARY SEWER EASEMENT
(Symbol)	ELECTRIC EASEMENT
(Symbol)	WATER EASEMENT
(Symbol)	GENERAL
(Symbol)	CENTERLINE
(Symbol)	R/W
(Symbol)	RIGHT OF WAY
(Symbol)	P.O.S. PRIVATE OPEN SPACE

SURVEYORS NOTES

- PROPERTY INFORMATION REFERENCED THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. KCT-232208, WITH AN EFFECTIVE DATE OF OCTOBER 20, 2020 AT 8:30 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-07" WITH A GRID FACTOR OF 0.9955971. ALL COORDINATES SHOWN ARE IN METERS.
- THE TRACT PER PLAT IS IN REFERENCE TO CADENCE - FIRST PLAT RECORDED AS INSTRUMENT NUMBER 200007353 IN BOOK 1 PAGE 152, CLAY COUNTY MISSOURI.
- THIS PLAT AND SURVEY OF CADENCE - SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.
- I HEREBY CERTIFY THAT THE PLAT OF CADENCE - SECOND PLAT 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. FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PERSONAL KNOWLEDGE AND BELIEF.



OLSSON, MO 015 369
 JASON S. ROWDEN, MO PLS 2002014092
 OCTOBER 30, 2020
 JROWDEN@HUNTMIDWEST.COM



DATE OF SURVEY
10/30/2020

Drawn by	Checked by	Approved by	Printed by	Plot Date
ASD	ASD	ASD	ASD	10/30/2020

THIS PLAT AND SURVEY OF CADENCE - SECOND PLAT 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. FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PERSONAL KNOWLEDGE AND BELIEF.

