Preliminary Plat of:

HALO VILLAGE

PART OF THE NORTHWEST QUARTER OF SECTION 36, RANGE 49 NORTH, TOWNSHIP 33 WEST
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00055 On 07-19-2022

Joseph Rexwinkle, AICP
Secretary of the Commission

CITY PLANNING AND DEVELOPMENT

DEED DESCRIPTION (Instrument Number: 2018E0025888)

Part of the West 1/2 of the Northwest 1/4 of Section 36, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows:

Beginning at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said section; thence South along the East line of said West 1/2, 406.56 feet; thence West parallel to the North line of said West 1/2, 1316.04 feet to a point in the West line of the Northwest 1/4 of said Section 36; thence North along said West line to the Northwest corner of said Northwest 1/4; thence East along North line of said Northwest 1/4, 1108.8 feet; thence South parallel to East line of said West 1/2 of the Northwest 1/4, 533 feet; thence West parallel to North line of said Northwest 1/4, 571.71 feet; thence South parallel to East line of said West 1/2 of Northwest 1/4, 292 feet; thence East parallel to North line of said Northwest 1/4, 785.55 feet to a point in the East line of said 1/2 1/4 section; thence South along said East line 495 feet, more or less, to the point of beginning.

EXCEPT that part conveyed to the Kansas City & Grandview Railway Company by Warranty Deed recorded November 6, 1925, as Document No. A-259559, in Book B-2649 at Page 21 and that part conveyed to the Kansas City & Grandview Railway Company by the Missouri Warranty Deed recorded April 12, 1927, as Document No. A-335694, in Book B-2756 at Page 205 and subsequently conveyed to the Kansas City Southern Railway Company by the Deed recorded January 14, 1944, as Document No. A-748325, in Book B-3651 at Page 459.

AND EXCEPT that part conveyed to the Land Trustees of Land Trust of Jackson County, Missouri by Circuit Administrator's Deed recorded July 19, 2010, as Document No. 2010E0068209, described as follows: Beginning at the Northwest corner of the Northwest Quarter of Section 36, Township 49, Range 33, in Kansas City, Jackson County, Missouri; thence East a distance of 180 feet; thence South a distance of 950 feet to the West Right-of-Way line of the Kansas City Southern Railroad; thence Southwesterly along said Railroad Right-of-Way line a distance of 750 feet, more or less; thence West a distance of 10 feet; thence North along the West line of said Quarter a distance of 1640.92 feet to the Point of Beginning, Less that part used for Public Roads and Kansas City & Grandview Railway Right-of-Way

SUBDIVISION BOUNDARY DESCRIPTION

A Tract of land being a part of the Northwest Quarter of Section 36, Township 49 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, said Tract as surveyed by Joseph H. McLaughlin, PLS 2012018392 with BHC, CLS 2006009875-F, being more particularly described by metes and bounds as follows:

(Note: The bearings in this description are based on the North line of said Northwest Quarter, having a bearing of South 87° 31' 49" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)

BEGINNING at the Southeast corner of the Northwest quarter of said Northwest Quarter, Section 36, said point monumented by a 1/2-inch reinforcing rod without cap;

Thence South 02° 15' 10" West, 406.56 feet, along the East line of the Northwest Quarter of said Northwest Quarter;

Thence North 87° 31' 49" West, 1153.50 feet, to the East Right-of-Way line of Kansas City Souther Railway Company, as established by Warranty Deed, recorded in Book 3651, Page 459;

Thence Northeasterly, on a non-tangent curve, concave to the Southeast, having a radius of 2452.92 feet, an arc length of 1144.11 feet, on said East Right-of-Way line, said curve, to the right, having a chord bearing North 20° 02' 20" East, a chord distance of 1133.77 feet;

Thence North 33° 24' 04" East, 53.06 feet, continuing on said East Right-of-Way line;

Thence South 02° 17' 29" West, 229.03 feet;

Thence South 87° 31' 49" East, 780.20 feet, to the East line of the Northwest Quarter of said Northwest Quarter, Section 36;

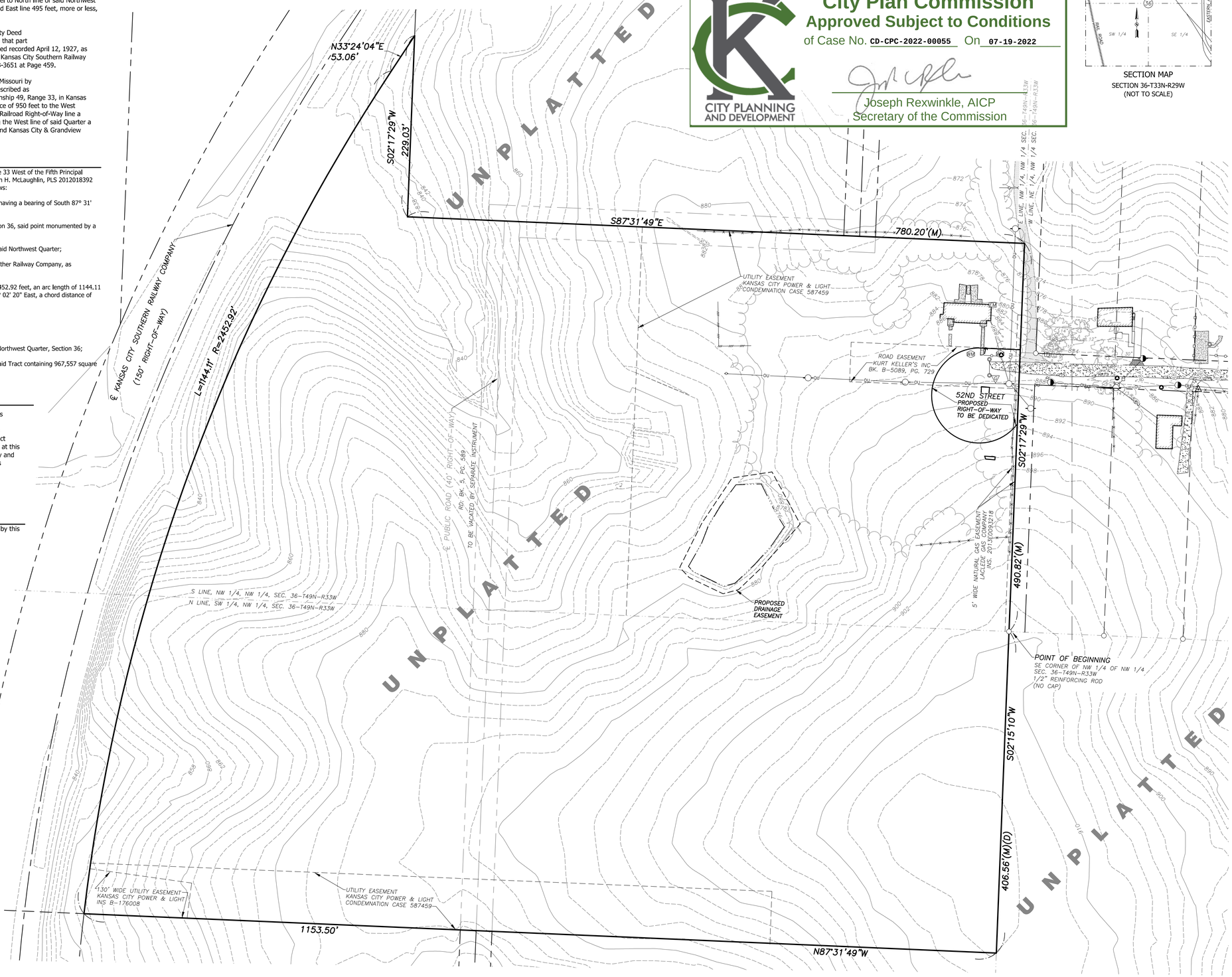
Thence South 02° 17' 29" East, 490.82 feet, on said East line, to the POINT OF BEGINNING, said Tract containing 967,557 square feet or 22.2121 acres.

UTILITY NOTES

1. A utility locate request was generated through Missouri One-Call under ticket numbers 212530121, 212530193, and 212530215 on September 10, 2021 for this survey. The underground utilities shown hereon are as located along the markings created by this request. They are representational only and are in no way intended to show their exact location, nor is this information to be construed as a complete inventory of all utilities at this location. The exact location of underground features cannot be accurately, completely and reliably depicted *without excavation*. Where additional or more detailed information is required, client is advised that excavation may be necessary. It is the excavator's responsibility to have any utilities marked before digging.

GENERAL NOTES

1. Contours are shown at two foot intervals, and are a combination of a ground survey by this firm, based on NAVD88 and contours obtained from publicly available sources.



SECTION MAP
SECTION 36-T33N-R29W
(NOT TO SCALE)

LEGEND

- Control Point and Designation (TC is for Survey Only)
- Benchmark
- Overhead Utility Line/s
- Wire Fence (with or without barb)
- Barbed Wire Fence
- Utility Pole
- Guy Anchor
- Light Pole
- Electric Meter
- Water Valve
- Fire Hydrant
- Water Meter
- Yard Hydrant
- Underground Gas Line Marker
- Sanitary Sewer Line
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Reinforced Concrete Pipe
- Single Pole Sign
- Mailbox
- Concrete or Metal Bollard
- Chain Link Fence
- Gate Post
- Telephone Pedestal (above ground)
- Edge of Foliage

GRAPHIC SCALE
60 0 60
1 inch = 60 feet

Rev.	Date	Description	Drawn	Checked

STATE OF MISSOURI — JOSEPH H. MCLAUGHLIN — NUMBER PLS-2012018392 — PROFESSIONAL LAND SURVEYOR

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300
BHC is a trademark of Burnpulit, Hummrich & Company, P.A.

Client:
HALO
1600 GENESSEE STREET
SUITE 200
KANSAS CITY, MO 64102

Project:
PRELIMINARY PLAT OF HALO VILLAGE
PART OF THE NORTHWEST 1/4,
OF SECTION 36, RANGE 49, TOWNSHIP 33
CITY OF KANSAS CITY
JACKSON COUNTY, MISSOURI

Project No:	030040.00.01
Field Crew:	ME/DH/KB
Field Date:	10/19/2021
Drawn By:	JC
Issue Date:	04/14/2022

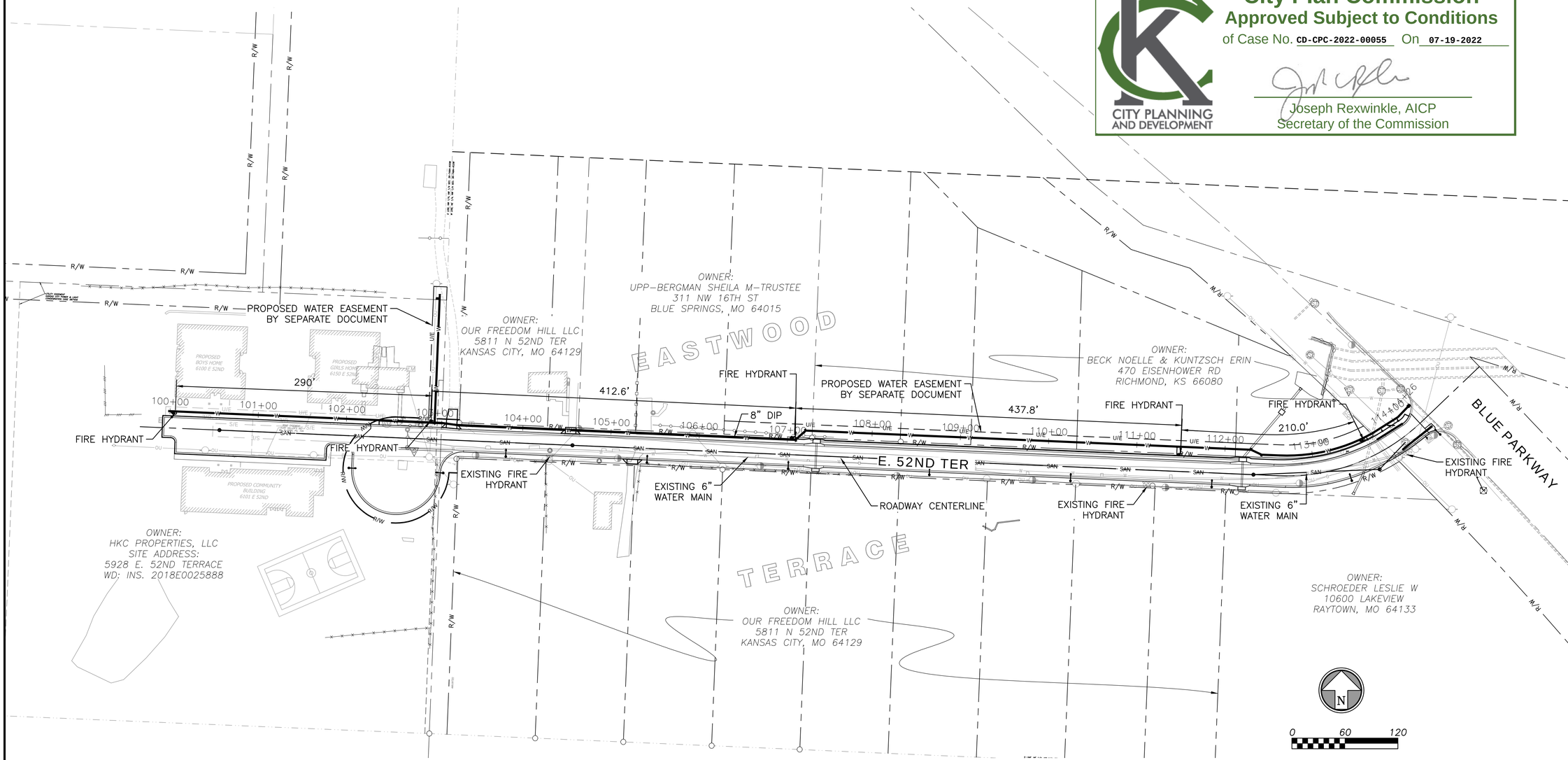
Sheet: 1 OF 1

Apr 14, 2022 – 2:31pm Plotted by: jon.simpson I:\030040 5928 E 52nd Ter KCMO Eng Dwg\DWG\Survey\030040-SRVY-PRLM.dwg

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00055 On 07-19-2022

CITY PLANNING AND DEVELOPMENT

Joseph Rexwinkle, AICP
Secretary of the Commission



Rev.	Date	Description	By	App.

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Burgess-Hansmann & Compass, P.A.

Prepared For:
HALO FOUNDATION
1600 GENESSEE STREET
SUITE 200
KANSAS CITY, MO 64102
REBECCA WELSH
816-472-4256

PRELIMINARY PLAT
HALO VILLAGE
KANSAS CITY, MISSOURI

WATER MAIN EXHIBIT

Design:	Drawn: MGG
Checked:	
Issue Date: 06/12/2022	
Project Number: 030040	

1

Jun 13, 2022 – 2:29pm Plotted By: matt.gibbs V:\030040-HALO\04-DWG\Eng\Sheet\Exhibits\030040-PLAT-WATR-LAYOUT.dwg Layout: GNRL LAYOUT

Final Plat of:

HALO VILLAGE

PART OF THE NORTHWEST QUARTER OF SECTION 36, RANGE 49 NORTH, 33 WEST
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

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Approved Subject to Conditions
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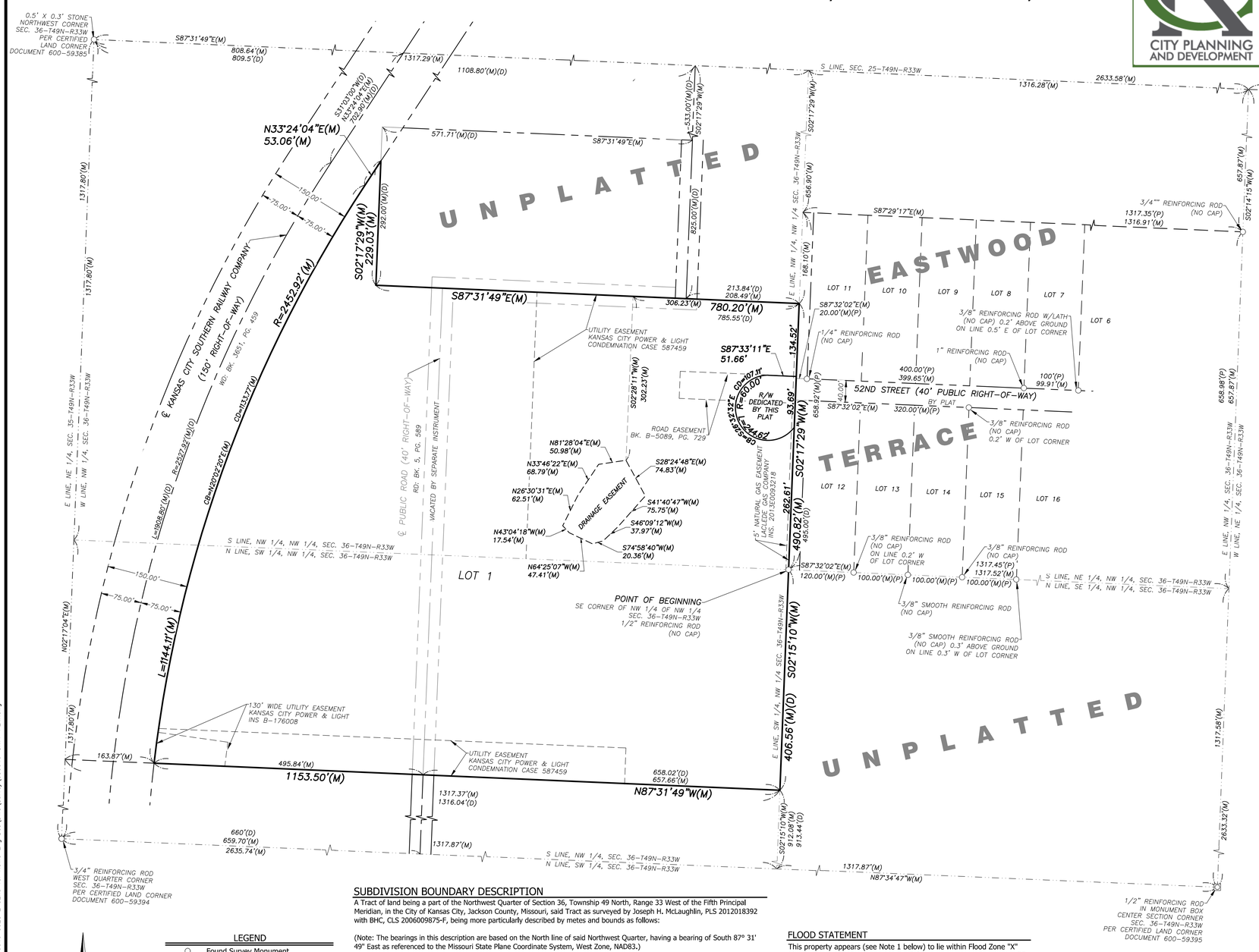
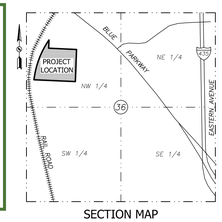
CITY PLANNING AND DEVELOPMENT





SECTION MAP
SECTION 36-T49N-R33W
(NOT TO SCALE)

DEVELOPER
HKC Properties, LLC
5700 112th Street, Suite 500
Overland Park, KS 66211

SURVEYOR
BHC
712 State Avenue
Kansas City, Kansas 66101
(913) 371-5300

ENGINEER
BHC
7101 College Boulevard
Overland Park, Kansas 662310
(913) 663-1900

PLAT DEDICATION
The undersigned representative for the owner of the hereon described land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HALO VILLAGE."

RIGHT-OF-WAY / PUBLIC ROAD DEDICATION
That portion reserved for public use for street and/or road Right-of-Way and designated hereon as "R/W DEDICATED BY THIS PLAT", the extent and direction of which is shown on the accompanying plat, is hereby dedicated for public use.

DRAINAGE EASEMENT
The area designated in Lot 1 as "Drainage Easement" is hereby established by grant of the Owners as a perpetual restrictive easement for the purpose of flow, conveyance, storage and discharge of storm water runoff from Lot 1. Drainage facilities constructed in this detention area shall be in accordance with standards prescribed by the City of Kansas City and plans and specifications approved by the City Engineer. Said detention area shall be maintained as permanent open space by the undersigned proprietor or their successors and assigns.

PUBLIC EASEMENT DEDICATION
An easement to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of general utility lines and structures appurtenant thereto, upon, over and under those areas outlined and designated on this plat, the extent and direction of which are shown by virtue of the plotted subject boundary on the accompanying plat, is hereby dedicated to the City of Kansas City, Jackson County, Missouri and their successors and assigns.

BUILDING LINES
Building lines or setback lines are hereby established, as shown and designated as "B/L" on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

PAYMENT IN LIEU OF LAND DEDICATION
The developer elects to pay the City of Kansas City, Missouri, a sum of $_____ in lieu of required parkland, dedicating for a multi-unit residential facility pursuant to Section 88-408-C of the Zoning and Development Code.

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.

EXECUTION
IN TESTIMONY WHEREOF: HKC Properties LLC., a Kansas limited liability company, has by the authority of its Board of Directors caused this instrument to be executed this _____ day of _____, 2022.

HKC Properties LLC.

_____
Greg Allen, President

ACKNOWLEDGMENT
STATE OF }
COUNTY OF }

On this ____ day of _____, 2021, before me, a Notary Public, personally appeared Greg Allen, President, of HKC Properties, LLC., a Kansas limited liability company, to me personally known to be the same person who executed the forgoing instrument of writing, and that this instrument was signed on behalf of said company by authority of its President, Greg Allen, and said Greg Allen acknowledged said instrument to be a free act and deed of said company.

IN WITNESS THEREOF: I have hereunto set my hand and affixed by official seal at my office in said county and state the day and year last above written.

My commission expires: _____

_____
Notary Public

APPROVALS
CITY PLAN COMMISSION

APPROVED: _____

PUBLIC WORKS

_____
Director
Sherri K. McIntyre, P.E.

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 _____, 2022.

_____
Mayor
Quinton Lucas

_____
City Clerk
Marilyn Sanders

_____
Jackson County Assessment Department

SURVEYOR'S STATEMENT
This survey was executed in accordance with the Missouri STANDARDS FOR PROPERTY BOUNDARY SURVEYS as set forth in Chapter 16 of the Rules of Department of Insurance, Financial Institutions and Professional Registration, Division 2030 - Missouri Board for Professional Land Surveyors.

(See Title Block for date, seal and signature.)

BHC, MO CLS 2006009875-F
Joseph H. McLaughlin, PLS - 2012018392

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LEGEND
○	Found Survey Monument
⊠	Found Survey Monument in Box
℄	Center Line
R=	Radius
L=	Arc Length
CB	Chord Bearing
CD	Chord Distance
(M)	Measured
(D)	Deeded
INS.	Instrument Number
RD	Record
WD	Warranty Deed
BK.	Book
PG.	Page

GRAPHIC SCALE
100 0 100
1 inch = 100 feet

FLOOD STATEMENT
This property appears (see Note 1 below) to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0269G
Panel No: 269 of 625
Map Revised Date: January 20, 2017

NOTE 1: No labels at all are shown on the revised map for any areas outside special flood zones. The legend appears to indicate that unlabeled areas are "Other Areas" under which two zone designations, X and D, are listed.

NOTE 2: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

GENERAL NOTES
1. Basis of Bearings: South 87° 31' 49" East along the North line of the Northwest Quarter, Section 36, Township 49 North, Range 33 East, referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).
2. This survey is based on field work completed on or before the date shown in the title block or the following plats:
   -The plat of "EASTWOOD TERRACE" recorded May 19, 1928 and filed as Instrument Number 379245 in Book 23, Page 76.
3. Lot 1 contains 956,350 square feet or 24.9548 acres.
   Right-of-Way - 11,207 square feet or 0.2573 acres.
   Total: 967,557 square feet or 22.2121 acres.

Rev.	Date	Description	Drawn	Checked

STATE OF MISSOURI — JOSEPH H. McLAUGHLIN — NUMBER PLS-2012018392 — PROFESSIONAL LAND SURVEYOR

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300
BHC is a trademark of Burnsnicholl, Inconnicholl & Company, P.A.

Client:
HALO
1600 GENESSEE STREET
SUITE 200
KANSAS CITY, MO 64102

Project:
FINAL PLAT OF HALO VILLAGE
PART OF THE NORTHWEST QUARTER
SECTION 36-T49N-R-33W
IN THE CITY OF KANSAS CITY
JACKSON COUNTY, MISSOURI

Project No:	030040.00.01
Field Crew:	ME/DH/KB
Field Date:	10/19/2021
Drawn By:	JC
Issue Date:	04/14/2022
Sheet:	1 OF 1

Apr 14, 2022 – 3:25pm Plotted by: jon.simpson I:\030040 5928 E 52nd Ter KCMO Eng Des\DWG\Survey\030040-SRVY-PLAT.dwg