

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210664

Ordinance Number

Brief Title

Approving the plat of Cadence – Third Plat, an addition in Kansas City, Clay and Platte County, Missouri

<p>Specific Address Approximately 26.67 acres generally located on the east side of N. Platte Purchase Drive between NW 108th Street to the north and N. Tiffany Springs Parkway to the south, creating 61 lots and 4 tracts.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Hunt Midwest Real Estate Development Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 61 lot single family subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL))CL) Fowler - Loar Other districts (school, etc.) North Kansas City 250</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>RELATED RELEVANT CASES: Case No. 13662-CUP-1-AA – On September 28, 2017, the staff administratively approved a minor amendment to the previously approved community unit project to allow for layout revisions in District R-7.5 on approximately 202 acres generally located east of N. Platte Purchase Drive and south of NW 108th Street.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Hunt Midwest Real Estate Development Inc. City Department City Planning and Development Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>	
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission July 20, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	
<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>	

Details

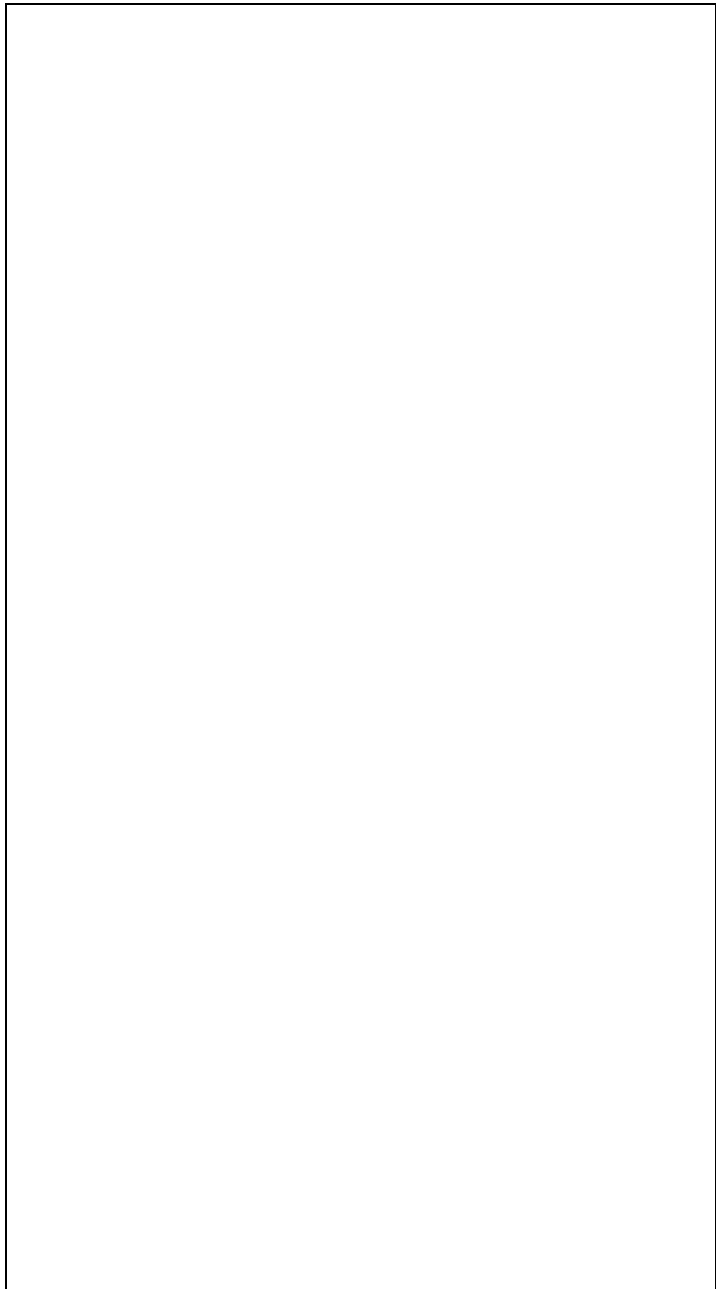
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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting public and private improvements for a 61 lot single-family residential development, four private open space tracts on approximately 27 acres of previously undeveloped property. There is also an existing stormwater detention facility constructed by an earlier Cadence plat. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

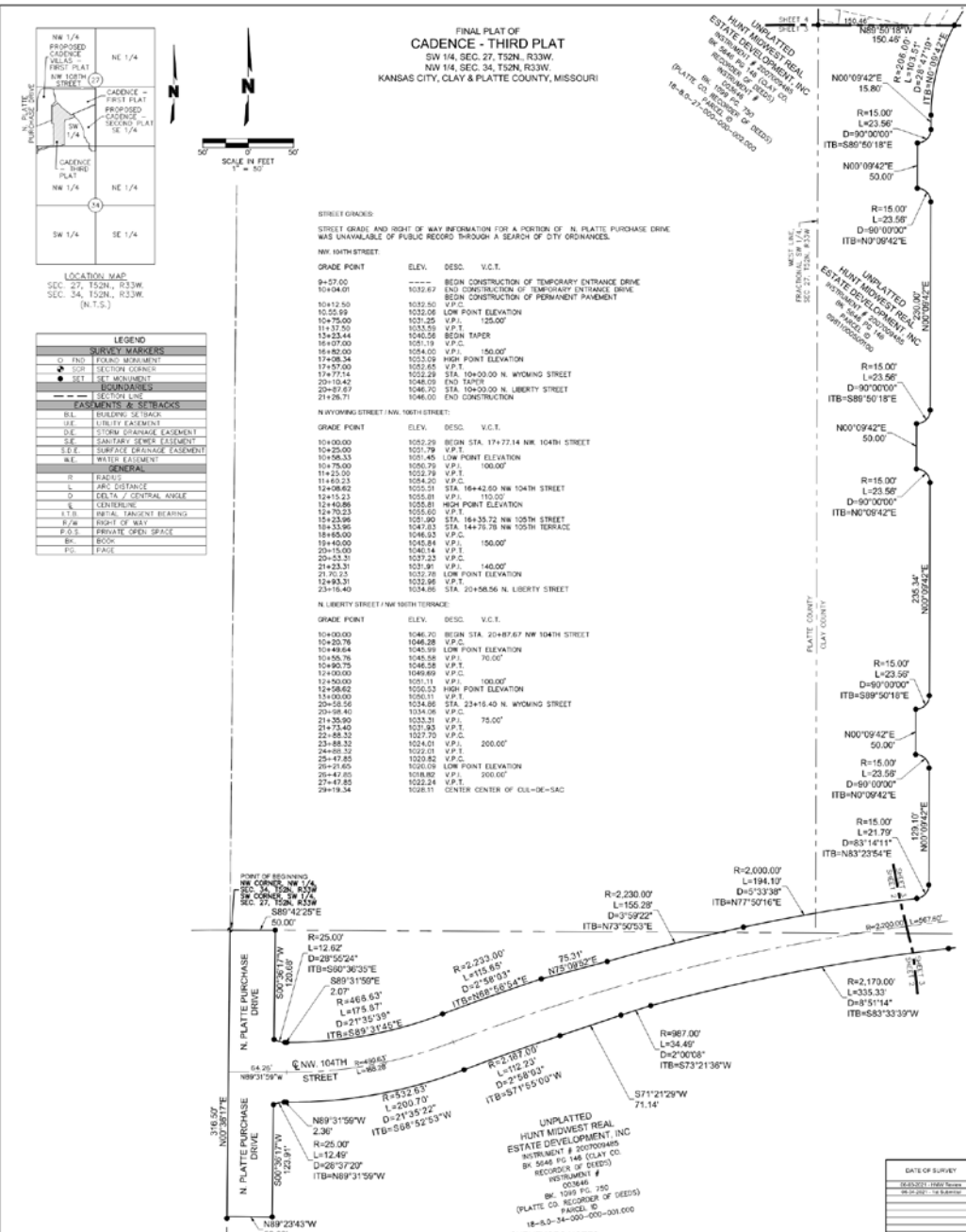
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: August 4, 2021

Reviewed by:
Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00020



**FINAL PLAT OF
CADENCE - THIRD PLAT**
SW 1/4, SEC. 27, T25N, R33W,
NW 1/4, SEC. 24, T25N, R33W,
KANSAS CITY, CLAY & PLATTE COUNTY, MISSOURI

STREET GRADES
STREET GRADE AND RIGHT OF WAY INFORMATION FOR A PORTION OF N. PLATTE PURCHASE DRIVE WAS UNAVAILABLE OF PUBLIC RECORD THROUGH A SEARCH OF CITY ORDINANCES.

NW 10TH STREET

GRADE POINT	ELEV.	DESC.	V.C.T.
9+27.00	1032.67	-----	BEGIN CONSTRUCTION OF TEMPORARY ENTRANCE DRIVE
10+04.01	1032.67	-----	END CONSTRUCTION OF TEMPORARY ENTRANCE DRIVE
10+12.50	1032.50	-----	BEGIN CONSTRUCTION OF PERMANENT PAVEMENT
10+22.00	1032.26	-----	LOW POINT ELEVATION
10+27.00	1032.23	-----	V.P.I.
11+57.50	1033.59	-----	V.P.I.
13+23.44	1042.56	-----	BEGIN TAPER
16+07.00	1061.19	-----	V.P.C.
16+82.00	1054.00	-----	V.P.I. 150.00'
17+08.34	1053.09	-----	HIGH POINT ELEVATION
17+57.00	1052.65	-----	V.P.I.
17+77.14	1052.28	-----	STA. 10+00.00 N. WYOMING STREET
20+10.42	1048.09	-----	END TAPER
20+87.87	1046.70	-----	STA. 10+00.00 N. WYOMING STREET
21+28.71	1046.00	-----	END CONSTRUCTION

N WYOMING STREET / NW 10TH STREET:

GRADE POINT	ELEV.	DESC.	V.C.T.
10+00.00	1052.29	-----	BEGIN STA. 17+77.14 NW 10TH STREET
10+25.00	1051.79	-----	V.P.C.
10+56.53	1051.45	-----	LOW POINT ELEVATION
10+75.00	1050.79	-----	V.P.I. 100.00'
11+23.00	1052.78	-----	V.P.I.
11+49.23	1054.20	-----	V.P.C.
12+08.62	1055.21	-----	STA. 16+42.50 NW 10TH STREET
12+15.23	1055.81	-----	V.P.I. 110.00'
12+28.96	1056.81	-----	HIGH POINT ELEVATION
12+75.23	1055.50	-----	V.P.I.
13+23.96	1055.80	-----	STA. 16+35.72 NW 10TH STREET
13+48.00	1047.53	-----	STA. 14+75.75 NW 10TH TERRACE
14+63.00	1046.00	-----	V.P.C.
14+89.00	1045.84	-----	V.P.I. 150.00'
15+23.00	1046.00	-----	V.P.I.
20+53.31	1037.33	-----	V.P.C.
21+23.00	1033.99	-----	V.P.I. 140.00'
21+23.33	1032.78	-----	LOW POINT ELEVATION
23+83.31	1032.88	-----	V.P.I.
23+16.40	1034.86	-----	STA. 20+56.56 N. LIBERTY STREET

N LIBERTY STREET / NW 10TH TERRACE:

GRADE POINT	ELEV.	DESC.	V.C.T.
10+00.00	1046.70	-----	BEGIN STA. 20+87.87 NW 10TH STREET
10+28.78	1046.78	-----	V.P.C.
10+49.64	1045.99	-----	LOW POINT ELEVATION
10+75.76	1046.58	-----	V.P.I. 70.00'
10+90.75	1046.58	-----	V.P.I.
11+00.00	1046.59	-----	V.P.I.
12+00.00	1051.11	-----	V.P.I. 100.00'
12+82.62	1052.30	-----	HIGH POINT ELEVATION
13+00.00	1052.11	-----	V.P.I.
20+56.56	1034.86	-----	STA. 23+16.40 N. WYOMING STREET
20+56.40	1034.06	-----	V.P.C.
21+35.90	1033.31	-----	V.P.I. 75.00'
21+74.40	1032.70	-----	V.P.C.
23+88.33	1024.01	-----	V.P.I. 200.00'
24+88.33	1022.01	-----	V.P.I.
26+88.33	1020.82	-----	V.P.C.
26+21.65	1020.09	-----	LOW POINT ELEVATION
26+47.85	1018.82	-----	V.P.I. 100.00'
27+47.85	1022.24	-----	V.P.I.
28+18.34	1026.11	-----	CENTER CENTER OF C/S-DE-S4C

LEGEND

SURVEY MARKERS

- P.N.D. FOUND MONUMENT
- S.O.P. SECTION CORNER
- ⊙ SET SET MONUMENT
- ⊙ MONUMENT
- ⊙ SECTION LINE

EASEMENTS & STRUCKS

DL	TERRACE STRUCK
UE	UTILITY EASEMENT
SE	SEWER DRAINAGE EASEMENT
SE	SANITARY SEWER EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
WE	WATER EASEMENT
GE	GENERAL
B	BRACK
L	LINE
D	DELTA / CENTRAL ANGLE
CEN	CENTRE
L.T.B.	INTERNAL TANGENT BEARING
B/W	BRIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
BK	BOOK
PG.	PAGE

EASEMENT GRANTOR - AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWER, TELEPHONE, CABLE TV AND SURFACE DRAINAGE AND GRADE ADJUSTMENT BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAVEMENTS, TRANSFORMER SERVICES, PESTICIDES, ANY OR ALL OF THEM UPON, OVER, UNDER, AND ALONG THE STRIPS OF LAND DESIGNATED WITHIN THIS EASEMENT AGREEMENT. THE EASEMENT GRANTOR AGREES TO AVOID AND ALIQUOT EXISTING EASEMENTS ANY UTILITIES LOCATED UNDER THE DESIGNATED EASEMENTS WHERE EXISTENCE OF SAID UTILITY COULD IN ANY PARTICULAR MANNER BE AFFECTED BY THE GRANT OF THIS EASEMENT OR TO BE NECESSARY TO MAINTAIN OR OPERATE ANY SUCH UTILITY. THE USE OF THE LANDS SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE ELEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS, WEDGES, INTERFERENCE WITH THE CONDUCT, OR DISRUPTION AND PROPER SAFE AND CONTINUOUS MAINTENANCE OF THE AFFORSAID USES AND SPECIFICALLY THESE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE EXCEPT ORNAMENTAL FENCES, GRASS, SHRUBS AND FLOWERS. NO OTHER SHALL BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT LANDS AS MUCH AS IS NECESSARY AS MAY BE REASONABLY NECESSARY TO MAINTAIN OR OPERATE SUCH UTILITIES. THE EASEMENT GRANTOR AGREES TO HOLD THE EASEMENT LANDS AS MUCH AS IS NECESSARY AS MAY BE REASONABLY NECESSARY TO MAINTAIN OR OPERATE SUCH UTILITIES. THE EASEMENT GRANTOR AGREES TO HOLD THE EASEMENT LANDS AS MUCH AS IS NECESSARY AS MAY BE REASONABLY NECESSARY TO MAINTAIN OR OPERATE SUCH UTILITIES. THE EASEMENT GRANTOR AGREES TO HOLD THE EASEMENT LANDS AS MUCH AS IS NECESSARY AS MAY BE REASONABLY NECESSARY TO MAINTAIN OR OPERATE SUCH UTILITIES.

WATER MAIN EASEMENT - A WATER MAIN EASEMENT (W.M.E.) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT AND THE MOVEMENT OF WORKING FORCES IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THEREON OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI, THIS CITY IS HEREBY GRANTED TO THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS. SAID WATER MAIN EASEMENT SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND FOR THE PURPOSE OF LOCATING, CONSTRUCTING, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THEREON AND FOR THE PURPOSES 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, SHRUBS, BUSHES, TREES AND FLOWERS THAT WOULD INTERFERE WITH THE CITY'S EXCAVATING UPON SAID EASEMENT. THE CITY'S ENTRY UPON THE LANDS SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR THE CITY TO EXCAVATE UPON SAID EASEMENT. THEREIN, NO CHANGE IN THE EARTH COVER OR THE WATER LINES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THE EASEMENT GRANTOR AGREES TO HOLD THE EASEMENT LANDS AS MUCH AS IS NECESSARY AS MAY BE REASONABLY NECESSARY TO MAINTAIN OR OPERATE SUCH UTILITIES. THE EASEMENT GRANTOR AGREES TO HOLD THE EASEMENT LANDS AS MUCH AS IS NECESSARY AS MAY BE REASONABLY NECESSARY TO MAINTAIN OR OPERATE SUCH UTILITIES.

DEVELOPER: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGRAND DRIVE
KANSAS CITY, MO 64118
816-452-2500

OSLOSS, MO C/S 366
JASON S. ROLDERSH, MO PLS 2002014092
JUN 6, 2023
390200809-00LSSON.COM

DATE OF SURVEY: 06/22/2023
FURNISHED TO: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
BY: JASON S. ROLDERSH, M.S.
PREPARED BY: JASON S. ROLDERSH, M.S.
REVISIONS: 06/22/2023

SURVEYOR'S NOTES:
1. PROPERTY INFORMATION REFERENCED IN THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE POLICY, ISSUED BY KANSAS CITY TITLE AGENT FOR OUR REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. KCT-234227 WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2021 AT 8:30 A.M.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, WITH ZERO CORRECTING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT '94-07' WITH A GRID FACTOR OF 0.9999997. ALL COORDINATE SHOW ARE IN METERS.

THIS PLAT AND SURVEY OF CADENCE - THIRD PLAT WAS EXECUTED BY OSLOSS, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.
I HEREBY CERTIFY THAT THE PLAT OF CADENCE - THIRD 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 PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JASON S. ROLDERSH
REGISTERED SURVEYOR

olsson
Olsson, Jason S. Roldersh, 1420 Oak Hill, St. Louis, MO 63103
1.000.925.1515
www.olsson.com

DATE OF SURVEY	06/22/2023
FURNISHED TO	HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
BY	JASON S. ROLDERSH, M.S.
PREPARED BY	JASON S. ROLDERSH, M.S.
REVISIONS	06/22/2023

SHEET
2 of 4

**FINAL PLAT OF
CADENCE - THIRD PLAT**
SW 1/4, SEC. 27, T25N, R33W,
NW 1/4, SEC. 34, T25N, R33W,
KANSAS CITY, CLAY & PLATTE COUNTY, MISSOURI



MAINTENANCE OF TRACTS (PRIVATE OPEN SPACE)
TRACTS H, J & K (0.94 ACRES) ARE TO BE USED FOR PRIVATE OPEN SPACE, AND ALL TRACTS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DOCUMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PRIVATE OPEN SPACE
THE PRIVATE OPEN SPACE TRACTS H & I (4.30 ACRES) SHOWN ON THIS PLAT IS TO BE USED TO SATISFY THE REQUIRED PARKING AND OPEN SPACE REQUIREMENTS FOR SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

PRIVATE OPEN SPACE
THE PRIVATE OPEN SPACE TRACTS J & K (SHOWN ON THIS PLAT AND NOT BEING USED TO SATISFY THE REQUIRED PARKING FOR (6) SINGLE FAMILY UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

PARKLAND DESIGNATION
TRACTS H AND I CONTAIN 0.92 ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DESIGNATION FOR 41 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 1.92 ACRES ARE REQUIRED TO SATISFY THE PARKLAND DESIGNATION. THE DEVELOPER SHALL PROMOTE 797 LINEAR FEET OF TRAIL WITHIN TRACTS L AND M, 797 LINEAR FEET x 8' WIDE WITH A 36.00 SQUARE FEET OR 0.92 ACRES OF PROPOSED TRAIL WITHIN TRACTS H AND I. THE TRAIL SHALL BE 8' IN WIDTH AND CONCRETE IN MATERIAL.

FLOODPLAIN
ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY FLOOD HAZARD ZONING MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN).

DRAINAGE EASEMENT
A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE, INCLUDING THE RIGHT TO BUILD, CONSTRUCT, MAINTAIN, OPERATE, REPAIR AND REPLACE 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 DEEDED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS NECESSARY AND NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNOBSTRUCTED FLOW OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES. NO ATTORNEY'S FEE OR CONTINGENT MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES SHALL BE REQUIRED, BUT NOT BEYOND OR THEREAFTER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE 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 AND LIVING, 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 CONSIDERED TO BE A PORTION THEREOF, AND THE ESTABLISHING AND CONSTRUCTING PAVERS, SURFACING OF ROADSWAYS, CURBS AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF, PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM OBSTRUCTION, DITCH, OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION, EXCEPT SIDE WALKS, ROADSWAYS, 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.

UNPLATTED HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
INSTRUMENT # 200709485
BOOK 3648 PG 148
RECORDED IN DEEDS

UNPLATTED HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
INSTRUMENT # 200709485
BOOK 3648 PG 148 (L&A) CO.
RECORDED IN DEEDS
INSTRUMENT # 003648
BOOK 1099 PG 250

LEGEND

SURVEY MARKERS

- IND. IRON NAIL
- SECTION CORNER
- SET. SP. MONUMENT
- BOUNDARIES
- SECTION LINE

EASEMENTS & SETBACKS

- B.L. BUILDING SETBACK
- D.E. DRAINAGE EASEMENT
- S.E. SEWER EASEMENT
- S.E. SERVICE DRAINAGE EASEMENT
- W.E. WATER EASEMENT

GENERAL

- R. RADIUS
- L. ARC LENGTH
- DELTA / CENTRAL ANGLE
- C. CHORD LINE
- L.T.B. INITIAL TANGENT BEARING
- P.T.B. POINT OF BEGINNING
- P.O.S. PRIVATE OPEN SPACE
- BE. BENCH MARK
- P.O. PILE

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY IS BASED ON THE RECORDS FOR TITLE INSURANCE REPORT ISSUED BY KANSAS CITY TITLE INSURANCE COMPANY, FILE NO. KCT-234227 WITH AN EFFECTIVE DATE OF FEBRUARY 12, 2021 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983 WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES HORIZONTAL CONTROL POINT 89999971. ALL COORDINATES SHOWN ARE IN METERS.

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64114
816-455-2500

UNPLATTED HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
INSTRUMENT # 200709485
BOOK 3648 PG 148 (L&A) CO.
RECORDED IN DEEDS

UNPLATTED HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
INSTRUMENT # 200709485
BOOK 3648 PG 148 (L&A) CO.
RECORDED IN DEEDS
INSTRUMENT # 003648
BOOK 1099 PG 250

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

I HEREBY CERTIFY THAT THE PLAT OF CADENCE - THIRD 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 PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

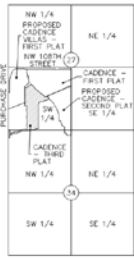
OLSSON, MD CLS 364
JASON S. ROLDOROVA, MO PLS 2002014092
JUNE 4, 2021
JROLDOROV@OLSSON.COM

olsson

Olsson, Jason S. Roldorova, MD CLS 364, No. 10997, State of Missouri
1301 Burlington Street #100, North Kansas City, Missouri 64116
Phone: 816.311.1515
www.olsson.com

DATE OF SURVEY: 06/04/2021
DRAWN BY: JROLDOROV
CHECKED BY: JROLDOROV
DATE OF PLOTTING: 06/04/2021

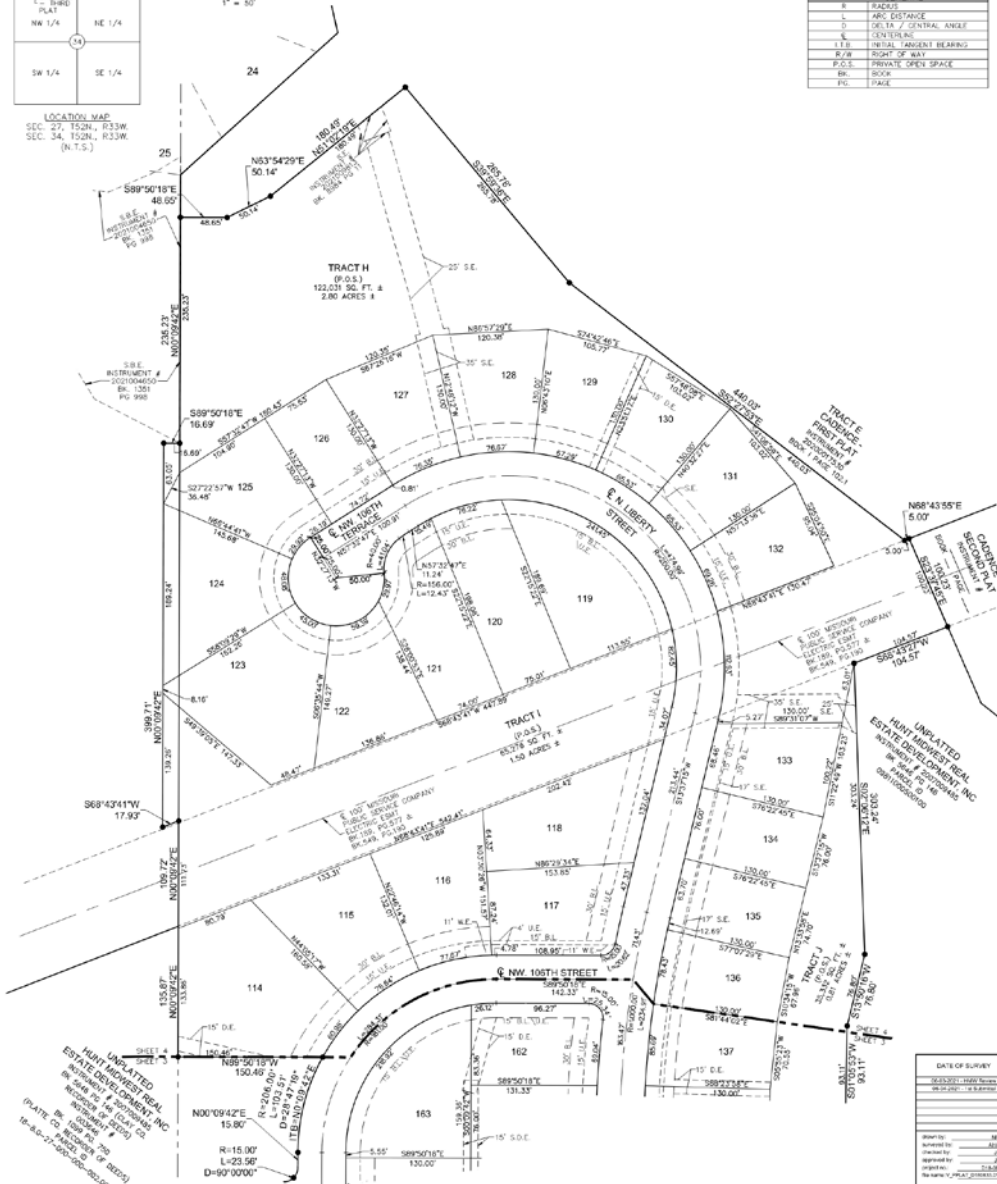
SHEET
3 of 4



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

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

LEGEND	
	SURVEY MARKERS
	IRON STAKE
	SECTION CORNER
	SET
	BOUNDARY
	SECTION LINE
	EASEMENTS & SETBACKS
	BUILDING SETBACK
	UTILITY EASEMENT
	STORM DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	SURFACE DRAINAGE EASEMENT
	WATER EASEMENT
	RIGHT OF WAY
	PRIVATE OPEN SPACE
	TRACK
	ARC DISTANCE
	CENTRAL ANGLE
	INITIAL AZIMUTH BEARING
	RIGHT OF WAY
	PRIVATE OPEN SPACE
	TRACK
	PAGE



P.O.S. (PRIVATE OPEN SPACE) USED FOR PARKLAND DEDICATION				
Lot	Area (sq. ft.)	Required	Provided	
CADENCE - FIRST PLAT	63	1.42	2.43	1.02
CADENCE - SECOND PLAT	80	1.71	3.72	2.01
CADENCE VALLEY - FIRST PLAT	56	1.20	2.74	1.54
CADENCE - THIRD PLAT	61	1.35	0.92	2.29

SURVEYORS NOTES:
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS OBTAINED FROM THE COMMISSION FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PLS NO. 021-24227 WITH AN EFFECTIVE DATE OF FEBRUARY 13, 2021 AT 8:00 A.M.
2. BENCHMARKS USED HEREON ARE BASED ON THE MISSOURI STATE PLANS COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT PL-027 WITH A GROUND FACTOR OF 0.999991. ALL COORDINATES SHOWN ARE IN METERS.

DEVELOPER:
HUNT MINNIST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64118
816-452-2500

THIS PLAT AND SURVEY OF CADENCE - THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.
I HEREBY CERTIFY THAT THE PLAT OF CADENCE - THIRD 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. FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JASON S. BOLDEBUSH
JULY 15, 2015
PROFESSIONAL LAND SURVEYOR

OLSSON, MO CLS 366
JASON S. BOLDEBUSH, MO PLS 2020204092
JUNE 4, 2021
JROU2020204092@OLSSON.COM

DATE OF SURVEY
2021.06.04
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olsson
OLSSON, MO CLS 366
JASON S. BOLDEBUSH, MO PLS 2020204092
JULY 15, 2015
PROFESSIONAL LAND SURVEYOR

SHEET
4 of 4

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