

**FINAL PLAT**  
**MULLINS PLAZA - 2ND PLAT, REPLAT OF LOT 4,**  
 A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI  
 SECTION 26 TOWNSHIP 52 NORTH, RANGE 33 WEST

PROPERTY DESCRIPTION  
 CONTAINING 208,235 SQUARE FEET OR 4.78 ACRES

ALL THAT PART OF LOT 4, MULLINS PLAZA 2ND PLAT A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S89°30'57"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 373.94 FEET; THENCE S00°29'03"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NE SHOAL CREEK PARKWAY, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID LOT 4 AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE S89°30'57"E ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NE SHOAL CREEK PARKWAY AND THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 238.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND THE NORTHWEST CORNER OF TRACT B OF SAID MULLINS PLAZA 2ND PLAT; THENCE S20°21'20"W ALONG THE EASTERLY LINE OF SAID LOT 4, ALSO BEING THE WESTERLY LINE OF SAID TRACT B, A DISTANCE OF 69.79 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 11.97 FEET; THENCE S13°56'41"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 147.47 FEET; THENCE S26°32'42"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 53.34 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B; THENCE S89°27'43"E, ALONG THE SOUTH LINE OF SAID TRACT B, A DISTANCE OF 48.26 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B, ALSO BEING A POINT ON THE WESTERLY LINE OF LOT 31, MULLINS CORNER, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S09°15'19"W ALONG THE EASTERLY LINE OF SAID LOT 4, ALSO BEING THE WESTERLY LINE OF SAID MULLINS CORNER, A DISTANCE OF 86.84 FEET; THENCE S27°16'48"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 144.44 FEET; THENCE S00°32'17"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 143.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 33 OF SAID MULLINS CORNER AND THE NORTHERLY RIGHT OF WAY LINE OF NE 107TH STREET; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 4 AND THE NORTHERLY RIGHT OF WAY LINE OF SAID NE 107TH STREET, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S35°05'18"W AND A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 47.39 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 206.22 FEET; THENCE N89°27'43"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 71.54 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 64.86 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 4, ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 35.15 FEET; THENCE N32°28'38"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 88.35 FEET; THENCE NORTHERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 215.00 FEET, AN ARC DISTANCE OF 119.85 FEET; THENCE N00°32'17"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 647.26 FEET; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING.

**BOUNDARY SURVEY NOTES:**  
 1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:  
 SEMI-PERMANENT MONUMENTATION:  
 CHISELED CROSS AT ALL CORNERS MARKED " \* "  
 1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED " • "  
 PERMANENT MONUMENTATION:  
 5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED " ▲ "  
 2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " \* ", " • ", " ○ " OR " △ ", 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.  
 3. THIS SURVEY IS BASED ON TITLE COMMITMENT NO. 22058996 REVISION 2, EFFECTIVE FEBRUARY 21, 2024, ISSUED BY COFFETT LAND TITLE, INC.  
 4. 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.  
 5. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.  
 6. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 62 OF 625, MAP NUMBER 29095C0062C, REVISED JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IN TESTIMONY WHEREOF: WB SEVENTEEN, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS BY THE AUTHORITY OF ITS MEMBERS CAUSED THIS INSTRUMENT TO EXECUTED BY ITS MANAGING MEMBER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

WB SEVENTEEN, LLC  
 WILLIAM T. MANN, MANAGING MEMBER

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME APPEARED WILLIAM T. MANN TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN DID SAY THAT HE IS MANAGING MEMBER OF WB SEVENTEEN, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MEMBERS AND SAID WILLIAM T. MANN ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

CITY PLAN COMMISSION PUBLIC WORKS  
 APPROVED DATE: \_\_\_\_\_  
 CASE NUMBER: CLD-FNPLAT-2024-00006 DIRECTOR MICHAEL J. SHAW

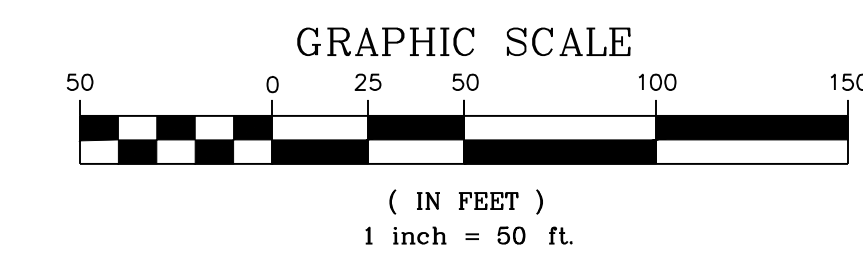
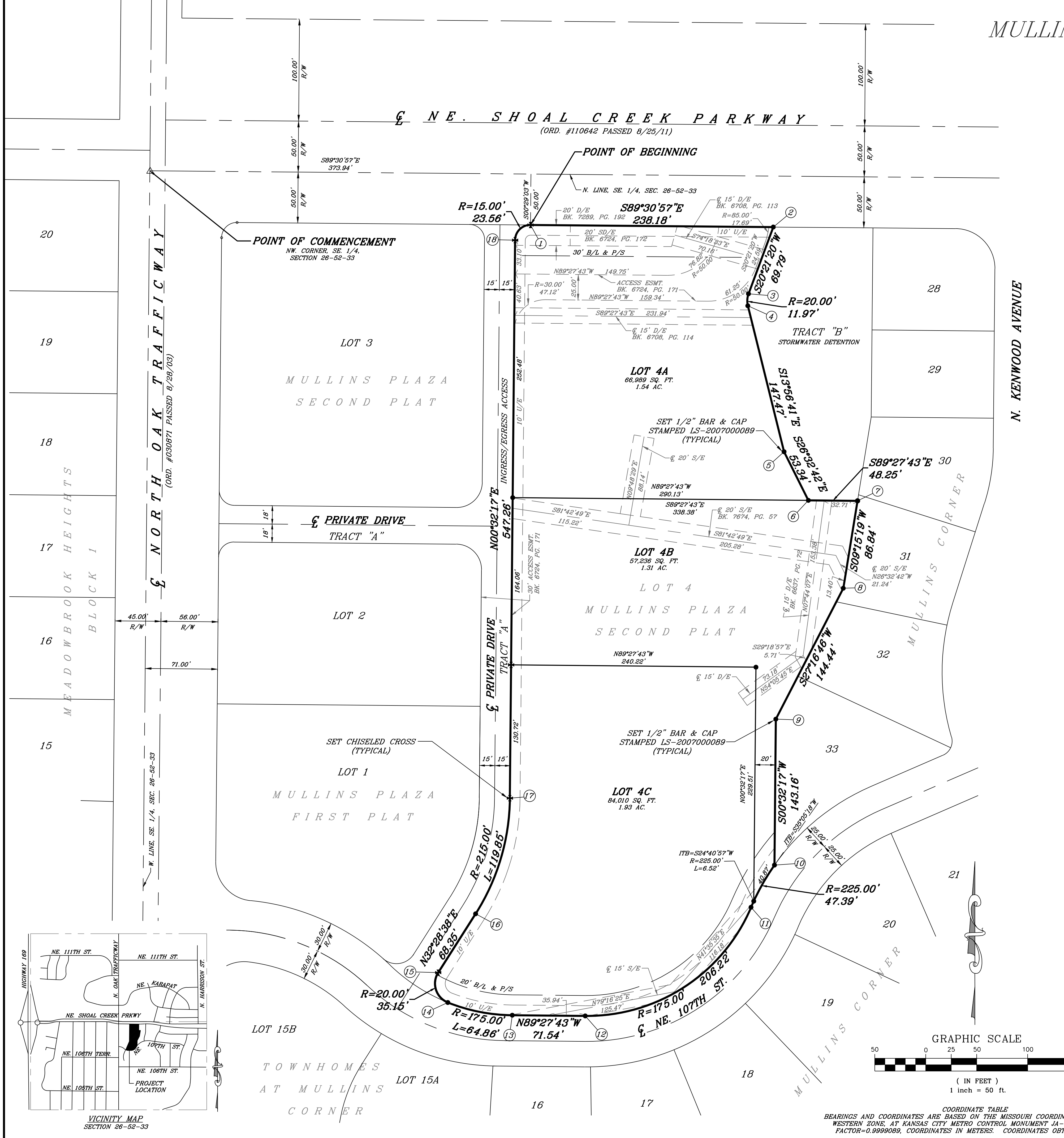
CITY COUNCIL  
 THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. \_\_\_\_\_ DULY AUTHENTICATED AS PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

MAYOR QUINTON LUCAS CITY CLERK MARILYN SANDERS

LAND DATA	AREA	RESERVED FOR COUNTY RECORDING STAMP
TOTAL LAND AREA	4.78 ACRES	RESERVED FOR COUNTY RECORDING STAMP
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0.00 ACRES	
NET LAND AREA	4.78 ACRES	PRIVATE OPEN SPACE DEDICATION: N/A
PLAT DATA	COUNT	RECORD AS: PLAT
NUMBER OF LOTS	3	
NUMBER OF TRACTS	0	

①	346553.51	843602.07	⑦	346471.06	843699.87	⑬	346317.29	843596.63
②	346552.90	843674.67	⑧	346444.93	843695.61	⑭	346321.10	843577.34
③	346532.95	843667.27	⑨	346405.80	843675.43	⑮	346330.03	843574.46
④	346529.36	843667.06	⑩	346362.17	843675.02	⑯	346347.61	843585.65
⑤	346485.74	843677.90	⑪	346349.57	843688.02	⑰	346382.18	843595.89
⑥	346471.19	843685.16	⑫	346317.09	843618.43	⑱	346549.99	843597.46

COORDINATE TABLE  
 WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENT JA-11 RESET, GRID FACTOR=0.9999069, COORDINATES IN METERS. COORDINATES OBTAINED BY GPS.



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 AND THAT WE ARE A PROFESSIONAL SURVEYOR AS DEFINED BY THE MISSOURI PROFESSIONAL LAND SURVEYORS AND LAND SURVEYORS BOARD FOR ARCHITECTS, 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.

ROBERT G. YOUNG, PLS-2007000089 DATE: 09/27/2024

WB SEVENTEEN, LLC  
 R.L. Buford & Associates, LLC  
 LAND SURVEYING DEVELOPMENT CONSULTANTS  
 R.L. AUTHORITY LICENSE NO. LS-2010031877  
 1800 BIRCHWOOD DRIVE  
 PARKVILLE, MO. 64152 (816) 741-6152  
 P.O. BOX 14089, PARKVILLE, MO. 64142 (816) 741-6152  
 SEC-TWP-REG-COUNTY LICENSE NO. L-2306  
 DATE: 3/05/2024 FIELD BOOK REV: 3/27/2024  
 FOR: WB SEVENTEEN, LLC DRAWN BY: J.K.R.  
 MINOR SUBDIVISION LOT SPLIT