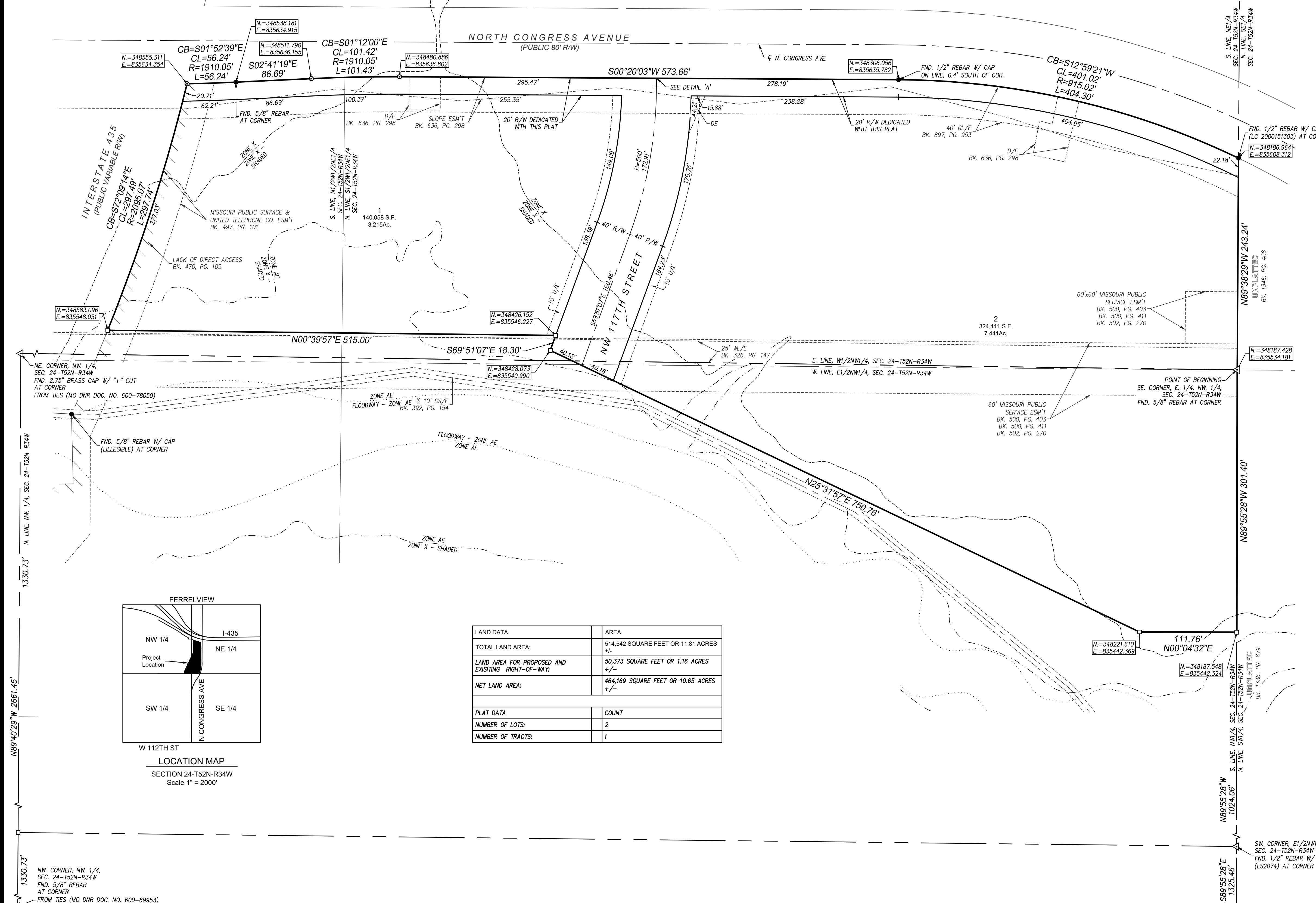


FINAL PLAT

# HOLLINGSWORTH SUBDIVISION

PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 24,  
TOWNSHIP 52 NORTH, RANGE 34 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI



**PROPERTY DESCRIPTION:**  
All that part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and the Northeast Quarter (NE1/4) of Section Twenty-four (S24), Township Fifty-two North (T52N), Range Thirty-four West (R34W) of the Fifth Principal Meridian (5th P.M.) all in the City of Kansas City, County of Platte, State of Missouri being more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on October 3, 2023 as follows:  
Beginning at the Southeast corner of said East Half of the Northwest Quarter, thence North 89°55'28" West, along the South line of said Northwest Quarter 301.40 feet; thence departing said South line, North 00°04'32" East, 111.76 feet; thence North 25°31'57" East, 750.76 feet; thence South 69°51'07" East, 18.30 feet; thence North 00°39'57" East, 515.00 feet to a point on the South right-of-way line of Interstate 435; thence easterly, along said South right-of-way line, along a non-tangent curve to the left having an arc length of 297.74 feet, a radius of 2095.07 feet, and a chord that bears South 72°09'14" East, 297.49 feet to a point of intersection with the West right-of-way line of North Congress Avenue as described in a General Warranty Deed recorded in Book 636, on Page 298 in the Platte County Recorder's Office; thence along said West right-of-way line for the following five courses; thence southerly, along a non-tangent curve to the left having an arc length of 58.24 feet, a radius of 1910.05 feet, and a chord that bears South 01°12'00" East, 101.42 feet; thence southerly, along a tangent curve to the right having an arc length of 101.43 feet, a radius of 1910.05 feet, and a chord that bears South 01°12'00" East, 101.42 feet; thence South 00°20'03" West, 573.66 feet; thence southerly, along a tangent curve to the right having an arc length of 404.30 feet, a radius of 915.02 feet, and a chord that bears South 12°59'21" West, 401.02 feet to a point of intersection with the South line of said Northeast Quarter; thence departing said right-of-way, North 89°39'28" West, along said South line, 243.24 feet to the Point of Beginning, containing 514,542 square feet, or 11.812 acres.

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

**STREET DEDICATION:** Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so dedicated.

**BUILDING LINES:** Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the lot line nearest thereto.

**RIGHT OF ENTRANCE:** The right of entrance and egress in travel along any street or drive within the Boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

**FLOOD PLAIN:** The subject property is located in OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain), OTHER FLOOD AREAS, ZONE X, (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile), SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE (Base Flood Elevations determined), and FLOODWAY AREAS IN ZONE AE (the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments so that the 1% annual chance flood can be carried without substantial increases in flood heights), according to the Flood Insurance Rate Map (FIRM), Number 28095C0041G, effective January 20, 2017.

**FLOODPLAIN:** The lands herein platted lie totally/partially within the limits of a regulatory floodplain, as designated on the official floodplain documents and are subject to the restrictions of Chapter 28, Code of Ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X- Federal Insurance Administration, Subchapter B- National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the boundaries as shown herein may be modified from time to time. Therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the particular site from the appropriate authority, the City of Kansas City, Missouri and the Federal Emergency Management Administration.

**STREET GRADES:** The Street Grades for NE 76th Street were previously established by Ordinance No. \_\_\_\_\_ passed \_\_\_\_\_

**UNDESIRABLE NOISE LEVELS:** The area described herein lies adjacent to Interstate I-435 as such, such development may be subject to undesirable noise levels due to traffic generation. Appropriate measures should be taken through acoustical site planning and/or acoustical construction to reduce the impact of undesirable noise levels.

**CASH IN LIEU OF PARKLAND:** The developer elects to pay the City of Kansas City, Missouri, a sum of \$ \_\_\_\_\_ in lieu of required parkland dedicating for (# single family units, duplex units, multi-family units) pursuant to section 88-405-17-c of the zoning and development code.

**PLAT DEDICATION:** The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "HOLLINGSWORTH SUBDIVISION".

**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, and manholes, transformers, services, pedestals, any or all of them upon, over, under and along the strips of land designated Utility Easements (UE), 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.

**EXECUTION**  
IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Hollingsworth Industrial LLC

Philip Goforth, Managing Member

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

Notary Public

My Appointment Expires: \_\_\_\_\_

**CITY PLAN COMMISSION**  
Approved: \_\_\_\_\_

Chairman  
Babette Macy

Asst. Secretary  
Diane M. Brinkley

**PUBLIC WORKS**  
City Engineer  
Ralph S. Davis, P.E.

Director  
Sherri K. McIntyre, P.E.

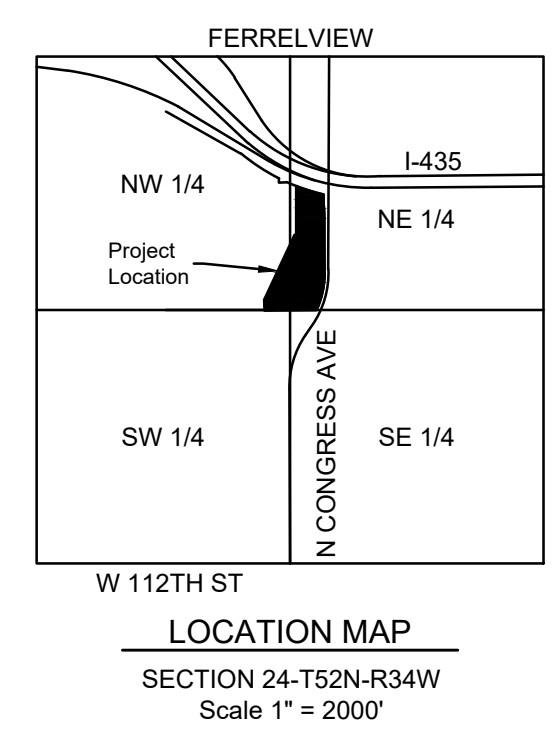
**BE IT REMEMBERED,** that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me a Notary Public in and for said County and State, came Philip Goforth, Managing Member of Hollingsworth Industrial LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

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

Randy G. Zerr Missouri PLS-2018016442  
RIC MO CLS-2011003572  
rzzerr@ric-consult.com

21-0225

LAND DATA	AREA
TOTAL LAND AREA:	514,542 SQUARE FEET OR 11.81 ACRES +/-
LAND AREA FOR PROPOSED AND EXISTING RIGHT-OF-WAY:	50,373 SQUARE FEET OR 1.16 ACRES +/-
NET LAND AREA:	464,169 SQUARE FEET OR 10.65 ACRES +/-
PLAT DATA	COUNT
NUMBER OF LOTS:	2
NUMBER OF TRACTS:	1

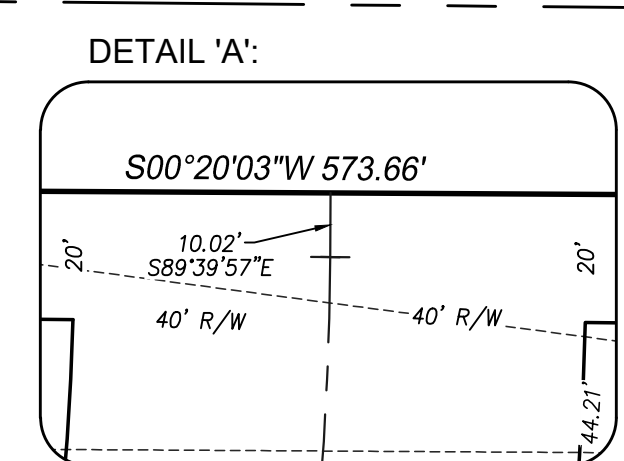


**LEGEND:**

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH RIC
- SET 5/8" X 24" REBAR WITH 2" ALUMINUM RIC MOCLS 2011003572 KSCLS 234 CAP
- RIC MOCLS 2011003572 KSCLS 234 CAP
- A/E ACCESS EASEMENT
- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- G/E GAS LINE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- W/E WATERLINE EASEMENT
- REstricted Access

**1"=60'**

0 30' 60'



**HOLLINGSWORTH SUBDIVISION**

Prepared For:  
Hollingsworth LLC

**PRELIMINARY  
FINAL PLAT UNDER REVIEW**

**Renaissance  
Infrastructure  
Consulting**

102 Abbie Avenue  
Kansas City, Kansas 66103  
www.ri-consult.com

913.317.9500

Date of Preparation:  
September 27, 2023

Certificates of Authorization:  
Missouri CLS-2011003572; Kansas CLS-234