

FINAL PLAT OF SKYVIEW CROSSING RESIDENTIAL, 1ST PLAT PART OF THE N 1/2, SECTION 30, TOWNSHIP 52, RANGE 33, IN THE THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

OWNERS CERTIFICATION AND DEDICATION
The undersigned 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 and plat shall hereafter be known as "SKYVIEW CROSSING RESIDENTIAL, 1ST PLAT".

UTILITY EASEMENT - 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, 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, 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 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 easements thereon 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 be construed to prohibit development of 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. 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.

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 line nearest thereto.

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. This easement shall not be construed to prohibit development of 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, specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

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 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.

Lots shown hereon as Maintenance Area or M/A are for grading and maintenance of retaining walls, are not dedicated for public use, and are for the affect lots/tracts shown hereon. Responsibility of said maintenance areas shall be maintained jointly by the owners of the affected tracts shown hereon.

Tracts 1A & 1B are to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the Covenants, Conditions and Restrictions of the Declaration of Covenants and Restrictions for SKYVIEW RESIDENTIAL, 1ST PLAT, recorded simultaneously with this plat.

PRIVATE OPEN SPACE: Tract 1E contains 0.358 private open space acres which are hereby reserved at the election of the developer in lieu of a portion of the required parkland dedication for 102 Single family units pursuant to Section 88-408-E of the Zoning and Development Code. A total of 2.264 acres are required to satisfy the parkland request for this final plat.

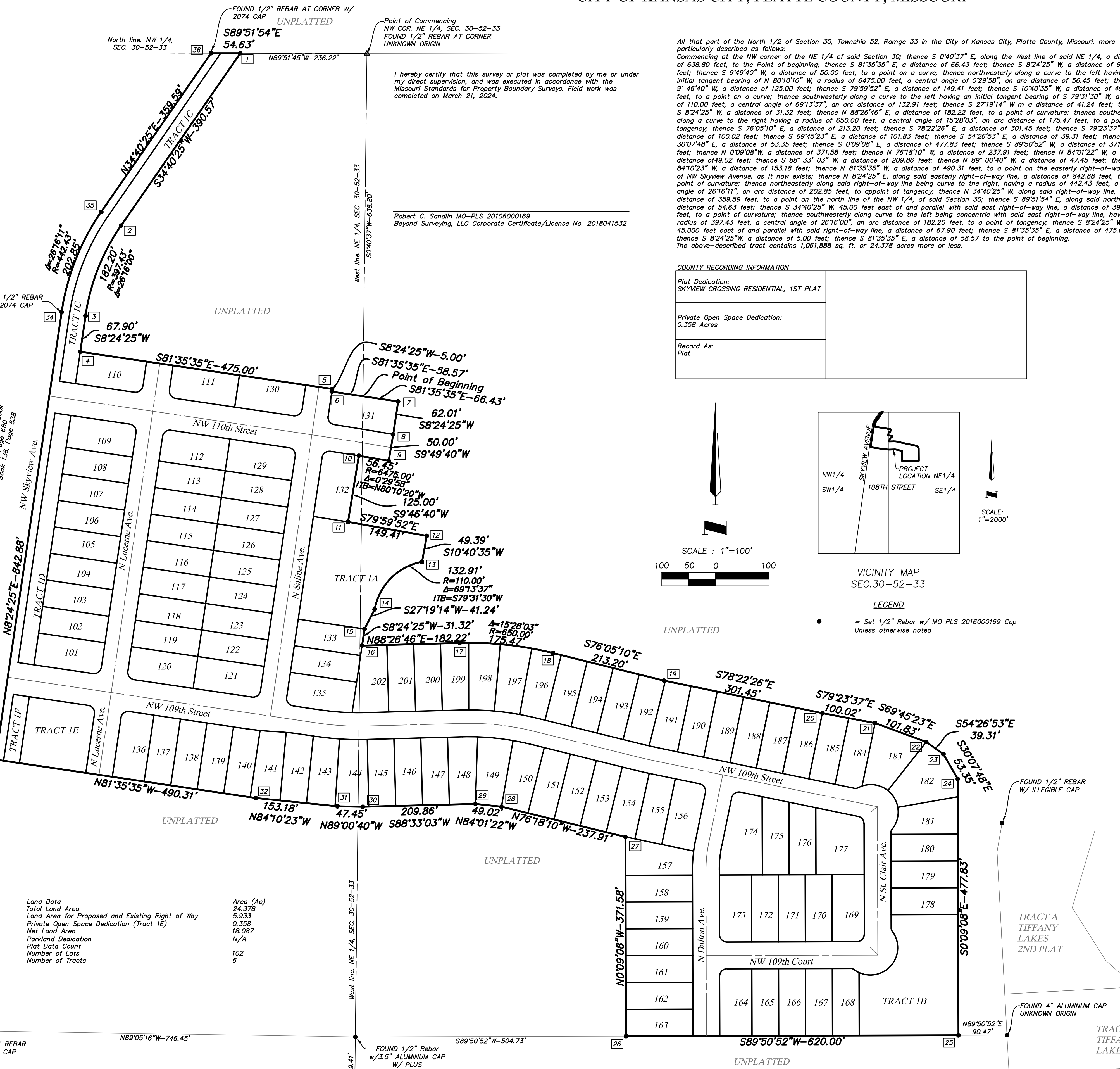
PAYMENT IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of \$122,403.66 in lieu of required parkland dedicating for (102 single family units) pursuant to Section 88-408-C of the Zoning and Development Code.

Point #	Northing (ft.)	Easting (ft.)
1	1139706.063	2746301.378
2	1139384.887	2746079.204
3	1139216.875	2746012.885
4	1139149.728	2746002.862
5	1139082.285	2745472.831
6	1139075.339	2746472.1
7	1139057.065	2746595.75
8	1138995.728	2746586.684
9	1138946.465	2746578.151
10	1138895.857	2746522.492
11	1138832.517	2746502.232
12	1138806.568	2746649.361
13	1138758.039	2746662.212
14	1138690.542	2746551.987
15	1138632.907	2746533.062
16	1138601.927	2746528.484
17	1138606.868	2746710.629
18	1138588.036	2746884.545
19	1138536.771	2747091.482
20	1138476.026	2747386.729
21	1138457.618	2747485.031
22	1138422.385	2747580.566
23	1138399.532	2747612.544
24	1138353.388	2747639.324
25	1138275.583	2747640.593
26	1138273.936	2747020.631
27	1138245.498	2747019.644
28	1138201.831	2746788.511
29	1138206.934	2746739.764
30	1138201.627	2746529.986
31	1138202.446	2746462.545
32	1138117.997	2746330.162
33	1138389.679	2745845.146
34	1139223.452	2745968.371
35	1139410.482	2746042.193
36	1139706.191	2746246.751

Conveyance For State Highway Purpose, Book 680, Page 538
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Land Data
Total Land Area 24.378
Land Area for Proposed and Existing Right of Way 5.933
Private Open Space Dedication (Tract 1E) 0.358
Net Land Area 18.087
Parkland Dedication N/A
Plat Data Count
Number of Lots 102
Number of Tracts 6

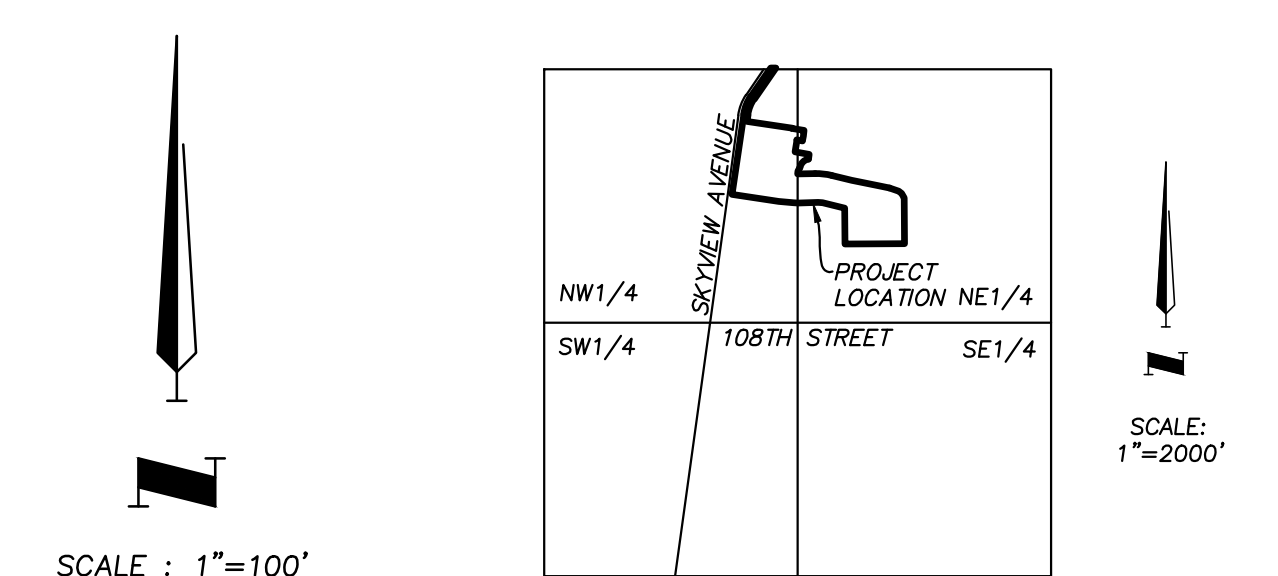
Rev 1: 12/2/2024
Job No. 2024-0005
SE 1/4, Sec. 14-24-11
Johnson County, KS
2024-0014 FPLAT 11-19-2024.DWG



All that part of the North 1/2 of Section 30, Township 52, Range 33 in the City of Kansas City, Platte County, Missouri, more particularly described as follows:
Commencing at the NW corner of the NE 1/4 of said Section 30; thence S 0°40'37" E, along the West line of said NE 1/4, a distance of 638.80 feet, to the Point of Beginning; thence S 81°35'35" E, a distance of 66.43 feet; thence S 82°25' W, a distance of 62.01 feet; thence S 94°40' W, a distance of 50.00 feet, to a point on a curve; thence northwesterly along a curve to the left having an initial tangent bearing of N 80°10'0" W, a radius of 6475.00 feet, a central angle of 0°29'58", an arc distance of 56.45 feet; thence S 9°46'40" W, a distance of 125.00 feet; thence S 79°59'52" E, a distance of 149.41 feet; thence S 10°40'35" W, a distance of 49.39 feet, to a point on a curve; thence southwesterly along a curve to the left having an initial tangent bearing of S 79°31'30" W, a radius of 110.00 feet, a central angle of 69°13'37", an arc distance of 132.91 feet; thence S 27°19'14" W, a distance of 41.24 feet; thence S 82°25' W, a distance of 31.32 feet; thence N 89°26'46" E, a distance of 182.22 feet, to a point of curvature; thence southwesterly along a curve to the right having a radius of 650.00 feet, a central angle of 15°28'03", an arc distance of 175.47 feet, to a point of tangency; thence S 76°05'10" E, a distance of 101.83 feet; thence S 54°26'53" E, a distance of 39.31 feet; thence S 30°07'48" E, a distance of 53.35 feet; thence S 0°09'08" E, a distance of 477.83 feet; thence S 89°50'52" W, a distance of 371.58 feet; thence N 0°09'08" W, a distance of 371.58 feet; thence N 76°18'10" W, a distance of 237.91 feet; thence N 84°01'22" W, a distance of 49.02 feet; thence S 88°33'03" W, a distance of 209.86 feet; thence N 89°00'40" W, a distance of 47.45 feet; thence N 84°02'3" W, a distance of 153.18 feet; thence N 81°35'35" W, a distance of 490.31 feet, to a point on the easterly right-of-way line of NW Skyview Avenue, as it now exists; thence N 82°25' E, along said easterly right-of-way line, a distance of 842.88 feet, to a point of curvature; thence northwesterly along said right-of-way line being curve to the right, having a radius of 442.43 feet, a central angle of 26°16'11", an arc distance of 202.85 feet, to a point of tangency; thence N 34°02'5" W, along said right-of-way line, a distance of 359.59 feet, to a point on the north line of the NW 1/4, of said Section 30; thence S 89°51'54" E, along said north line, a distance of 54.63 feet; thence S 34°02'5" W, 45.00 feet east of and parallel with said east right-of-way line, a distance of 390.57 feet, to a point of curvature; thence southwesterly along curve to the left being concentric with said east right-of-way line, having a radius of 397.43 feet, a central angle of 26°16'00", an arc distance of 182.20 feet, to a point of tangency; thence S 82°25' W, 45.00 feet east of and parallel with said right-of-way line, a distance of 67.90 feet; thence S 81°35'35" E, a distance of 475.00 feet; thence S 82°25' W, a distance of 5.00 feet; thence S 81°35'35" E, a distance of 58.57 to the point of beginning.
The above-described tract contains 1,061,888 sq. ft. or 24.378 acres more or less.

COUNTY RECORDING INFORMATION

Plat Dedication: SKYVIEW CROSSING RESIDENTIAL, 1ST PLAT
Private Open Space Dedication: 0.358 Acres
Record As: Plat



VICINITY MAP
SEC. 30-52-33

LEGEND
● = Set 1/2" Rebar w/ MO PLS 2016000169 Cap
Unless otherwise noted

FLOOD NOTE:
This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, and Floodway areas in Zone AE, defined as the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Kansas City, Jackson County, Missouri, Map Number 2909500426 and dated January 20, 2017.

EXECUTION
IN TESTIMONY WHEREOF, the undersigned proprietor of has caused this instrument to be executed this _____ day of _____, 20____.

Owner: _____

By: _____
of KANSAS LD, LLC

ACKNOWLEDGMENT
STATE OF _____)
COUNTY OF _____)SS

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ of _____, Kansas, LD, LLC, who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person acknowledged the execution of the same to be the free act and deed of said company.

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

My Appointment Expires _____

Notary Public _____ Print Name _____

IN TESTIMONY WHEREOF, the undersigned proprietor of has caused this instrument to be executed this _____ day of _____, 20____.

Owner: _____

By: _____
of ARGFM SKYVIEW, LLC

ACKNOWLEDGMENT
STATE OF _____)
COUNTY OF _____)SS

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ of ARGFM SKYVIEW, LLC, who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person acknowledged the execution of the same to be the free act and deed of said company.

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

My Appointment Expires _____

Notary Public _____ Print Name _____

APPROVALS
CITY PLAN COMMISSION PUBLIC WORKS

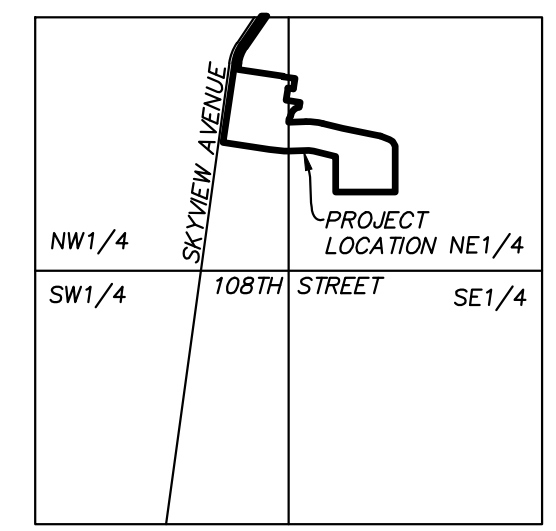
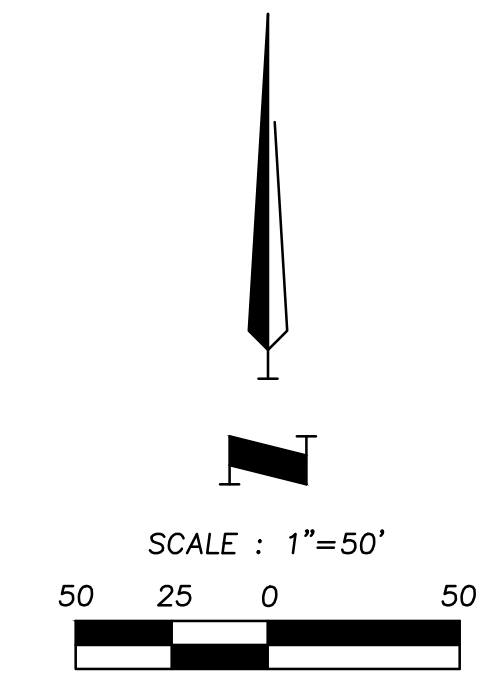
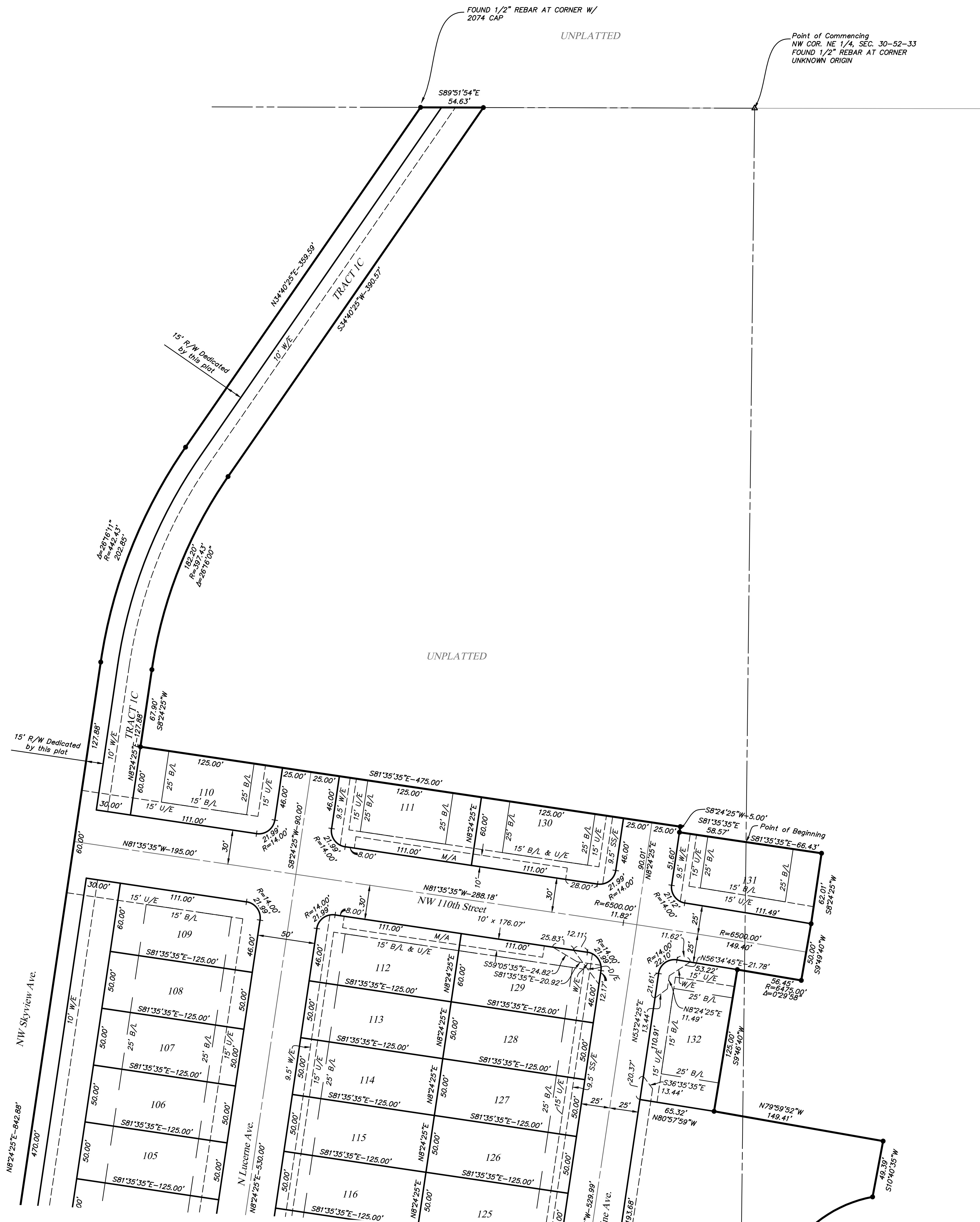
Approved Date: _____

Case No.: _____

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 _____

<p>CLIENT Kimley-Horn 805 Pennsylvania Avenue Kansas City, Mo 64105 Phone: 816-281-7687</p>	<p>29390 W 119th Street Overland Park, KS 66601 Office: 913-717-8538 COPYRIGHT © 2024-Beyond Surveying, LLC www.beyondsurveying.com</p>
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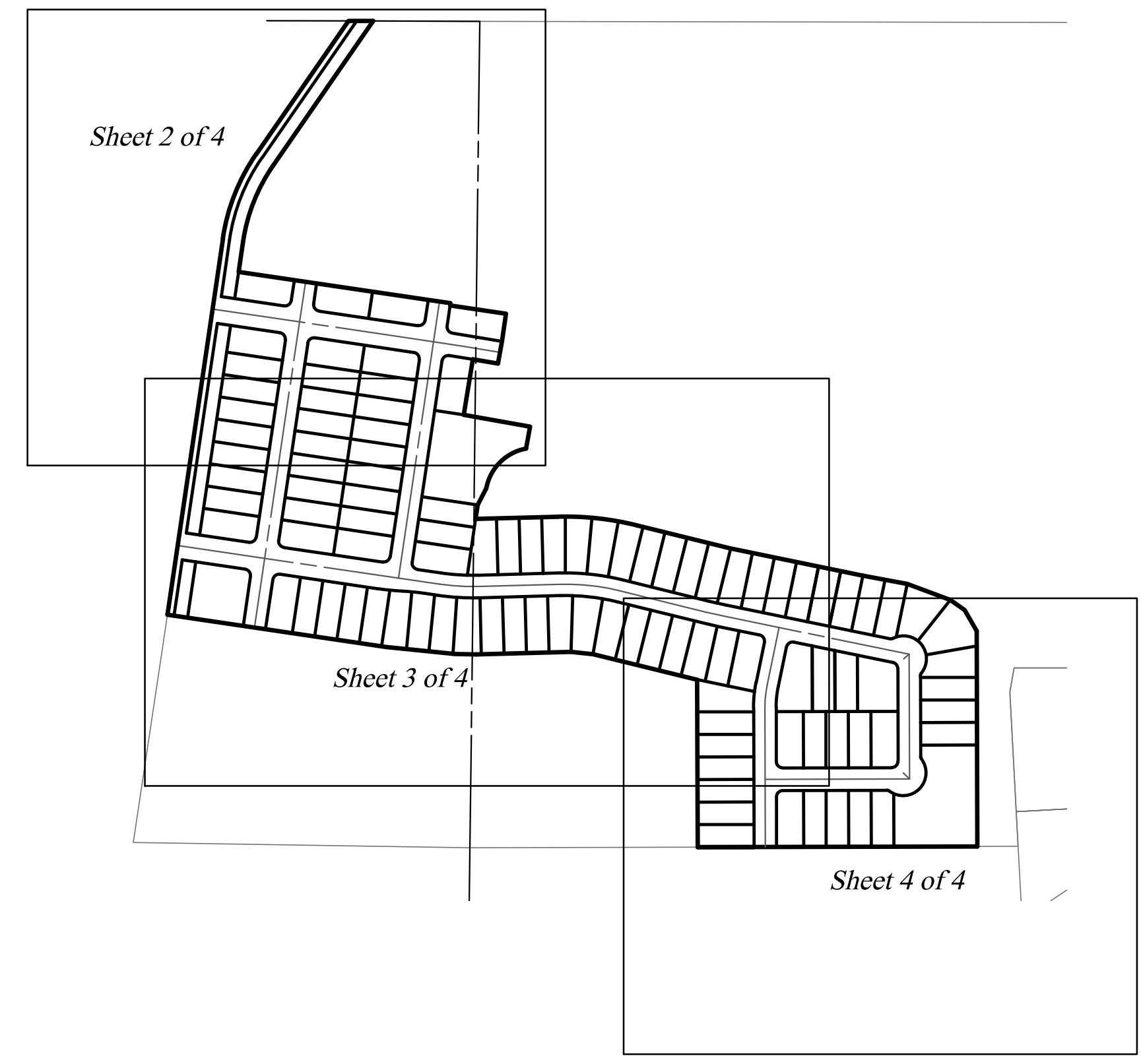
GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD 83.

The accuracy standard for this survey is Urban.

FLOOD NOTE:

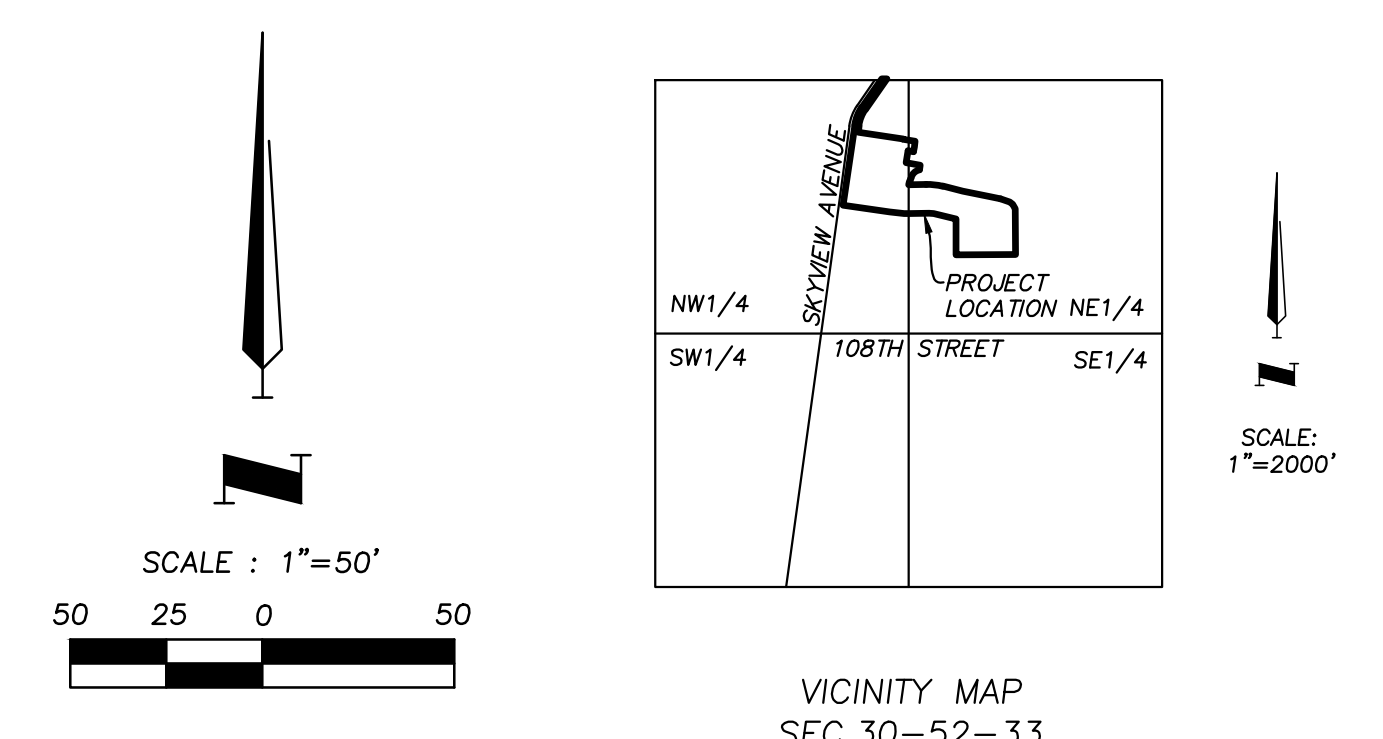
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Rev 1: 12/2/2024
 Job No. 2024-0005
 SE 1/4, Sec. 14-24-11
 Johnson County, KS
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CLIENT	
Kimley-Horn	
805 Pennsylvania Avenue Kansas City, Mo 64105 Phone: 816-281-7687	
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Beyond Surveying



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Sheet 2 of 4

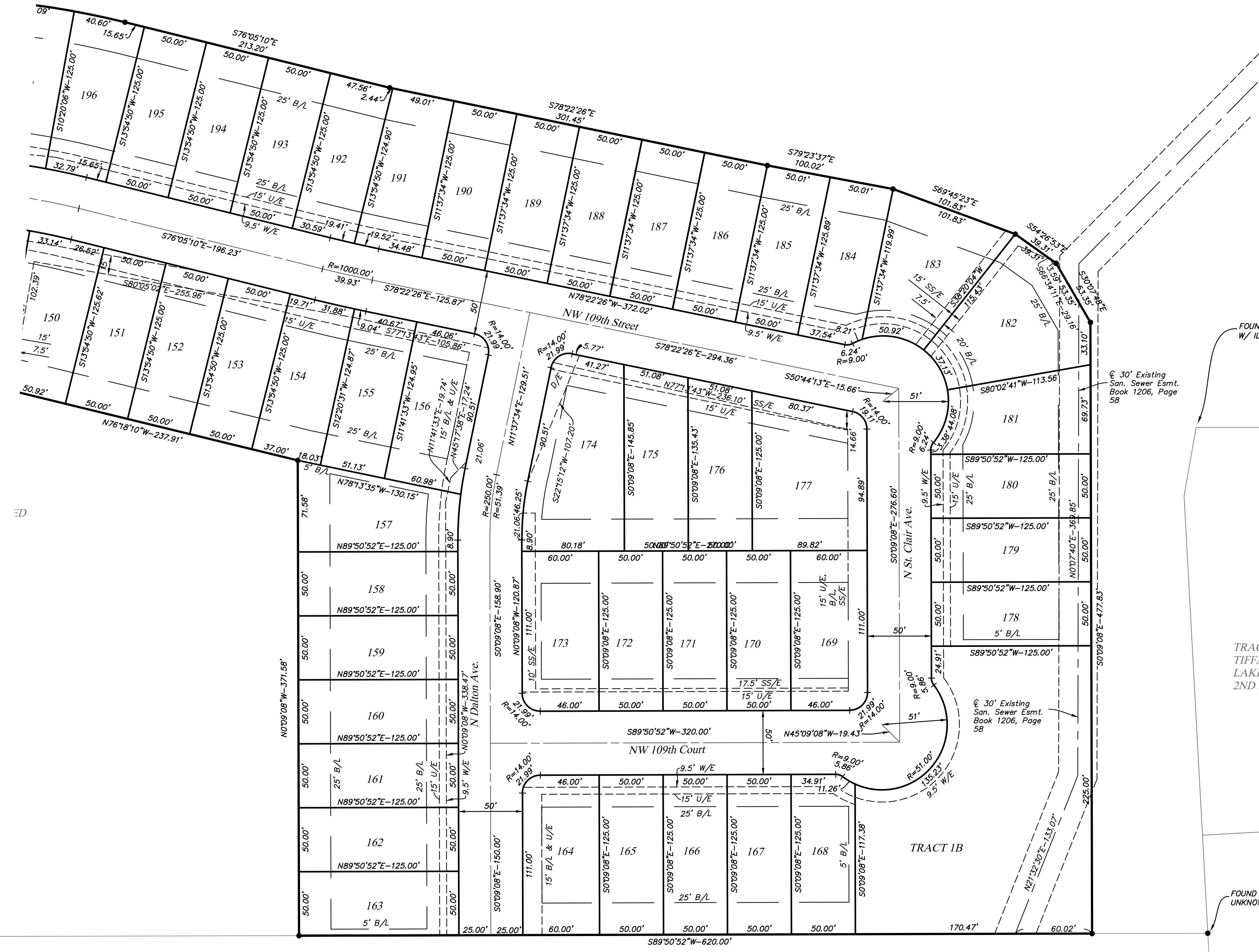
Sheet 3 of 4

Sheet 4 of 4

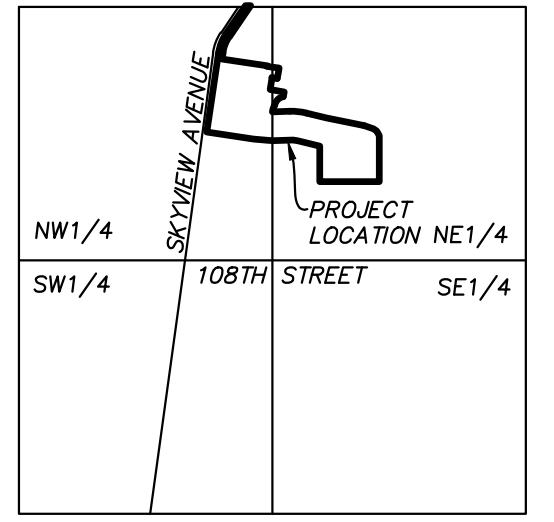
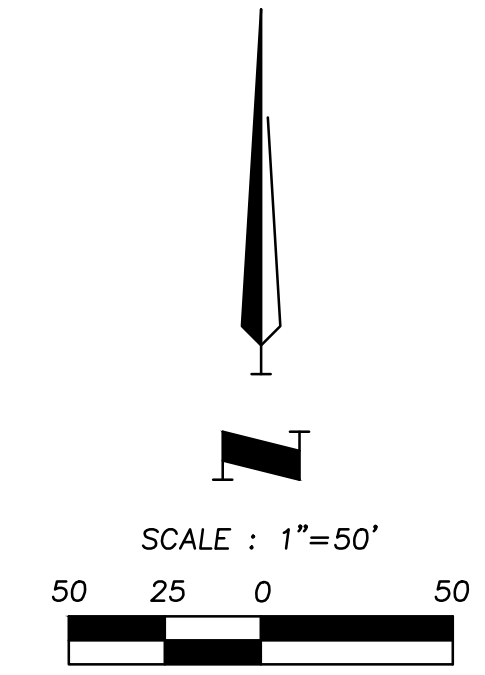
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UNPLATTED



UNPLATTED



VICINITY MAP
SEC.30-52-33

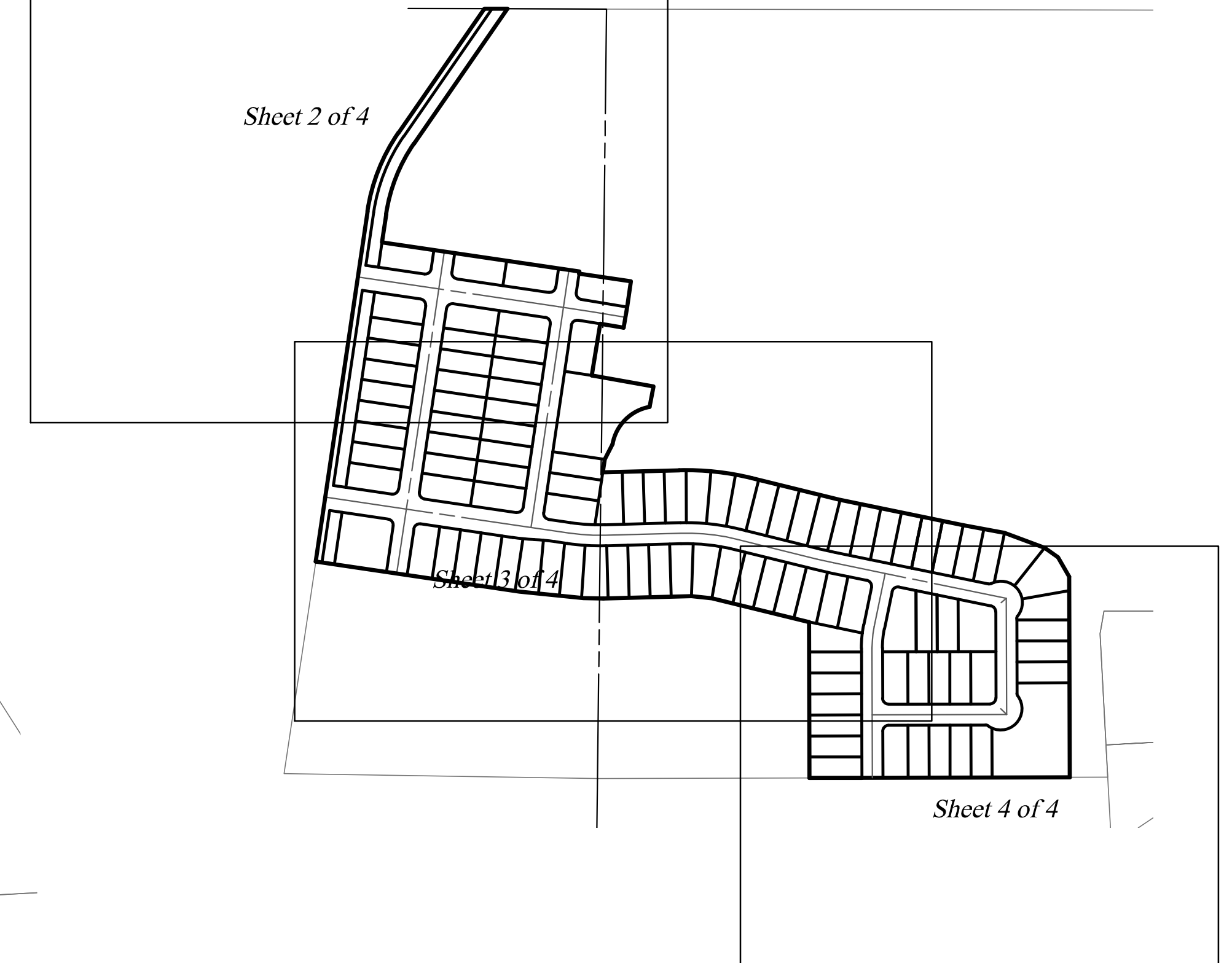
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FOUND 1/2" REBAR
W/ ILLEGIBLE CAP

TRACT A
TIFFANY
LAKES
2ND PLAT

FOUND 4" ALUMINUM CAP
UNKNOWN ORIGIN

TRACT
TIFFA
LAKE

53