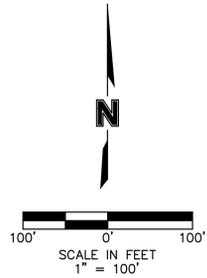


LOCATION MAP
SEC. 27, T52N., R33W.
SEC. 34, T52N., R33W.
(N.T.S.)



CITY PLAN COMMISSION:

APPROVED DATE: _____
CASE NUMBER: CLD-FnPlat-2026-00001

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. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____ 20____

QUINTON LUCAS, MAYOR

MARILYN SANDERS, CITY CLERK

KC METRO CONTROL
MO-DNR MONUMENT
PL-07 PUBLISHED
COORDINATES
(2001 ADJUSTMENT)
N: 346583.688M
(1,137,083.315')
E: 84505.381M
(2,757,558.068')
GRID FACTOR
0.9998971
LOCAL COORDINATES
N: 346583.683
E: 84505.296

FINAL PLAT OF
CADENCE - FOURTH PLAT
SW 1/4, SEC. 27, T52N., R33W.
NW 1/4, SEC. 34, T52N., R33W.
KANSAS CITY, CLAY COUNTY, MISSOURI

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
GENERAL	
⊕	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

LAND DATA		AREA	
TOTAL LAND AREA	20.00 ACRES±		
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	3.66 ACRES±		
NET LAND AREA	16.34 ACRES±		
PLAT DATA		COUNT	
NUMBER OF LOTS	54		
NUMBER OF TRACTS	4		

PLAT DEDICATION:	RESERVED FOR COUNTY RECORDING STAMP
CADENCE - FOURTH PLAT	
PRIVATE OPEN SPACE DEDICATION:	
0.55 ACRES	
RECORD AS:	
PLAT	

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 - FOURTH PLAT

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 27 AND NORTHWEST QUARTER OF SECTION 34, EACH IN TOWNSHIP 52 NORTH RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF TIMOTHY BLAIR WISWELL, P.L.S. 2009000067, UNDER THE AUTHORITY OF C.L.S. 366 AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°42'25" EAST, ON THE NORTH LINE OF SAID NORTHWEST QUARTER, ALSO BEING THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1,172.16 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 86°26'13" WEST WITH A RADIUS OF 2,175.00 FEET, A CENTRAL ANGLE OF 0°40'48" AND AN ARC DISTANCE OF 25.82 FEET TO THE SOUTHEAST CORNER OF CADENCE - THIRD PLAT A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AUGUST 4, 2022 AS INSTRUMENT NUMBER 2022025891 IN BOOK 1 AT PAGE 184.1 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI, ALSO RECORDED AS INSTRUMENT 2022010971 IN BOOK 22 AT PAGE 389 IN THE OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE NORTH 00°45'45" WEST, ON THE EASTERLY LINE OF SAID CADENCE - THIRD PLAT, 50.07 FEET; THENCE NORTHWESTERLY, ON SAID EASTERLY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 87°11'15" WEST WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 74°53'45" AND AN ARC DISTANCE OF 19.61 FEET; THENCE SOUTH 89°50'18" EAST, ON SAID EASTERLY LINE, 129.65 FEET; THENCE NORTH 00°09'42" EAST, ON SAID EASTERLY LINE, 601.08 FEET; THENCE NORTH 16°01'55" EAST, ON SAID EASTERLY LINE, 291.76 FEET; THENCE NORTH 01°05'53" EAST, ON SAID EASTERLY LINE, 93.11 FEET; THENCE NORTH 13°50'16" EAST, ON SAID EASTERLY LINE, 78.80 FEET; THENCE NORTH 02°06'12" WEST, ON SAID EASTERLY LINE, 305.24 FEET; THENCE NORTH 68°43'27" EAST, ON SAID EASTERLY LINE 104.57 FEET TO A POINT ON THE WESTERLY LINE OF SAID CADENCE - SECOND PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED FEBRUARY 7, 2022 AS INSTRUMENT NUMBER 2022004469 IN BOOK 1 AT PAGE 161.1 IN SAID OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE LEAVING SAID EASTERLY LINE SOUTH 23°37'45" EAST, ON SAID WESTERLY LINE, 87.11 FEET; THENCE SOUTH 51°57'50" EAST, ON SAID WESTERLY LINE 173.70 FEET; THENCE SOUTH 31°44'41" EAST, ON SAID WESTERLY LINE, 223.28 FEET; THENCE SOUTH 27°50'08" EAST, ON SAID WESTERLY LINE, 190.84 FEET; THENCE SOUTH 16°14'09" EAST, ON SAID WESTERLY LINE, 163.32 FEET; THENCE SOUTH 07°30'11" EAST, ON SAID WESTERLY LINE, 305.02 FEET; THENCE NORTH 82°28'49" EAST, ON SAID WESTERLY LINE, 50.74 FEET; THENCE SOUTH 17°49'56" EAST, ON SAID WESTERLY LINE, 214.30 FEET; THENCE SOUTH 64°06'18" EAST, ON SAID WESTERLY LINE, 107.53 FEET; THENCE SOUTH 00°17'16" WEST, ON SAID WESTERLY LINE, 255.90 FEET; THENCE SOUTH 89°42'44" EAST, ON SAID WESTERLY LINE, 66.24 FEET; THENCE SOUTHEASTERLY, ON SAID WESTERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 00°17'16" WEST, ON SAID WESTERLY LINE, 67.60 FEET; THENCE LEAVING SAID WESTERLY LINE, NORTH 89°42'44" WEST, 135.00 FEET; THENCE SOUTH 00°17'16" WEST, 47.50 FEET; THENCE NORTH 89°42'44" WEST, 172.50 FEET; THENCE NORTH 00°17'16" EAST, 150.07 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 86°15'12" WEST WITH A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 10°49'51" AND AN ARC DISTANCE OF 184.31 FEET; THENCE WESTERLY, ON A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 17°01'23" AND AN ARC DISTANCE OF 304.54 FEET; THENCE WESTERLY, ON A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 2,175.00 FEET, A CENTRAL ANGLE OF 06°22'33" AND AN ARC DISTANCE OF 242.03 FEET TO THE POINT OF BEGINNING, CONTAINING 871,104 SQUARE FEET OR 20.00 ACRES, MORE OR LESS.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFLET LAND TITLE, INC., TITLE NO. 25083233 WITH AN EFFECTIVE DATE OF DECEMBER 22, 2025 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-07" WITH A GRID FACTOR OF 0.9998971. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF CADENCE - FOURTH PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CADENCE - FOURTH 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 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 C.L.S. 366
TIMOTHY BLAIR WISWELL, MO PLS 2009000067
FEBRUARY 13, 2026
TWSWELL@OLSSON.COM

DATE OF SURVEY	
12-18-2025 - Title Report Request	
01-06-2026 - For HIMV Review	
01-09-2026 - 1st Submittal	
02-12-2026 - Platand Dedication Review	
02-13-2026 - 2nd Submittal	

drawn by: NRW
surveyed by: AHIES
checked by: TBW
approved by: TBW
project no.: F18-0833
file name: V_PLAT_F180833.DWG

Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority 001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.381.1177
FAX 816.381.1888
www.olsson.com

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	346583.653	840505.296
2	346209.610	841559.322
3	346221.175	841589.023
4	346196.851	841599.664
5	346164.231	841641.362
6	346106.359	841677.167
7	346054.923	841704.327
8	346007.132	841718.244
9	345914.963	841730.383
10	345916.983	841745.715
11	345854.805	841765.717
12	345840.492	841795.200
13	345762.498	841794.808
14	345762.396	841814.998
15	345757.802	841819.547
16	345737.229	841819.443
17	345737.436	841778.298
18	345722.959	841778.225
19	345723.223	841725.651
20	345768.961	841725.881
21	345767.328	841669.814
22	345769.632	841577.366
23	345778.299	841504.147
24	345778.741	841496.292
25	345794.002	841496.225
26	345797.595	841491.983
27	345797.484	841531.497
28	345980.684	841532.014
29	346066.149	841556.572
30	346094.522	841557.116
31	346117.249	841562.714

CITY SEAL

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 _____ 20____

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. A MISSOURI CORPORATION

F. BRENNER HOLLAND, JR. SR. VICE PRESIDENT

STATE OF _____ SS:
COUNTY OF _____

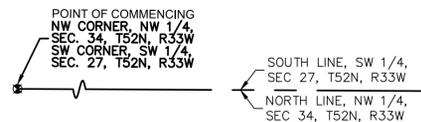
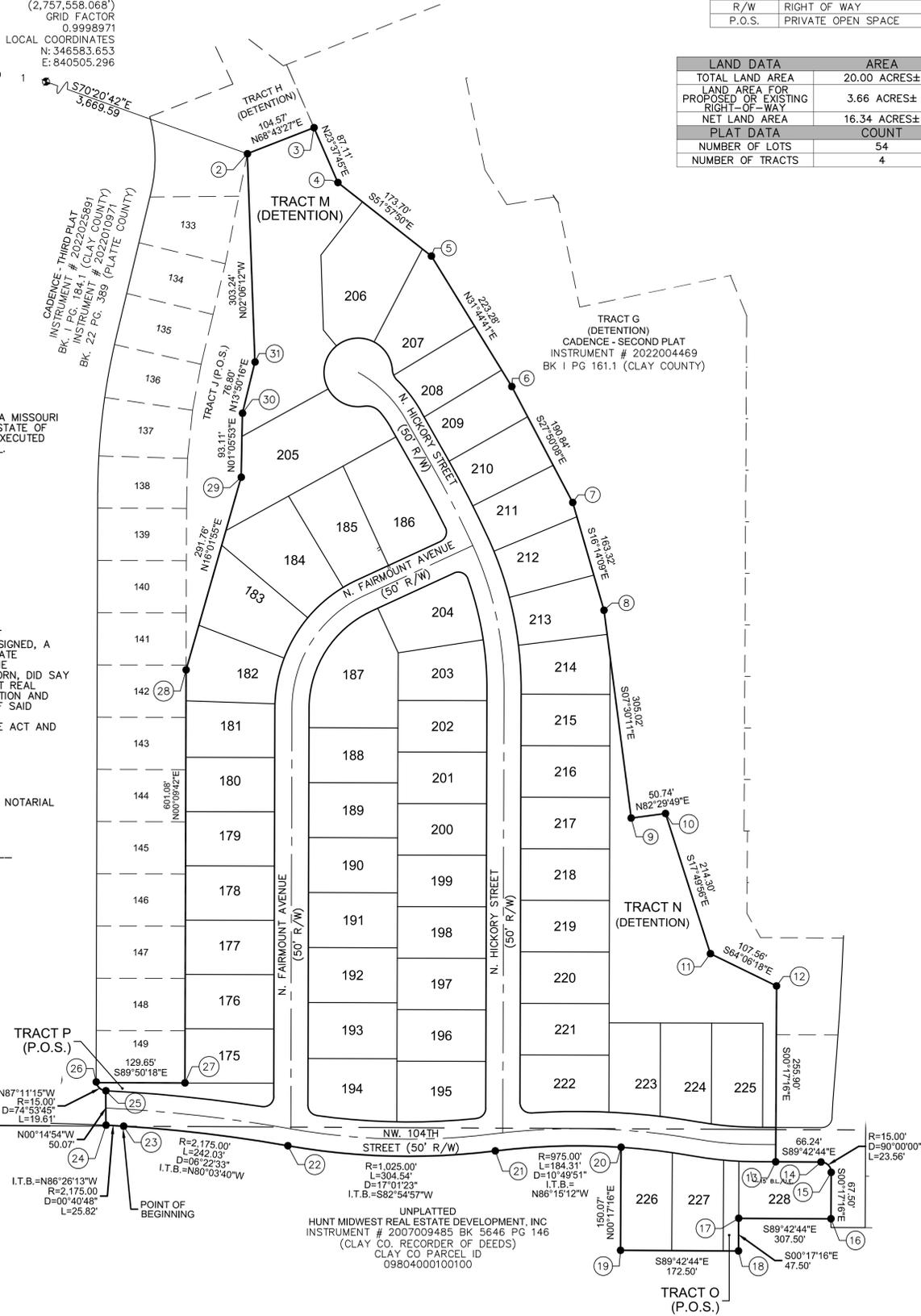
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME F. BRENNER HOLLAND, JR. TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SR. VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID BRENNER HOLLAND, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____



P.O.S. (PRIVATE OPEN SPACE) USED FOR PARKLAND DEDICATION				
Plat	No. Lots	Required	Provided	Net
CADENCE - FIRST PLAT	63	1.40	2.42	1.02
CADENCE - SECOND PLAT	50	1.11	3.27	3.18
CADENCE VILLAS - FIRST PLAT	54	1.20	0.74	2.72
CADENCE - THIRD PLAT	61	1.35	0.92	2.29
CADENCE VILLAS - SECOND PLAT	62	1.38	0.00	0.91
CADENCE - FOURTH PLAT	54	1.20	0.55	0.26

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO., 64161
816-455-2500

UNPLATTED
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC
INSTRUMENT # 2007009485 BK 5646 PG 146
(CLAY CO. RECORDER OF DEEDS)
CLAY CO PARCEL ID
09804000100100

FINAL PLAT OF
CADENCE - FOURTH PLAT
 SW 1/4, SEC. 27, T52N., R33W.
 NW 1/4, SEC. 34, T52N, R33W.
 KANSAS CITY, CLAY COUNTY, MISSOURI

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
B.M.P.E.	BEST MANAGEMENT PRACTICES EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
T.E.	TRAIL EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
CL	CENTERLINE
I.T.B.	INITIAL TANGENT BEARING
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
BK.	BOOK
PG.	PAGE

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 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 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.

WATER MAIN EASEMENT — A WATER MAIN EASEMENT (W.E.) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT CONSTITUTE A PRESENT OR FUTURE INTEREST IN ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

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. 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.

DRAINAGE EASEMENT — A DRAINAGE EASEMENT (D.E.) 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 MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

PEDESTRIAN RIGHT-OF-WAY EASEMENT: A PEDESTRIAN RIGHT-OF-WAY EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI TO BE USED ONLY AS A WALK FOR PEDESTRIANS UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED "PED R/W ESM" WITH ALL RIGHTS, IMMUNITIES, PRIVILEGES AND APURTENANCES THERETO BELONGING, SO THAT NO ONE SHALL OR WILL HEREAFTER CLAIM OR DEMAND ANY RIGHT OR TITLE TO THE AFORESAID PREMISES OR ANY PART HEREOF. THE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CITY'S USE. OWNER SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF THE EASEMENT.

SURVEYORS NOTES:

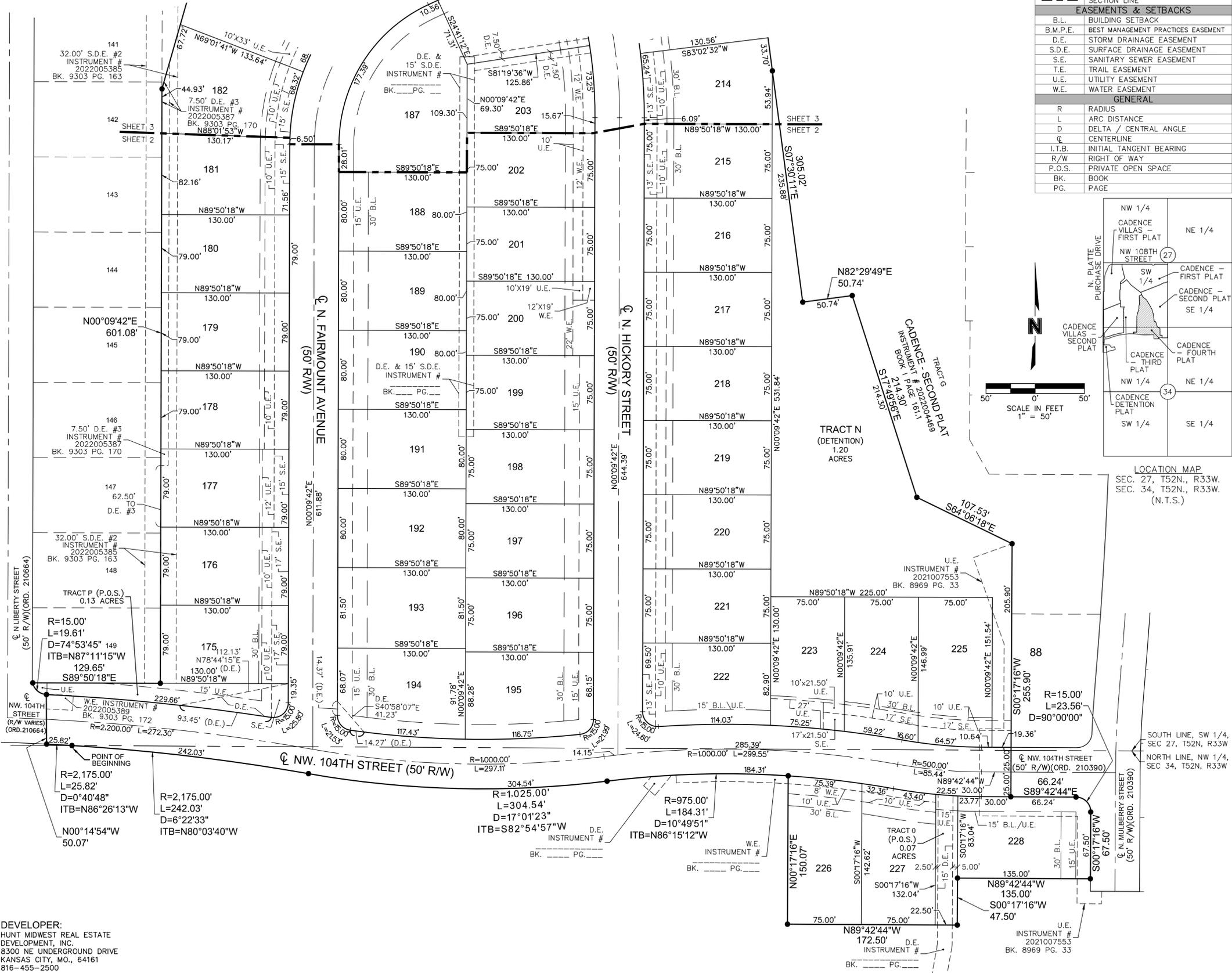
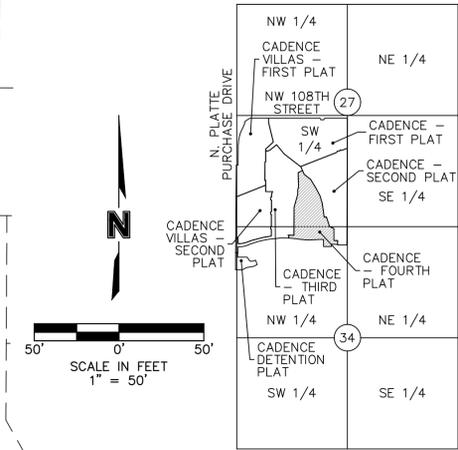
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFELT LAND TITLE, INC., TITLE NO. 25083233 WITH AN EFFECTIVE DATE OF DECEMBER 22, 2025 AT 8:00 A.M.

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-07" WITH A GRID FACTOR OF 0.9998971. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF CADENCE — FOURTH PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CADENCE — FOURTH 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 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
 TIMOTHY BLAIR WISWELL, MO PLS 2009000067
 FEBRUARY 13, 2026
 TWSWELL@OLSSON.COM



DEVELOPER:
 HUNT MIDWEST REAL ESTATE
 DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO., 64161
 816-455-2500

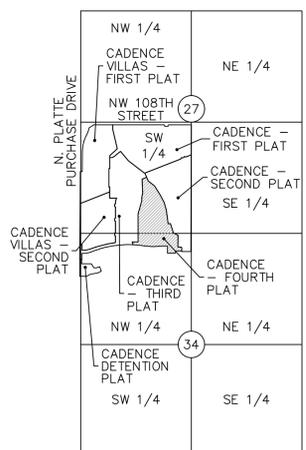
DWG: F:\2018\0501-1000\018-0833-F_40-Design\Survey\SRVY\Sheets\Final Plats\PLAT_FINAL180833.dwg
 DATE: Feb 13, 2026 6:23am
 USER: nwilloughby

DATE OF SURVEY	
01-06-2026 - For HMW Review	
01-09-2026 - 1st Submittal	
02-12-2026 - Planning Decision Review	
02-13-2026 - 2nd Submittal	

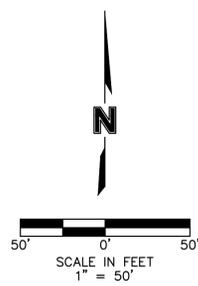
drawn by: NRW
 surveyed by: AHES
 checked by: TBW
 approved by: TBW
 project no.: F18-0833
 file name: V_PLAT_FINAL180833.DWG

Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority 001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 FAX 816.361.1888
 www.olsson.com

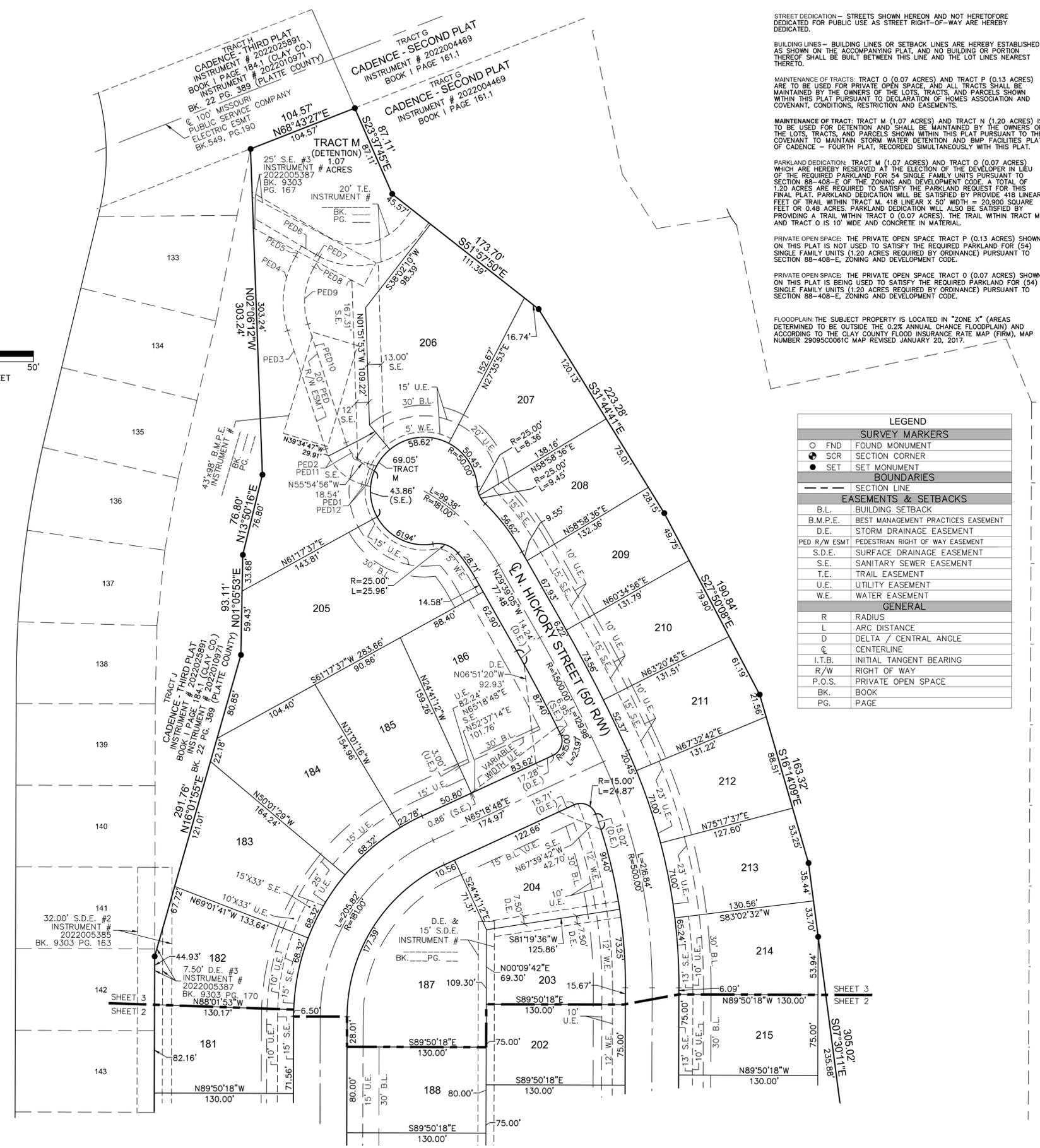
FINAL PLAT OF
CADENCE - FOURTH PLAT
 SW 1/4, SEC. 27, T52N., R33W.
 NW 1/4, SEC. 34, T52N., R33W.
 KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP
 SEC. 27, T52N., R33W.
 SEC. 34, T52N., R33W.
 (N.T.S.)



PEDESTRIAN R/W EASEMENT TABLE		
LINE ID	BEARING/RADIUS	DISTANCE
PED1	N73°51'51"W	8.64'
PED2	R=50.00'	48.78'
PED3	N17°58'07"W	115.76'
PED4	R=85.00'	71.66'
PED5	N30°20'02"E	11.06'
PED6	S59°42'27"E	15.86'
PED7	R=75.00'	4.14'
PED8	N30°20'02"E	11.19'
PED9	R=65.00'	54.80'
PED10	N17°58'07"W	115.76'
PED11	R=30.00'	29.27'
PED12	N73°51'51"W	8.63'



LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
B.M.P.E.	BEST MANAGEMENT PRACTICES EASEMENT
D.E.	STORM DRAINAGE EASEMENT
PED R/W ESMT	PEDESTRIAN RIGHT OF WAY EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
T.E.	TRAIL EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
⊙	CENTERLINE
I.T.B.	INITIAL TANGENT BEARING
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
BK.	BOOK
PG.	PAGE

STREET DEDICATION - STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY 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 LINES NEAREST THERETO.

MAINTENANCE OF TRACTS: TRACT O (0.07 ACRES) AND TRACT P (0.13 ACRES) ARE TO BE USED FOR 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 CADENCE - FOURTH PLAT, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

MAINTENANCE OF TRACT: TRACT M (1.07 ACRES) AND TRACT N (1.20 ACRES) IS TO BE USED FOR 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 CADENCE - FOURTH PLAT, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PARKLAND DEDICATION: TRACT M (1.07 ACRES) AND TRACT O (0.07 ACRES) WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND FOR 54 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 1.20 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT. PARKLAND DEDICATION WILL BE SATISFIED BY PROVIDE 418 LINEAR FEET OF TRAIL WITHIN TRACT M, 418 LINEAR X 50' WIDTH = 20,900 SQUARE FEET OR 0.48 ACRES. PARKLAND DEDICATION WILL ALSO BE SATISFIED BY PROVIDING A TRAIL WITHIN TRACT O (0.07 ACRES). THE TRAIL WITHIN TRACT M AND TRACT O IS 10' WIDE AND CONCRETE IN MATERIAL.

PRIVATE OPEN SPACE: THE PRIVATE OPEN SPACE TRACT P (0.13 ACRES) SHOWN ON THIS PLAT IS NOT USED TO SATISFY THE REQUIRED PARKLAND FOR (54) SINGLE FAMILY UNITS (1.20 ACRES REQUIRED BY ORDINANCE) PURSUANT TO SECTION 88-408-E, ZONING AND DEVELOPMENT CODE.

PRIVATE OPEN SPACE: THE PRIVATE OPEN SPACE TRACT O (0.07 ACRES) SHOWN ON THIS PLAT IS BEING USED TO SATISFY THE REQUIRED PARKLAND FOR (54) SINGLE FAMILY UNITS (1.20 ACRES REQUIRED BY ORDINANCE) PURSUANT TO SECTION 88-408-E, ZONING AND DEVELOPMENT CODE.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ACCORDING TO THE CLAY COUNTY FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0061C MAP REVISED JANUARY 20, 2017.

STREET GRADES AND RIGHT-OF-WAY FOR A PORTION OF NW 104TH STREET AND N MULBERRY STREET LOCATED IN CADENCE SECOND PLAT HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 21039 BEING PASSED ON MAY 6, 2021. STREET GRADES AND RIGHT-OF-WAY FOR A PORTION OF NW 104TH STREET AND N LIBERTY STREET LOCATED IN CADENCE - THIRD PLAT HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 210664 BEING PASSED ON AUGUST 19, 2021.

NW 104TH STREET:			
GRADE POINT	ELEV.	DESC.	V.C.T.
21+27.19	1045.97	BEGIN CONSTRUCTION	
22+00.00	1044.66	V.P.C.	
22+50.00	1043.75	V.P.I.	100.00'
22+60.35	1044.11	LOW POINT STATION	
23+00.00	1044.35	V.P.T.	
23+52.93	1044.97	END TYPICAL SECTION	
23+99.48	1045.53	STA. 10+00.00 N. FAIRMOUNT AVENUE	
24+34.46	1045.94	BEGIN TYPICAL SECTION	
24+74.67	1049.86	END TYPICAL SECTION	
27+10.75	1049.49	STA. 10+00.00 N. HICKORY STREET	
27+50.00	1049.70	V.P.C.	
27+53.70	1049.02	BEGIN TYPICAL SECTION	
28+00.00	1050.29	V.P.I.	
28+01.95	1050.00	LOW POINT STATION	
28+50.00	1049.74	V.P.T.	
30+70.55	1047.31	V.P.C.	
31+10.55	1047.09	LOW POINT STATION	
31+17.93	1046.79	V.P.I.	94.55'
31+65.10	1047.50	V.P.T.	

N. FAIRMOUNT AVENUE:			
GRADE POINT	ELEV.	DESC.	V.C.T.
10+00.00	1052.29	STA. 23+99.48 NW 104TH STREET	
		BEGIN CONSTRUCTION	
10+37.50	1045.67	V.P.C.	
10+75.00	1046.23	V.P.I.	75.00'
11+12.50	1047.28	V.P.T.	
12+25.00	1050.43	V.P.C.	
13+00.00	1052.53	V.P.I.	150.00'
13+04.25	1051.54	HIGH POINT STATION	
13+75.00	1050.65	V.P.T.	
16+75.00	1043.15	V.P.C.	
17+00.00	1042.53	V.P.I.	50.00'
17+25.00	1041.50	V.P.T.	
18+50.00	1036.38	V.P.C.	
18+75.00	1033.35	V.P.I.	50.00'
19+00.00	1034.43	V.P.T.	
19+25.00	1033.50	V.P.C.	
19+50.00	1032.58	V.P.I.	50.00'
19+52.92	1032.68	END TYPICAL SECTION	
19+75.00	1032.15	V.P.T.	
19+80.67	1032.05	GRADE BREAK	
19+92.67	1032.29	END CONSTRUCTION	

N. HICKORY STREET:			
GRADE POINT	ELEV.	DESC.	V.C.T.
10+00.00	1049.23	BEGIN CONSTRUCTION	
10+12.08	1048.94	GRADE BREAK	
10+34.67	1048.74	GRADE BREAK	
10+43.80	1048.59	BEGIN TYPICAL SECTION	
12+67.50	1044.66	V.P.C.	
13+37.50	1044.85	V.P.T.	
13+87.50	1042.54	V.P.T.	100.00'
15+50.00	1038.26	V.P.C.	
16+00.00	1036.94	V.P.I.	100.00'
16+50.00	1036.05	V.P.T.	
18+17.70	1033.06	END TYPICAL SECTION	
18+61.23	1032.29	STA. 19+92.67 N. FAIRMOUNT AVENUE	
21+02.00	1028.00	END TYPICAL SECTION	
21+68.08	1026.83	CENTER OF CUL-DE-SAC	
		END OF CONSTRUCTION	

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFELT LAND TITLE, INC., TITLE NO. 25083233 WITH AN EFFECTIVE DATE OF DECEMBER 22, 2025 AT 8:00 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.

THIS PLAT AND SURVEY OF CADENCE - FOURTH PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CADENCE - FOURTH 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 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 OLS 366
 TIMOTHY BLAIR WISWELL, MO PLS 2009000067
 FEBRUARY 13, 2026
 TWSWELL@OLSSON.COM

DATE OF SURVEY	
01-06-2026 - For HMW Review	
01-09-2026 - 1st Submittal	
02-12-2026 - Parkland Dedication Review	
02-13-2026 - 2nd Submittal	

drawn by: _____ NRW
 surveyed by: _____ AHIES
 checked by: _____ TBW
 approved by: _____ TBW
 project no.: F18-0833
 file name: V_PPLAT_F180833.DWG

olsson

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 www.olsson.com

SHEET
 3 of 3

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