



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

October 3, 2023

Project Name
Cosada Villas Final Plat

Docket #C2

Request
CLD-FnPlat-2023-00002
Final Plat

Applicant
James Holdcroft
Olsson

Owner
James Antes
Prism Real Estate Services

Location 4025 NW 85th Ter
Area About 15 acres
Zoning R-1.5
Council District 2nd
County Platte
School District Platte County R-III

Surrounding Land Uses

North: Multifamily Residential, R-1.5
South: Commercial, B3-2
East: Multifamily Residential, R-6
West: Multifamily Residential, R-1.5

Major Street Plan

The City's Major Street Plan identifies Northwest Barry Road as a thoroughfare with 4 lanes at this location

Land Use Plan

The Line Creek Valley Area Plan recommends Residential Medium-High Density uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on January 25, 2023. Scheduling deviations from 2022 Cycle C have occurred due to inactivity by applicant on resubmittal.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently undeveloped. It is located on both sides of North Granby Avenue which is a private drive. To the north, east, and northwest of the subject property is multifamily residential. To the south and southwest is existing commercial development. There is an associated regulated stream within the subject site which crosses from east to west.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a **Final Plat** in District R-1.5 (Residential) on about 15 acres generally located along the east and west sides of North Granby Avenue north of Northwest Barry Road allowing for the creation of **two residential lots** containing **86 units**.

CONTROLLING CASE

Case No. CD-CPC-2022-00075 – On July 14, 2022 Ordinance 220566 approved a development plan and a preliminary plat for the construction of 86 townhomes in District R-1.5 (Residential 1.5) on about 15 acres generally located at Barry Road and North Granby Avenue allowing for the creation of 86 townhomes on 2 lots.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C2 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. 6000-P-5 – On July 17, 2016 Ordinance 160472 approved a request to rezone a 20-acre tract of land from District R-2.5 to District R-1.5.

PLAT REVIEW

The request is to consider approval of a Final Plat in District R-1.5 on about 15 acres generally located at Barry Road and North Granby Avenue creating 2 lots to allow for a townhouse development containing 86 residential units. This use was approved by a Development Plan (Case No. CD-CPC-2022-00075) which served as the Preliminary Plat. The Development Plan proposed to develop two vacant lots along the established North Granby Avenue, which is a private drive. The plan does not propose any new street connections to adjacent areas as they have already been built out. Four connection points along Granby are proposed with this development. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code. No deviations or waivers to the lot and building standards were requested under the Development Plan.

PLAT ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Applicant is paying \$67,045.87 in lieu of dedicating parkland.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

COMMENT

The request Final Plat is in conformance with the controlling plan.

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes
Planner



Plan Conditions

Report Date: September 28, 2023

Case Number: CLD-FnPlat-2023-00002

Project: Cosada Villas

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. 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 prior to Certificate of Occupancy.
2. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
4. That upon submittal for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
5. That prior to final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
6. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert Case No. CLD-FnPlat-2023-00002.
7. Insert Text Here

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

8. The developer shall submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
9. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
10. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
11. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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 as may be required.
12. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
13. The developer must 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

15. As conditioned per case CD-CPC-2022-00075, "The developer shall pay money-in-lieu of parkland in the amount of \$66,275.22 for 86 residential units as noted on plans. Fee shall be paid prior to recording of the plat, or certificate of occupancy, whichever comes first.
16. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

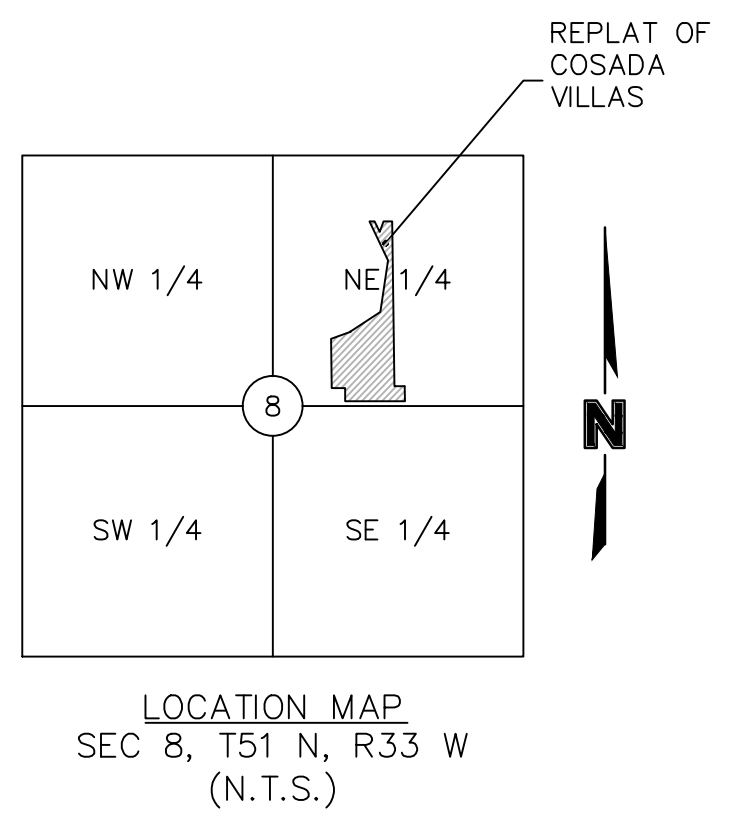
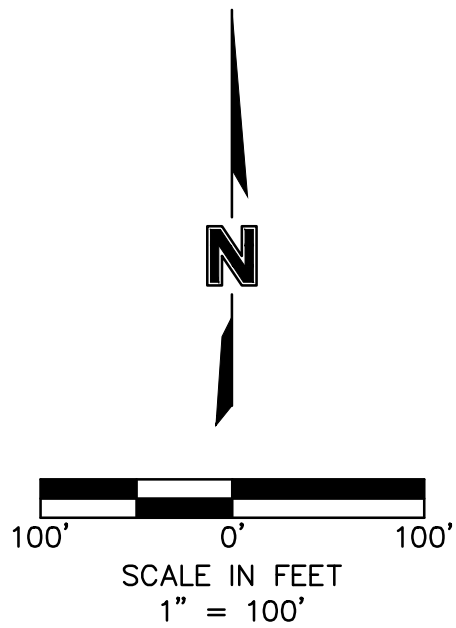
Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

17. Public Fire Hydrant installation along N Granby Ave

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

18. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
19. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
20. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
21. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

FINAL PLAT OF
REPLAT OF COSADA VILLAS
NE 1/4, SEC 8 - T51N. - R33W.
KANAS CITY, PLATTE COUNTY, MISSOURI



PROPERTY DESCRIPTION:

ALL OF LOT 1 AND LOT 2, COSADA VILLA, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 8 TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN PLATTE COUNTY, KANSAS CITY, MISSOURI RECORDED AS INSTRUMENT NUMBER 00170014 IN BOOK 17 AT PAGE 14 IN THE PLATTE COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUBEUBUSH, P.L.S. 2002014092, AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 ALSO BEING A POINT ON THE WEST LINE OF BARCLAY CLUB APARTMENTS, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS INSTRUMENT NUMBER 2000006704 IN BOOK 19 AT PAGE 175 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 00°28'27" WEST ON SAID WEST LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 1,744.90 FEET; THENCE SOUTH 88°42'06" EAST ON SAID EASTERLY LINE, 108.00 FEET; THENCE SOUTH 00°28'27" WEST ON SAID EASTERLY LINE, 159.99 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD AS NOW ESTABLISHED; THENCE NORTH 88°42'06" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 631.54 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE NORTH 00°25'28" EAST ON SAID WESTERLY LINE, 139.99 FEET; THENCE NORTH 88°42'06" WEST ON SAID WESTERLY LINE, 140.00 FEET TO A POINT ON THE EAST LINE OF BARRY NEAR GREEN HILLS, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS INSTRUMENT NUMBER 2011001257 IN BOOK 20 AT PAGE 385 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 00°25'28" EAST ON SAID WESTERLY LINE AND SAID EAST LINE, 520.58 FEET; THENCE LEAVING SAID EAST LINE NORTH 71°22'43" EAST ON THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 220.83 FEET; THENCE NORTHERLY ON SAID NORTHERLY LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1 ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 21°43'11" WEST WITH A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 00°24'21" AND AN ARC DISTANCE OF 5.67 FEET; THENCE NORTH 58°23'48" EAST ON THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 374.70 FEET; THENCE NORTH 09°51'54" EAST ON SAID WESTERLY LINE, 551.58 FEET; THENCE NORTH 24°07'46" WEST ON SAID WESTERLY LINE, 458.17 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 88°56'15" EAST ON SAID NORTHERLY LINE, 55.26 FEET; THENCE SOUTH 24°07'46" EAST ON SAID NORTHERLY LINE, 125.00 FEET; THENCE NORTH 21°34'08" EAST ON SAID NORTHERLY LINE, 120.76 FEET; THENCE SOUTH 88°56'15" EAST ON SAID NORTHERLY LINE, 90.00 FEET TO THE POINT OF BEGINNING. CONTAINING 648,152 SQUARE FEET OR 14.88 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:

REPLAT OF COSADA VILLAS

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. NUMBERS 29095C0044G AND 29095C0107G, PLATTE COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

ACCESS EASEMENT:

THE RIGHT OF INGRESS-EGRESS ALONG THE ACCESS EASEMENT IS HEREBY GRANTED.

CASH IN LIEU OF PARKLAND:

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$67,045.87 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 2 DUPLEX UNITS AND 84 MULTI-FAMILY UNITS PURSUANT TO SECTION 88-405-17-C OF THE ZONING AND DEVELOPMENT CODE.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1190265-KCTY, EFFECTIVE AUGUST 10, 2023 AT 8:00 A.M.

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

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-26" WITH A GRID FACTOR OF "0.9999902". ALL COORDINATES SHOWN ARE IN METERS.

Point Number	Grid Northing	Grid Easting
1	342411.507	839088.371
2	341879.711	839083.971
3	341878.965	839116.879
4	341830.203	839116.475
5	341834.564	838924.041
6	341877.231	838924.357
7	341878.197	838861.698
8	342036.857	838882.873
9	342058.348	838946.654
10	342059.955	838946.021
11	342119.800	839043.285
12	342285.427	839072.087
13	342412.868	839015.001
14	342412.556	839031.841
15	342377.788	839047.415
16	342412.016	839060.945

CURVE ID	RADIUS	LENGTH	DELTA	INITIAL TANGENT BEARING
C1	800.00'	5.67'	0°24'21"	N21°43'11"W

IN WITNESS WHEREOF:

PI GRANBY LLC, A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2023.

PI GRANBY LLC,
A MISSOURI LIMITED LIABILITY COMPANY

ZACHARY BASSIN DIRECTOR OF COMMERCIAL MANAGEMENT

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME ZACHARY BASSIN, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS ZACHARY BASSIN DIRECTOR OF COMMERCIAL MANAGEMENT OF PI GRANBY LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND THAT SAID ZACHARY BASSIN ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF:

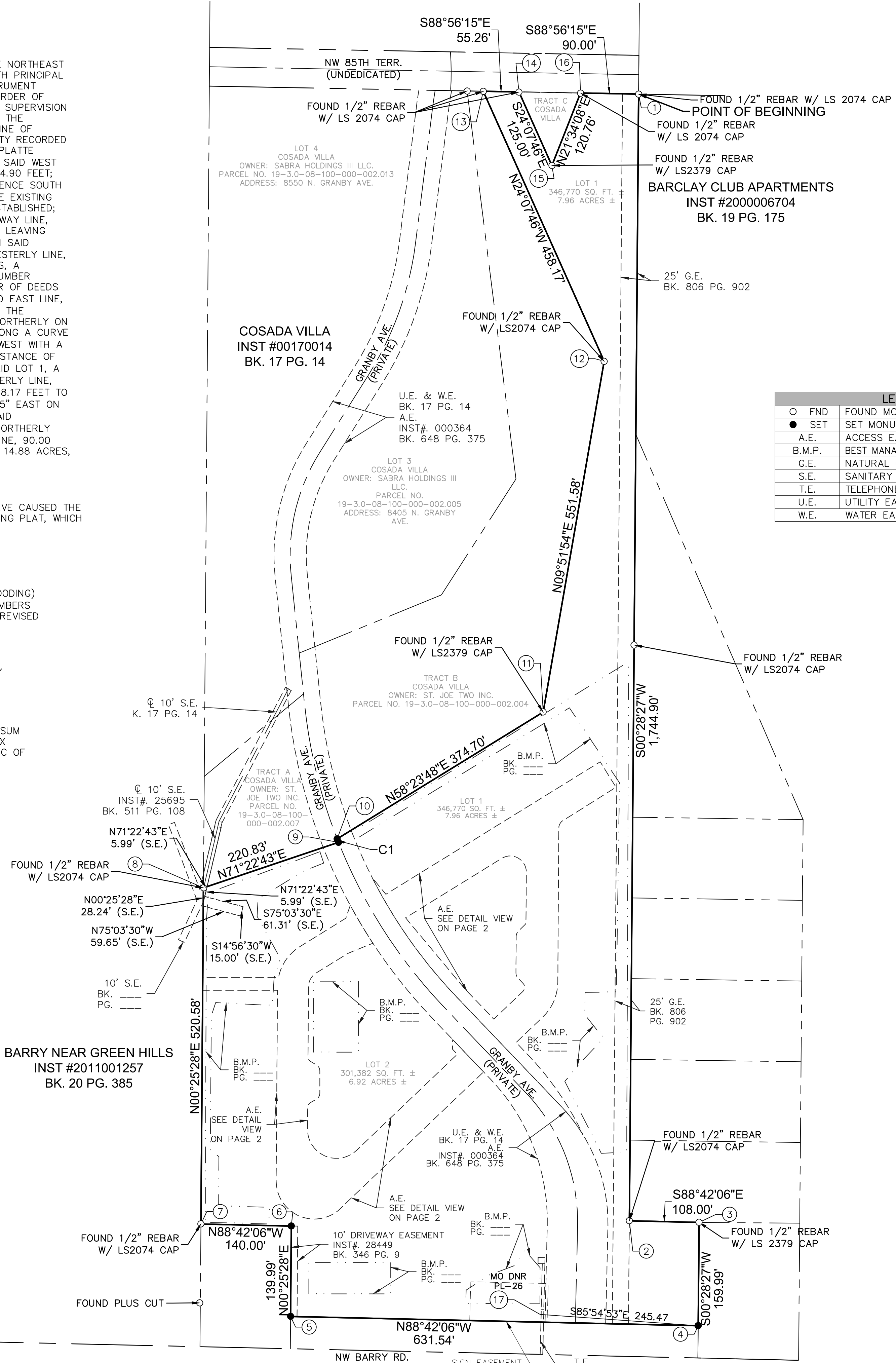
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

SURVEY PREPARED FOR:

PI GRANBY LLC,
8826 SANTA FE DR STE 300
OVERLAND PARK, KANSAS 66212

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



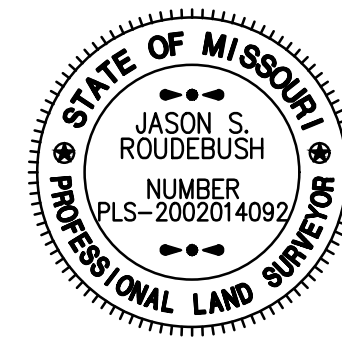
LEGEND	
○ FND	FOUND MONUMENT
● SET	SET MONUMENT
A.E.	ACCESS EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICE EASEMENT
G.E.	NATURAL GAS EASEMENT
S.E.	SANITARY SEWER EASEMENT
T.E.	TELEPHONE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

DATE OF SURVEY
2023-01-25 - 1ST SUBMITTAL
2023-09-07 - 2ND SUBMITTAL
2023-09-14 3RD SUBMITTAL

drawn by: _____ JRH
surveyed by: _____ KH-KT-RN-TG
checked by: _____ SFS
approved by: _____ JSR
project no.: 021-07351
file name: V_FPT_021-07351.DWG

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

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



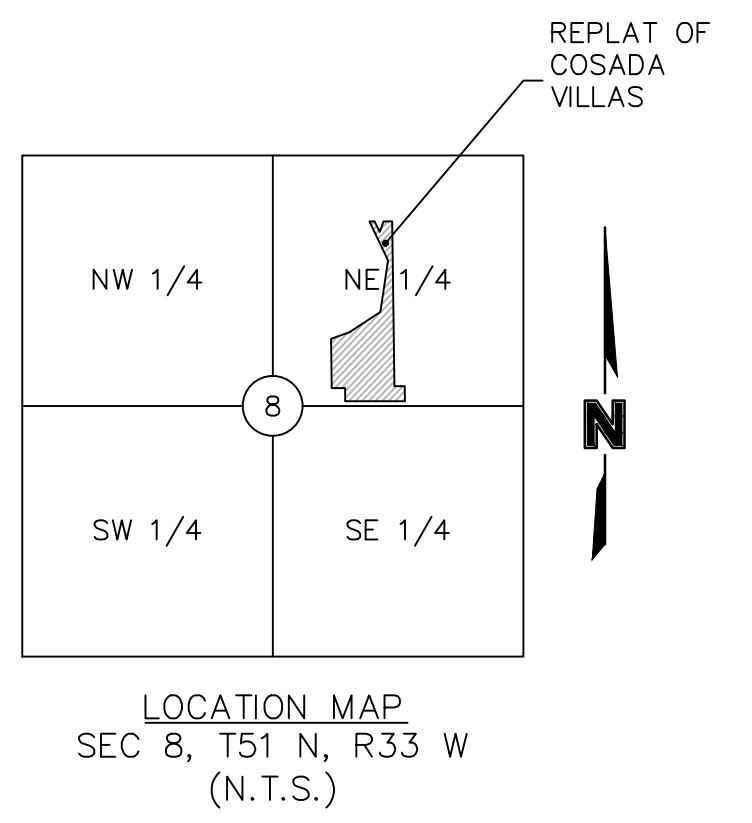
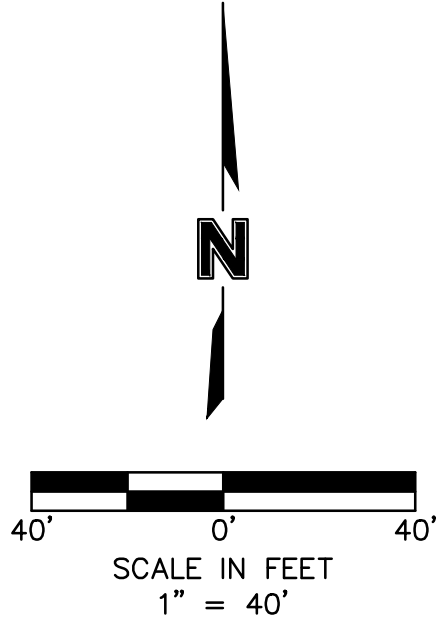
OLSSON, MO CLS 366
JASON S. ROUBEUBUSH, MO PLS 2002014092
SEPTEMBER 14, 2023
JROUBEUBUSH@OLSSON.COM

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.351.1177
FAX 816.351.1888
www.olsson.com

SHEET
1 of 2

FINAL PLAT OF
REPLAT OF COSADA VILLAS
 NE 1/4, SEC 8 - T51N. - R33W.
 KANSAS CITY, PLATTE COUNTY, MISSOURI



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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 _____ 2023.

MAYOR
 QUINTON LUCAS

CITY CLERK
 MARILYN SANDERS

PUBLIC WORKS:

MICHAEL J. SHAW
 DIRECTOR OF PUBLIC WORKS

CITY PLAN COMMISSION:

APPROVED: _____

SEWER EASEMENT:

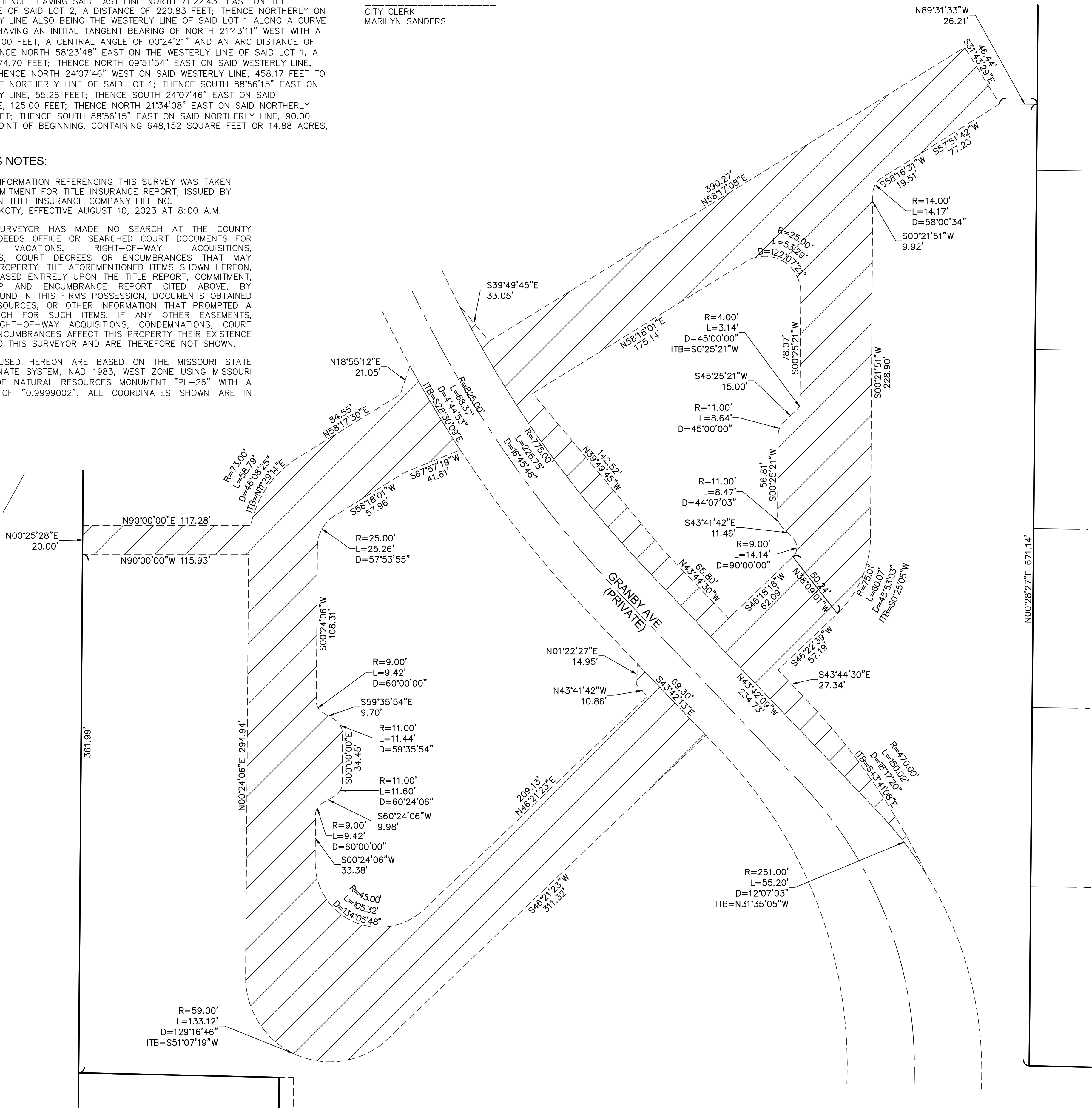
A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED 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.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1190265-KCTY, EFFECTIVE AUGUST 10, 2023 AT 8:00 A.M.

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

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-26" WITH A GRID FACTOR OF "0.9999002". ALL COORDINATES SHOWN ARE IN METERS.

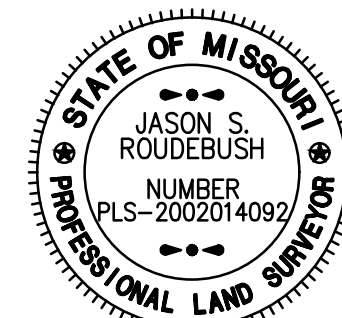


LEGEND	
○	FND FOUND MONUMENT
●	SET SET MONUMENT
A.E.	ACCESS EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICE EASEMENT
G.E.	NATURAL GAS EASEMENT
S.E.	SANITARY SEWER EASEMENT
T.E.	TELEPHONE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

LOT AREA	
LOT 1	7.96 AC.±
LOT 2	6.92 AC.±
TOTAL	14.88 AC.±

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

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



OLSSON, MO CLS 366
 JASON S. ROUDEBUSH, MO PLS 2002014092
 SEPTEMBER 14, 2023
 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
2023-01-25	1ST SUBMITTAL
2023-09-07	2ND SUBMITTAL
2023-09-14	3RD SUBMITTAL

drawn by: JRH
 surveyed by: KH-KT-RN-TG
 checked by: SES
 approved by: JSR
 project no.: 021-07351
 file name: V_FPT_021-07351.DWG

