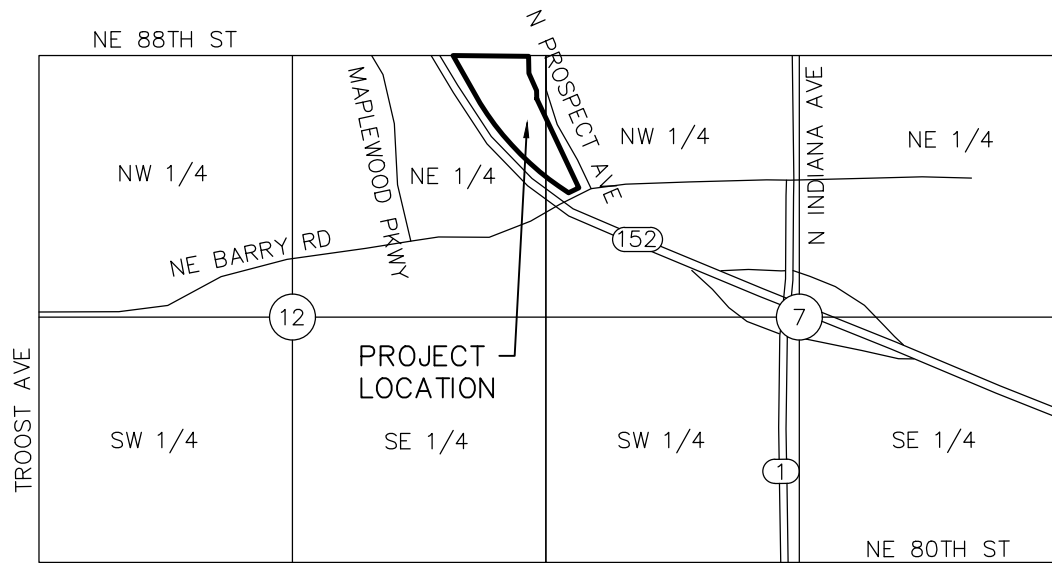


# BUNGALOWS AT MAPLE WOODS

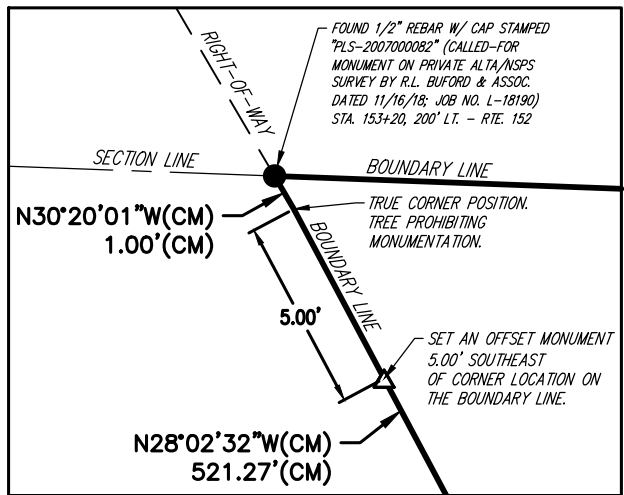
A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 33 WEST AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATE IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



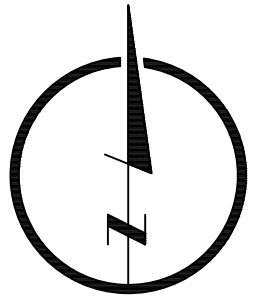
SECTION MAP  
S12-T51N-R33W

SECTION MAP  
S7-T51N-R32W

VICINITY MAP  
NOT TO SCALE



NORTHWEST CORNER  
MONUMENT DETAIL



SCALE: 1" = 100'  
U.S. SURVEY FEET

## LEGEND

- BOUNDARY LINE
- EXISTING LOT LINE
- SECTION LINE
- EXISTING EASEMENT
- RIGHT-OF-WAY LINE
- NO RIGHT OF ACCESS
- MONUMENT SET (1/2"x24" REBAR W/ CAP STAMPED "MO 2019043127" UNLESS OTHERWISE NOTED)
- SECTION CORNER
- MONUMENT FOUND (ACCEPTED IN-PLACE, UNLESS OTHERWISE NOTED)
- D/E DRAINAGE/STORM SEWER EASEMENT
- SS/E SANITARY SEWER EASEMENT
- (M) MEASURED DIMENSION
- (CM) CALCULATED FROM MEASUREMENTS
- (D) DEED DIMENSION
- R/W RIGHT-OF-WAY

STATE PLANE COORDINATES (MO SPC, WEST ZONE, NAD83, USFT)		
POINT #	NORTHING	EASTING
1	1123809.49	2775076.71
2	1123649.98	2775075.62
3	1123379.94	2775137.40
4	1122621.24	2775505.25
5	1122553.54	2775480.13
6	1122546.43	2775463.87
7	1122502.86	2775363.60
8	1122709.39	2775095.67
9	1123377.23	2774544.22
10	1123832.84	2774301.60
11	1123838.17	2774298.56
12	1123811.60	2775019.36

## REFERENCE DOCUMENTS FOR BOUNDARY

- DEED OF RELEASE TO KANSAS CITY DEVELOPERS I, BK. 4786, PG. 172
- PROBATE INSTRUMENT TO STANTON E. PEARSON AND ARTHUR E. PEARSON, JR., CO-TRUSTEES, BK. 1339, PG. 193
- TRUSTEE'S SPECIAL WARRANTY DEED TO ZCA LAND PARTNERSHIP, BK. 2306, PG. 868
- MODOT PLAN SET FOR MISSOURI RTE. 152, CLAY COUNTY, JOB NO. J4U0029E
- PRIVATE ALTA/NSPS SURVEY BY R.L. BUFORD & ASSOC., LLC DATED 11/16/2018 FOR PEARSON TRUSTS & ZCA LAND PARTNERSHIP, JOB NO. L-18190
- MISSOURI CLO SURVEYS FOR TOWNSHIP 51 NORTH, RANGES 32 & 33 WEST
- PLAN OF "BARR-E-WOODS APARTMENTS", BK. F, SLEEVE 24

## TITLE COMMITMENT

EASEMENTS SHOWN HEREON ARE PER:  
NATIONAL SECURED TITLE - TORREFA  
COMMITMENT NUMBERS: MP50002031 AND MP50002032  
EFFECTIVE DATE: JANUARY 3, 2025 AT 8:00 AM

## NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- NO NEW STREET RIGHTS-OF-WAY ARE TO BE DEDICATED WITH THIS PLAN.
- GLO COVERED PRESERVATION: THE FOLLOWING CORNERS WERE RESTORED OR REESTABLISHED AND REGISTERED WITH THE MDA LAND SURVEY PROGRAM: E-01, T51N, R32W AND E-25, T51N, R33W

## FLOOD ZONE

ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), JACKSON COUNTY, MISSOURI  
MAP NUMBER 29095C00680 AND 29095C0131G  
MAP EFFECTIVE DATE: 12/20/2017  
COMMUNITY NUMBER: 290173  
FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

## OWNER & DEVELOPER

ADVANCED ACQUISITIONS, LLC  
15300 N. 90TH ST., STE 200  
SCOTTSDALE, AZ 85260

## STATE PLANE COORDINATES

STATE PLANE COORDINATES WERE DERIVED FROM THE MODOT VRS NETWORK, MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

STATE PLANE COORDINATES WERE SCALED FROM CONTROL POINT #3 USING TRIMBLE ACCESS.  
N: 1123263.989  
E: 2775266.291  
Z: 947.54

COMBINED S.F. GRID TO GRID: 1.0000988329  
COMBINED S.F. GROUND TO GRID: 0.9999011768

BEARINGS IN THIS DRAWING ARE BASED ON GRID NORTH.

## CLOSURE REPORT INFORMATION

PERIMETER: 3,920.28' AREA: 623,244 SQ. FT.  
ERROR CLOSURE: 0.0011 COURSE: S28°17'50"E  
ERROR NORTH: -0.00101 EAST: 0.00054  
PRECISION 1:3560263.636

Plot Dedication: BUNGALOWS AT MAPLE WOODS	Reserved for County Recording Stamp
Private Open Space Dedication: 1.15 AC	
Recorded As: PLAT	

## LEGAL DESCRIPTION

All that part of the Northeast Quarter of Section 12, Township 51 North, Range 33 West of the Fifth Principal Meridian and the Northwest Quarter of Section 7, Township 51 North, Range 32 West of the Fifth Principal Meridian, situate in the City of Kansas City, Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 12; thence North 87°53'34" West (Basis of bearing: Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of the Northeast Quarter of said Section 12, a distance of 31.28 feet to the intersection with the West right-of-way line of N. Prospect Avenue, as now established, said point also being the Point of Beginning; thence along the West right-of-way line of said N. Prospect Avenue the following four (4) courses: 1) South 0°23'37" West a distance of 159.53 feet; 2) Southerly, around a curve to the left that has a radius of 602.96 feet, a chord bearing of South 12°53'17" East, a chord distance of 277.04 feet, and an arc distance of 279.54 feet; 3) South 25°51'57" East a distance of 843.26 feet; 4) Southerly and Southwesterly, around a curve to the right that has a radius of 50.00 feet, a chord bearing of South 20°21'51" West, a chord distance of 72.21 feet, and an arc distance of 80.69 feet to the intersection with the North right-of-way line of Relocated Barry Road, as now established; thence South 66°35'38" West, along the North right-of-way line of said Relocated Barry Road, a distance of 17.74 feet to the intersection with the former West right-of-way line of said N. Prospect Avenue (N. Prospect Ave. sta. 24+15.1, 100 feet right and Relocated Barry Road construction sta. 19+00.3, 84.8 feet left); thence South 66°35'38" West, continuing along the North right-of-way line of Relocated Barry Road, a distance of 109.29 feet to the intersection with the Northeasterly right-of-way line of Missouri State Route 152, as now established (Missouri State Route 152 sta. 171+30, 180.0 feet left); thence along the Northeasterly right-of-way line of said Missouri State Route 152, the following four (4) courses: 1) Northwesterly, along a curve to the right that has a radius of 2,694.83 feet (record: 2,684.46 feet), a chord bearing of North 52°23'31" West, a chord distance of 338.18 feet, and an arc distance of 338.40 feet to the intersection with the line common between said Sections 7 and 12; 2) Northwesterly, around a curve to the right that has a radius of 2,694.83 feet (record: 2,684.46 feet), a chord bearing of North 39°32'50" West, a chord distance of 866.09 feet, and an arc distance of 869.86 feet (Missouri State Route 152 sta. 158+40.56, 180.0 feet left); 3) North 28°02'32" West a distance of 521.27 feet; 4) North 30°20'01" West a distance of 1.00 foot to the intersection with the North line of the Northeast Quarter of said Section 12; thence South 87°53'34" East, along the North line of the Northeast Quarter of said Section 12, a distance of 721.21 feet to the intersection with the former West right-of-way line of said N. Prospect Avenue; thence South 87°53'34" East, continuing along the North line of the Northeast Quarter of said Section 12, a distance of 57.36 feet to the Point of Beginning.

Containing 689,192 square feet or 15.82 acres, more or less.

## MAINTENANCE OF TRACTS

TRACTS A AND B ARE TO BE USED FOR PRIVATE OPEN SPACES AND COMMON AREAS CONTAINING PRIVATE AMENITIES. TRACT C IS TO BE USED FOR STORM WATER DETENTION. ALL TRACTS SHALL BE MAINTAINED BY THE BUNGALOWS AT MAPLE WOODS HOMEOWNERS ASSOCIATION PURSUANT TO COVENANT TO MAINTAIN STORM WATER DETENTION FACILITIES RECORDED SIMULTANEOUSLY WITH THIS PLAT.

## PRIVATE OPEN SPACE

TRACT(S) A AND B PROVIDE 1.15 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 101 DETACHED RESIDENTIAL DWELLING UNITS AND 52 SEMI-ATTACHED RESIDENTIAL DWELLING UNITS PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A REMAINDER OF 2.03 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 \$40,733.31 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR THE REMAINING 2.03 ACRES AFTER PRIVATE OPEN SPACE HAS BEEN PROVIDED, PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

## EASEMENT DEDICATION

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E," IS HEREBY GRANTED TO THE CITY OF KANSAS CITY, MISSOURI, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE THE EASEMENT FOR THESE PURPOSES.

## PLAT DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "BUNGALOWS AT MAPLE WOODS".

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME,

OWNER: ADVANCED ACQUISITIONS, LLC

GARY M. BURTON, VICE PRESIDENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED GARY M. BURTON, OF ADVANCED ACQUISITIONS, LLC, A LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THIS FORGOING INSTRUMENT OF WRITING, AND THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS (TITLE) VICE PRESIDENT, (NAME) GARY M. BURTON, AND SAID GARY M. BURTON ACKNOWLEDGED SAID INSTRUMENT TO BE A FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

PRINTED NAME

## CITY PLAN COMMISSION

APPROVED DATE: \_\_\_\_\_

CASE NUMBER: \_\_\_\_\_

## PUBLIC WORKS

DIRECTOR  
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 AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR  
QUINTON LUCAS

CITY CLERK  
MARILYN SANDERS

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT OF "BUNGALOWS AT MAPLE WOODS" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN-CLASS SURVEY UNDER THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2025.

LAMP  
RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA  
14710 W. DODGE RD., STE. 100 (402) 498-2498  
NE AUTHORIZATION NO.: CAD130  
FORT COLLINS, COLORADO  
4710 INNOVATION DR., STE. 100 (970) 228-0342  
KANSAS CITY, MISSOURI  
8001 STATE LINE RD., STE. 200 (816) 361-0440  
MO AUTH. NO.: E-2013011903 | LS-2015043127

KELLAN M. GREGORY, MO PLS #2011001372

LAMP RYNEARSON, MO COA #2019043127

FINAL  
PLAT

BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI



Know what's below.

Call before you dig.

REVISIONS

12/16/2025 - PER CITY COMMENTS

DESIGNER / DRAFTER

KMG / JEA

PROJECT NUMBER

0325015

BOOK AND PAGE

N/A

SHEET

1 OF 1