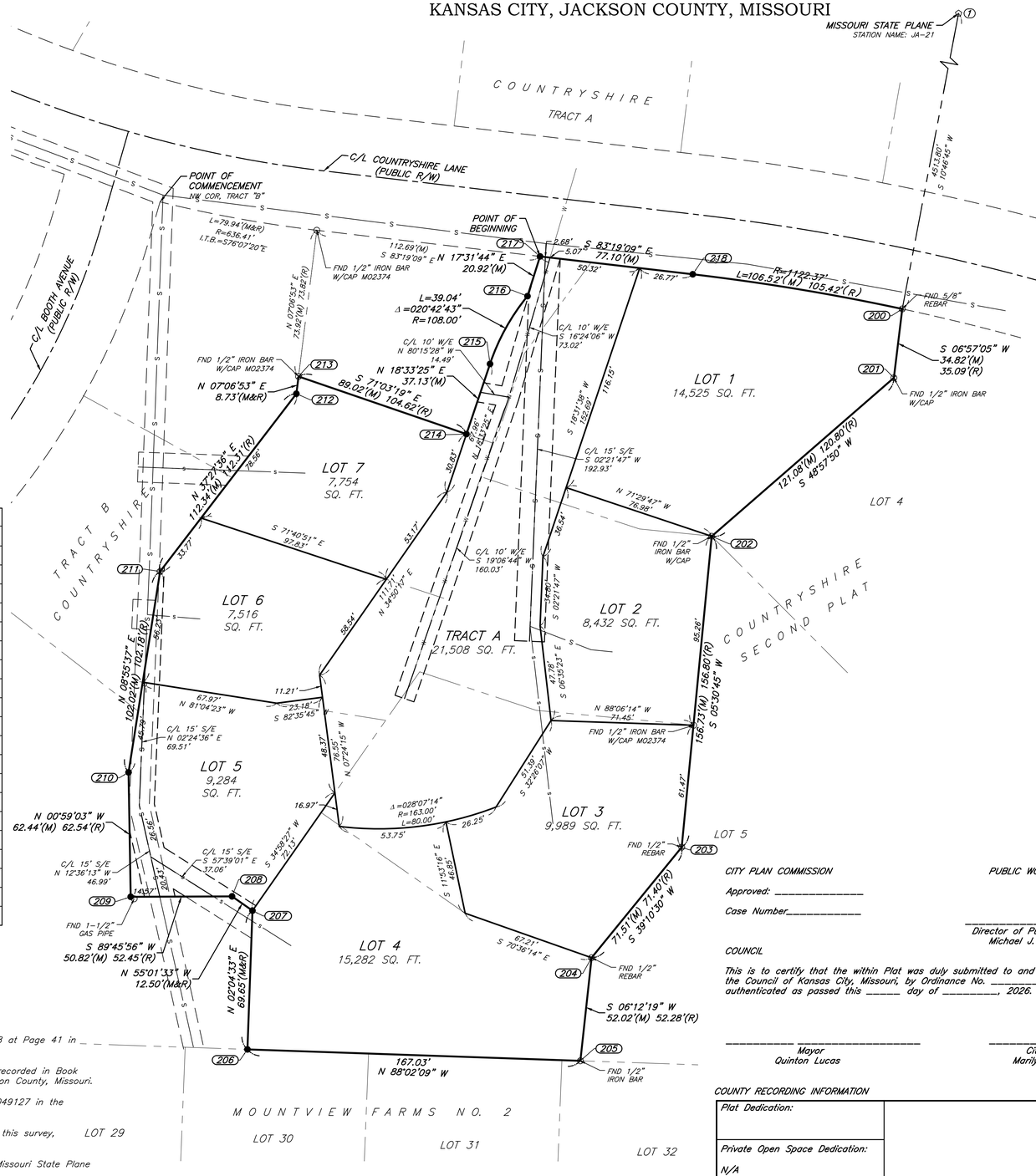
FINAL PLAT

COUNTRYSHIRE THIRD PLAT

A REPLAT OF TRACT "B" COUNTRYSHIRE

NE 1/4, SECTION 18, TOWNSHIP 48 NORTH, RANGE 32 WEST

KANSAS CITY, JACKSON COUNTY, MISSOURI



SCALE

0' 30' 60'

LEGEND

- △ – SECTION CORNER AS NOTED
- ⬠ – MONUMENT FOUND AS NOTED
- ⬟ – SET MONUMENT AS NOTED
- ○ – FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- ● – SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (M) – MEASURED DISTANCE
- (R) – RECORD DISTANCE
- B/L – BUILDING SETBACK LINE
- C/L – CENTER LINE
- R/W – RIGHT OF WAY
- S/E – STORM EASEMENT
- U/E – UTILITY EASEMENT

MISSOURI STATE PLANE COORDINATE SYSTEM
NAD 1983, MISSOURI WEST ZONE (METER)
Reference Monument: JA-21
COMBINED SCALE FACTOR = 0.9998961

MISSOURI STATE PLANE COORDINATES			
Point #	Northing	Easting	Description
1	314265.540(m)	851503.566(m)	JA-21
200	312914.147(m)	851246.287(m)	PROPERTY CORNER
201	312903.614(m)	851245.002(m)	PROPERTY CORNER
202	312879.387(m)	851217.168(m)	PROPERTY CORNER
203	312831.841(m)	851212.579(m)	PROPERTY CORNER
204	312814.945(m)	851198.812(m)	PROPERTY CORNER
205	312799.184(m)	851197.098(m)	PROPERTY CORNER
206	312800.928(m)	851146.221(m)	PROPERTY CORNER
207	312822.142(m)	851146.990(m)	PROPERTY CORNER
208	312824.325(m)	851143.869(m)	PROPERTY CORNER
209	312824.262(m)	851128.381(m)	PROPERTY CORNER
210	312843.290(m)	851128.054(m)	PROPERTY CORNER
211	312874.006(m)	851132.879(m)	PROPERTY CORNER
212	312901.182(m)	851153.702(m)	PROPERTY CORNER
213	312903.822(m)	851154.032(m)	PROPERTY CORNER
214	312895.015(m)	851179.691(m)	PROPERTY CORNER
215	312905.743(m)	851183.293(m)	PROPERTY CORNER
216	312916.101(m)	851189.014(m)	PROPERTY CORNER
217	312922.181(m)	851190.934(m)	PROPERTY CORNER
218	312919.447(m)	851214.271(m)	PROPERTY CORNER

CLIENT:
Craig Associates PC
BJ Craig
email: bernardjcraig@gmail.com

PROPERTY LOCATION:
8605-8627 Countryshire Lane
Kansas City, Missouri 64138

GENERAL SURVEY NOTES:

1.) The plat of COUNTRYSHIRE is recorded in Plat Book 28 at Page 41 in the Recorder of Deeds Office in Jackson County, Missouri.

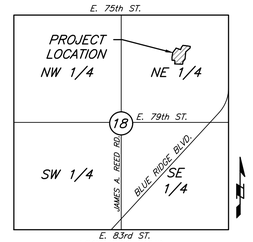
2.) The PLAT OF DESCRIPTION TRACT B COUNTRYSHIRE is recorded in Book I31 at Page 91 in the Recorder of Deeds Office in Jackson County, Missouri.

3.) Deed of record is recorded in Instrument no. 2020E0049127 in the Recorder of Deeds Office in Jackson County, Missouri.

4.) No Title Report was provided by client at the time of this survey, therefore easements have not been shown.

5.) Bearings used on this survey are established by the Missouri State Plane Coordinate System from GPS observation.

6.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0401G, effective January 20, 2017.



VICINITY MAP
SEC. 18-48-32
N.T.S.

PROPERTY DESCRIPTION:

A tract in Tract B, COUNTRYSHIRE, a subdivision in the Northeast Quarter of Section 18, Township 48 North, Range 32 West, in Kansas City, Jackson County, Missouri, being more particularly described as follows, surveyed and described on September 29, 2025, by John B. Young, PLS-2006016647:

Commencing at the Northwest corner of said Tract B; Thence along the North line of said Tract B, on a curve to the left, having an initial tangent bearing South 76°07'20" East, a radius of 636.41 feet and an arc length of 79.94 feet; Thence South 83°19'09" East continuing along said North line, 112.69 feet to the Point of Beginning; Thence continuing South 83°19'09" East along said North line, 77.10 feet; Thence continuing along said North line, on a curve to the right, tangent to the last described course, having a radius of 1122.37 feet and an arc length of 106.52 feet to the West line of COUNTRYSHIRE SECOND PLAT, a subdivision in said Kansas City; Thence along said West line the following 5 courses, thence South 06°57'05" West, 34.82 feet; Thence South 48°57'50" West, 121.08 feet; Thence South 05°30'45" West, 156.73 feet; Thence South 39°10'30" West, 71.51 feet; Thence South 06°12'19" West, 52.02 feet to the South line of said Tract B and the North line of MOUNTVIEW FARMS NO. 2, a subdivision in said Kansas City, Jackson County, Missouri; Thence North 88°02'09" West along said South line, 167.03 feet; Thence North 02°04'33" East, 69.65 feet; Thence North 55°01'33" West, 12.50 feet; Thence South 89°45'56" West, 50.82 feet; Thence North 00°59'03" West, 62.44 feet; Thence North 08°55'37" East, 102.02 feet; Thence North 37°27'36" East, 112.34 feet; Thence North 07°06'53" East, 8.73 feet; Thence South 71°03'19" East, 89.02 feet; Thence North 18°33'25" East, 37.13 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 108.00 feet and an arc length of 39.04 feet; Thence North 17°31'44" East, 20.92 feet to the Point of Beginning. Contains 94,291 square feet or 2.17 acres, more or less.

PLAT 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 shall be hereafter known as:

"COUNTRYSHIRE THIRD PLAT"

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.

ACCESS EASEMENT:

An access easement is being granted to _____ and prohibits the construction of buildings or structures (including fences and walls) that would interfere with such access.

MAINTENANCE OF TRACT:

Tract A is to be used for Utility Easement, Vehicular and Pedestrian ingress and egress, and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the Master Declaration of Easements, Restrictions and Assessments recorded simultaneously with this plat.

CITY PLAN COMMISSION

Approved: _____

Case Number_____

PUBLIC WORKS

_____
Director of Public Works
Michael J. Shaw

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 _____, 2026.

_____ _____
Mayor
Quinton Lucas

_____
City Clerk
Marilyn Sanders

COUNTY RECORDING INFORMATION

Plat Dedication:	
Private Open Space Dedication: N/A	
Recorded As: Plat	

IN TESTIMONY WHEREOF:
8605 Countryshire Partners, LLC, has caused these presents to be executed this _____ day of _____, 2026.

_____
Parker Webb, Member

STATE OF)
) ss
COUNTY OF)

Be it remembered that on this _____ day of _____, 2026, before me, a Notary Public in and for said County and State, came Parker Webb, Member, to me personally known, who being by me duly sworn, did say that he is the Member of 8605 Countryshire Partners, LLC, said instrument was signed in behalf of said 8605 Countryshire Partners, LLC and that said Parker Webb, acknowledged said instrument to be the free act and deed of said business.

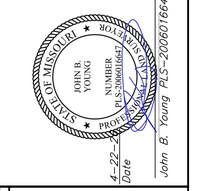
IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

_____
Notary Public

My Commission Expires : _____

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 2nd day of September, 2025 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 and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



4-22-26
Date

John B. Young PLS-2006016647

J & J SURVEY LLC
8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018

Location: S:\25.295 - 7 Lots, Countryshire\DRAWINGS\2026.04.08 - FPLAT\25.295FPLAT.dwg-Apr 22, 2026-2:01pm

1	INITIAL SUBMITTAL	12-30-25
2	REVISED PER CITY COMMENTS	04-22-26

SHEET 1 OF 1