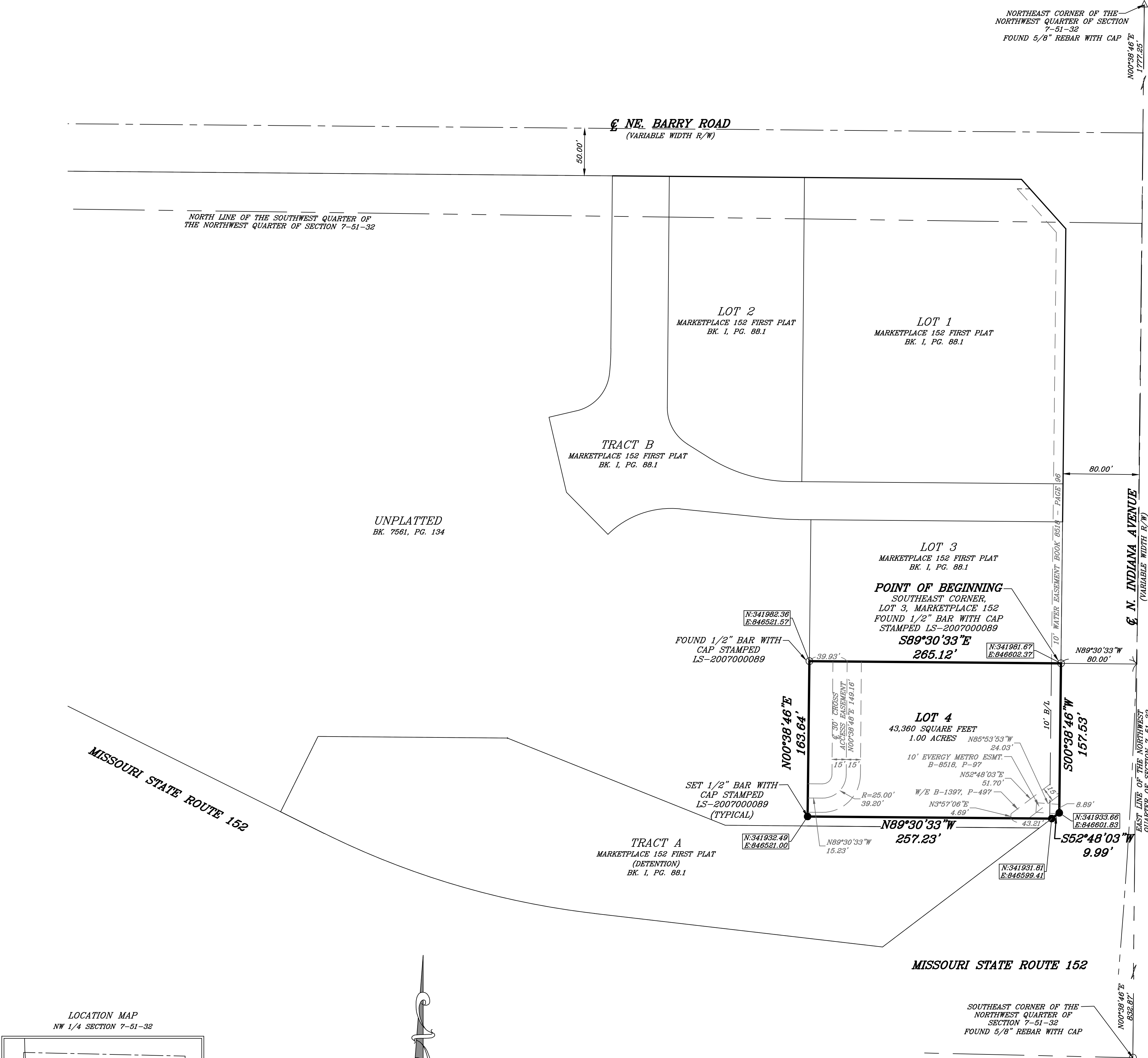


STATE PLANE COORDINATES (PLAT BOUNDARY CORNERS)
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE MISSOURI
COORDINATE SYSTEM MAD 1983, WESTERN ZONE, USING KANSAS CITY METRO CONTROL
MONUMENT CL-96 (N-342052.017, E-946627.477) WITH A GRID FACTOR OF 0.9999008.
OBTAINED WITH GPS



FINAL PLAT
MARKETPLACE 152 - LOT 4
A SUBDIVISION IN THE NORTHWEST QUARTER OF
SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:
CONTAINING 43,360 SQUARE FEET OR 1.00 ACRES

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 - MARKETPLACE 152, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF NORTH INDIANA AVENUE; THENCE S00°36'46"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 157.53 FEET; THENCE S52°48'03"W, A DISTANCE OF 9.99 FEET; THENCE N89°30'33"W, A DISTANCE OF 257.23 FEET; THENCE N00°38'46"E, A DISTANCE OF 163.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 - MARKETPLACE 152; THENCE S89°30'33"E, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 265.12 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE POSITION OF EXISTING MONUMENTATION AS INDICATED, IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
2. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PARENT DESCRIPTION AS SHOWN IN A TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KCC241468, EFFECTIVE DATE OF AUGUST 22, 2024 AT 8:00 AM. ALL EASEMENTS SHOWN IN SAID REPORT THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
3. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

PLAT DEDICATION:
THE UNDESIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREINAFTER KNOWN AS "MARKETPLACE 152 - LOT 4"

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.

MAINTENANCE OF TRACT:
TRACT A IS TO BE USED FOR STORMWATER DETENTION 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 MARKETPLACE 152 FIRST PLAT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

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 SERVICES 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.

FLOODPLAIN:
ACCORDING TO THE "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0131G, PANEL 131 OF 625, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CROSS ACCESS:
THE RIGHT OF INGRESS-EGRESS BETWEEN LOT 4 ON THIS PLAT AND ANY FUTURE LOTS TO THE WEST ALONG THE CROSS ACCESS EASEMENT SHOWN HEREON IS HEREBY GRANTED.

IN WITNESS WHEREOF:
HIGHWAY 152 INVESTORS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

BENNY HOY
MANAGING MEMBER

STATE OF _____ SS:
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BENNY HOY, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF HIGHWAY 152 INVESTORS, LLC AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND IS THE FREE ACT AND DEED OF SAID COMPANY.

PRINT NAME: _____ MY COMMISSION EXPIRES: _____

CITY PLAN COMMISSION _____ PUBLIC WORKS _____

APPROVED: _____
CASE NUMBER: CLD-FnPLAT-2025-00003 _____

DIRECTOR
MICHAEL SHAW

CITY COUNCIL
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 20____.

MAYOR
QUINTON LUCAS

CITY CLERK
MARILYN SANDERS

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH WE BELIEVE TO BE ACCURATE AND CORRECT. WE HAVE BEEN ASSISTED BY THE FOLLOWING PROFESSIONAL ENGINEERS: GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

R.L. Buford & Associates, LLC
DEVELOPMENT CONSULTANTS
LAND SURVEYING
R.L. BUFORD & ASSOCIATES, LLC
152 INVESTORS, LLC
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-8152
robert@rlbuford.com

SEC.	TWP.	RGE.	COUNTY	JOB NO.
1	51	32	CLAY	L-24238
DATE	FIELD BOOK	DRAWN BY	DATE	J.R.
10/28/2021	MARKETPLACE	ROBERT G. YOUNG	REV 02/21/2025	

FOR
HIGHWAY 152 INVESTORS
FINAL PLAT