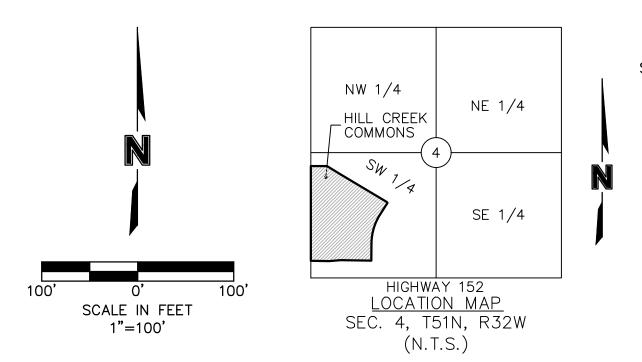
54.36 ACRES MORE OR LESS.



SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NUMBER NCS-1233274-KCTY, WITH AN COMMITMENT DATE OF MAY 27, 2025 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESET" WITH A GRID FACTOR OF 0.9998959. ALL COORDINATES SHOWN ARE IN METERS.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

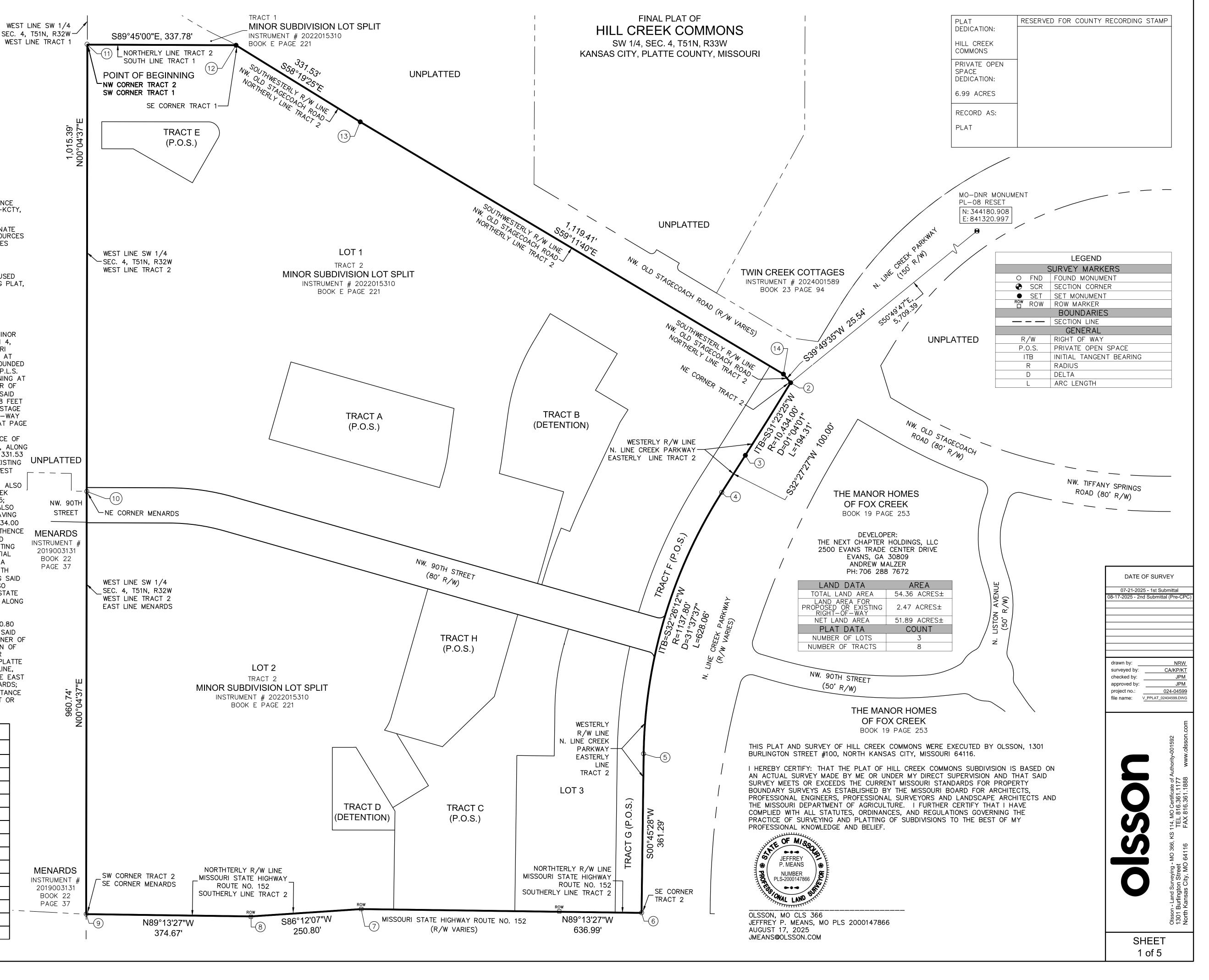
HILL CREEK COMMONS

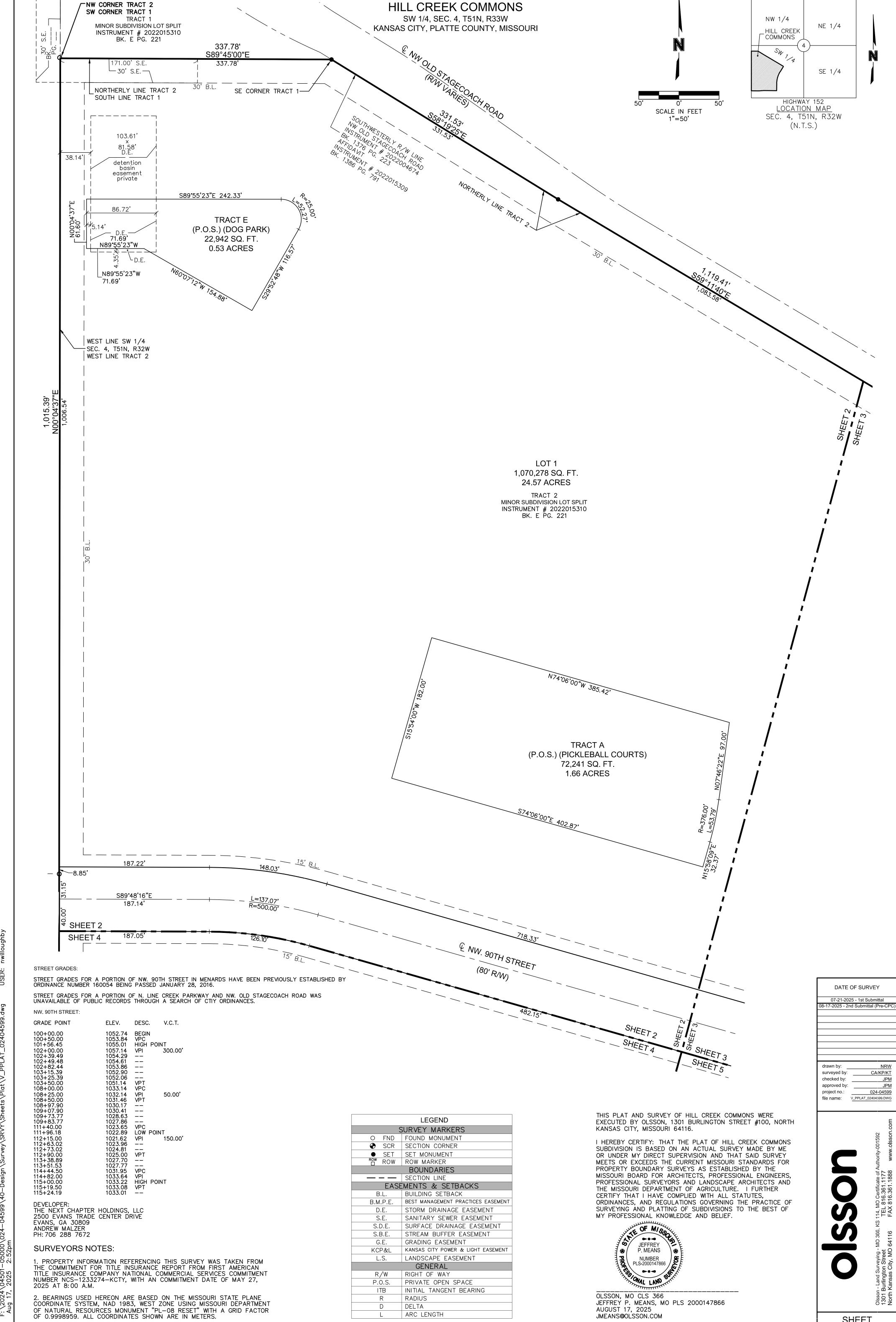
PROPERTY DESCRIPTION

ALL OF TRACT 2, OF TRACT 1 AND TRACT 2, MINOR SUBDIVISION LOT SPLIT, A MINOR SUBDIVISION IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 33 WEST IN KANSAS CITY, PLATTE COUNTY, MISSOURI RECORDED NOVEMBER 16, 2022 AS INSTRUMENT NUMBER 2022015310 IN BOOK E AT PAGE 221 IN THE OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS, P.L.S. 2000147866 UNDER THE AUTHORITY OF OLSSON C.L.S. 366, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE SOUTH 89°45'00" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 2, ALSO BEING THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 337.78 FEET TO A POINT ON THE EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE OF NW OLD STAGE COACH ROAD, AS ESTABLISHED BY CONVEYANCE OF PERMANENT ROAD RIGHT-OF-WAY RECORDED APRIL 4, 2022 AS INSTRUMENT NUMBER 2022004674 IN BOOK 1376 AT PAGE 223 AND SURVEYOR'S AFFIDAVIT RECORDED NOVEMBER 16, 2022 AS INSTRUMENT NUMBER 2022015309 IN BOOK 1386 AT PAGE 791 EACH RECORDED IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE SOUTH 5819'25" EAST, ALONG SAID NORTHERLY LINE AND SAID EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE, 331.53 FEET; THENCE 59"11'40" EAST, ALONG SAID NORTHERLY LINE AND ALONG SAID EXISTING UNPLATTED SOUTHWESTERLY RIGHT-OF-WAY LINE, 1,119.41 FEET; THENCE SOUTH 39°49'35" WEST ALONG SAID NORTHERLY LINE AND ALONG SAID EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE, 25.54 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2, ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF N. LINE CREEK PARKWAY ESTABLISHED BY REPORT OF COMMISSIONERS CASE NUMBER 93CC00935 THENCE SOUTHWESTERLY ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, ALSO BEING THE EASTERLY LINE OF SAID TRACT 2, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 31°23'25" WEST, WITH A RADIUS OF 10,434.00 FEET, A CENTRAL ANGLE OF 01°04'01", AND AN ARC DISTANCE OF 194.31 FEET; THENCE MENARDS SOUTH 32°27'26" WEST, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, 100.00 FEET; THENCE SOUTHERLY, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, HAVING AN INITIAL TANGENT BEARING OF SOUTH 32°26'12" WEST, WITH A RADIUS OF 1,137.80 FEET, A CENTRAL ANGLE OF 31°37'37", AND ARC DISTANCE OF 628.06 FEET; THENCE SOUTH 00°45'28" WEST ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, 361.29 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2, ALSO BEING A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE NO. 152, AS NOW ESTABLISHED; THENCE NORTH 89°13'27" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 2 AND ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 636.99 FEET; THENCE SOUTH 86"12"07" WEST, ALONG SAID SOUTHERLY LINE AND ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 250.80 FEET; THENCE NORTH 89"13"27" WEST, ALONG SAID SOUTHERLY LINE AND ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 374.67 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE SOUTHEAST CORNER OF MENARDS, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED MARCH 29, 2019 AS INSTRUMENT NUMBER 2019003131 IN BOOK 22 AT PAGE 37 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°04'37" EAST ALONG THE WEST LINE OF SAID TRACT 2, ALSO BEING THE EAST LINE OF SAID MENARDS, 960.74 FEET TO THE NORTHEAST CORNER OF SAID MENARDS; THENCE NORTH 00°04'37" EAST, ALONG SAID WEST LINE OF SAID TRACT 2, A DISTANCE

STATE PLANE COORDINATE TABLE				
Point Number	Grid Northing	Grid Easting		
1	344180.908	841320.997		
2	343081.796	839971.929		
3	343031.532	839940.613		
4	343005.815	839924.256		
5	342824.713	839870.187		
6	342714.608	839868.731		
7	342717.237	839674.605		
8	342712.174	839598.334		
9	342713.720	839484.153		
10	343006.537	839484.546		
11	343316.010	839484.961		
12	343315.561	839587.911		
13	343262.500	839673.903		
14	343087.775	839966.943		

OF 1,015 FEET TO THE POINT OF BEGINNING. CONTAINING 2,368,178 SQUARE FEET OR



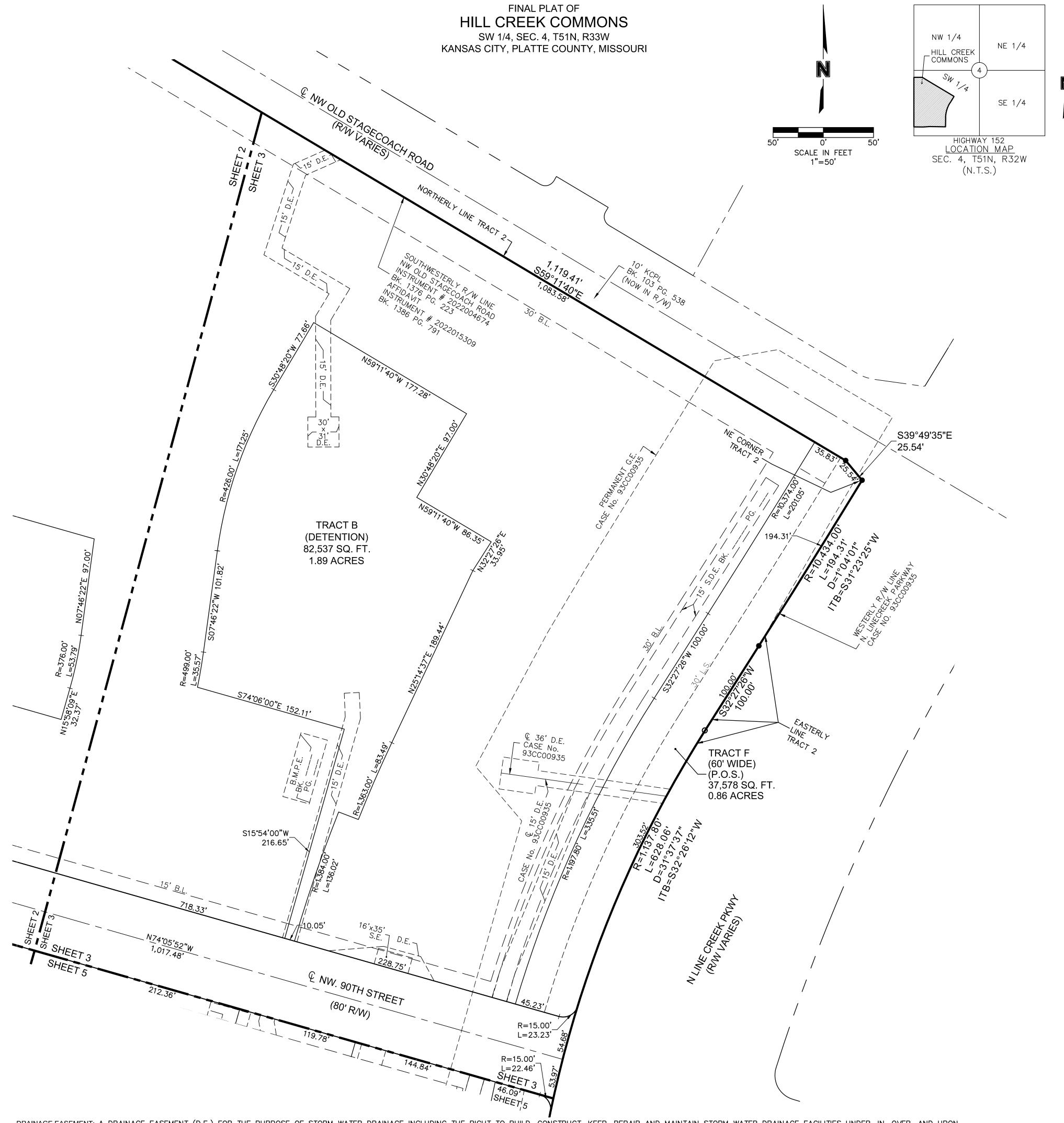


FINAL PLAT OF

POINT OF BEGINNING

SHEET

2 of 5



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 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. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER 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 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, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

WATER MAIN EASEMENT: A WATER MAIN EASEMENT (W.E.) FOR THE OPERATION AND MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, 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 CICTY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTION, 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 CONSTRUCT OR 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 ADDOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY ADDOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY ADDOINING PROPERTY OR FROM THE CITY.

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.

FLOODPLAIN: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 29095C0063G, MAP REVISED JANUARY 20, 2017 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

BUILDING HEIGHT (KCI): THE SUBJECT PROPERTY IS LOCATED WITHIN THE KANSAS CITY INTERNATIONAL AIRPORT HEIGHTS ZONE MAP DATED NOVEMBER 4, 1994. NO STRUCTURES, OBJECTS, OR NATURAL GROWTH OF TERRAIN SHALL BE ERECTED, ALTERED, OR ALLOWED TO GROW OR BE MAINTAINED TO A HEIGHT IN EXCESS OF THE HEIGHT LIMIT AS ESTABLISHED PER ORDINANCE NO. 040342 OR AS AMENDED OR REVISED BY FUTURE ORDINANCES.

AVIATION AND NOISE EASEMENT: AN AVIATION AND NOISE EASEMENT IS HEREBY GRANTED BY INSTRUMENT NO. _____ IN BOOK _____ AT PAGE _____.

UNDESIRABLE NOISE LEVELS: THE AREA DESCRIBED HEREIN LIES ADJACENT TO MISSOURI STATE HIGHWAY ROUTE NO. 152 AS SUCH, SUCH DEVELOPMENT MAY BE SUBJECT TO UNDESIRABLE NOISE LEVELS DUE TO TRAFFIC GENERATION. APPROPRIATE MEASURES SHOULD BE TAKEN THROUGH ACOUSTICAL SITE PLANNING AND/OR ACOUSTICAL CONSTRUCTION TO REDUCE THE IMPACT OF UNDESIRABLE NOISE LEVELS.

DEVELOPER: THE NEXT CHAPTER HOLDINGS, LLC 2500 EVANS TRADE CENTER DRIVE EVANS, GA 30809

PH: 706 288 7672 **SURVEYORS NOTES:**

ANDREW MALZER

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NUMBER NCS-1233274-KCTY, WITH AN COMMITMENT DATE OF MAY 27, 2025 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESET" WITH A GRID FACTOR OF 0.9998959. ALL COORDINATES SHOWN ARE IN METERS.

	LEGEND				
SURVEY MARKERS					
O FND	FOUND MONUMENT				
♣ SCR	SECTION CORNER				
● SET	SET MONUMENT				
ROW ROW	ROW MARKER				
	BOUNDARIES				
	SECTION LINE				
EASE	MENTS & SETBACKS				
B.L.	BUILDING SETBACK				
B.M.P.E.	BEST MANAGEMENT PRACTICES EASEMENT				
D.E.	STORM DRAINAGE EASEMENT				
S.E.	SANITARY SEWER EASEMENT				
S.D.E.	SURFACE DRAINAGE EASEMENT				
S.B.E.	STREAM BUFFER EASEMENT				
G.E.	GRADING EASEMENT				
KCP&L	KANSAS CITY POWER & LIGHT EASEMENT				
L.S.	LANDSCAPE EASEMENT				
	GENERAL				
R/W	RIGHT OF WAY				
P.O.S.	PRIVATE OPEN SPACE				
ITB	INITIAL TANGENT BEARING				
R	RADIUS				
D	DELTA				
L	ARC LENGTH				

THIS PLAT AND SURVEY OF HILL CREEK COMMONS WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF HILL CREEK COMMONS 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366 JEFFREY P. MEANS, MO PLS 2000147866 AUGUST 17, 2025 JMEANS@OLSSON.COM

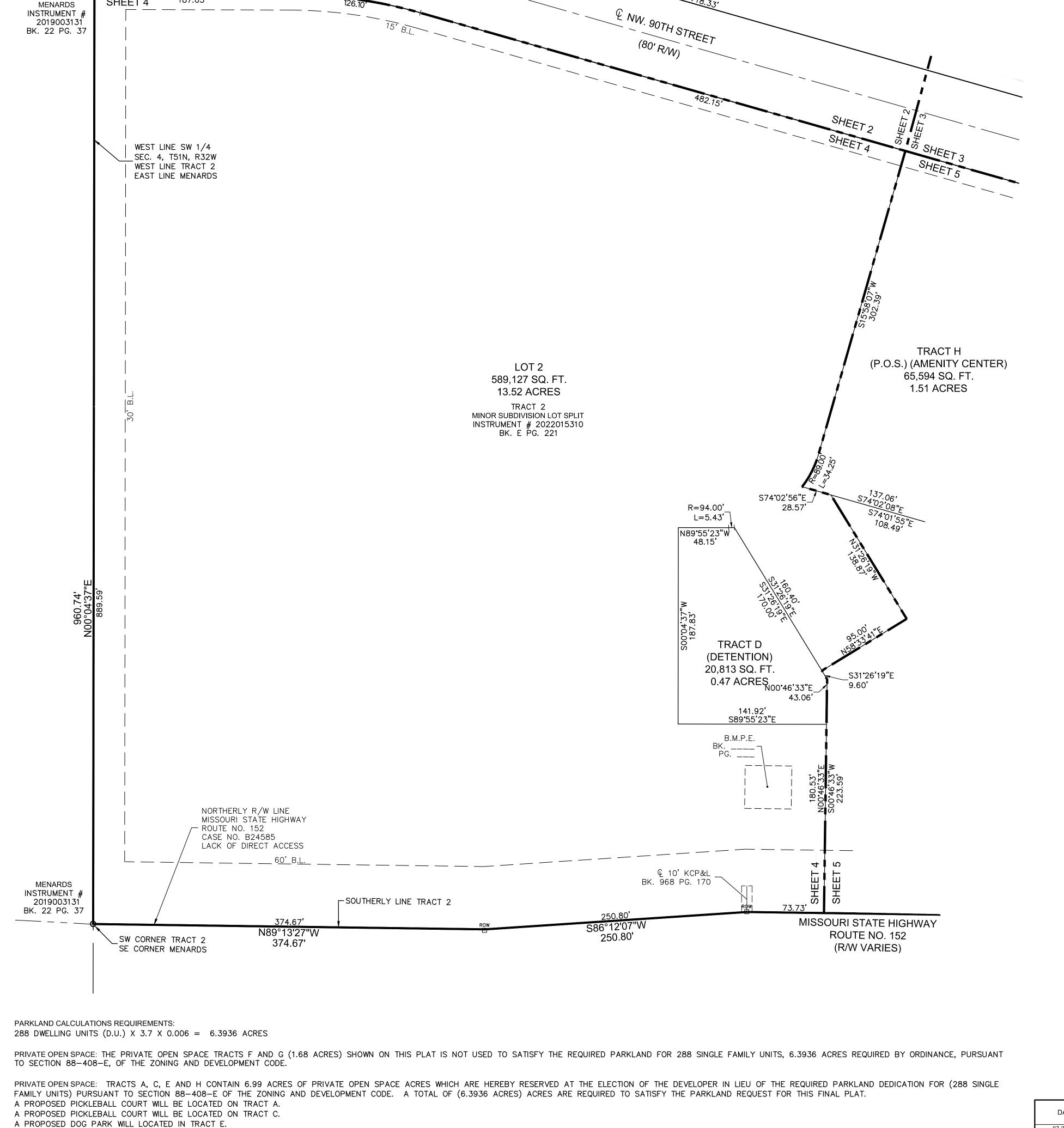
DATE OF SURVEY
07-21-2025 - 1st Submittal
08-17-2025 - 2nd Submittal (Pre-CPC)

NRW
CA/KP/KT
JPM
JPM
024-04599
V_PPLAT_02404599.DWG

MO Certifica - 816.361. X 816.361.

SHEET

3 of 5



FINAL PLAT OF

HILL CREEK COMMONS

SW 1/4, SEC. 4, T51N, R33W

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPER: THE NEXT CHAPTER HOLDINGS, LLC 2500 EVANS TRADE CENTER DRIVE EVANS, GA 30809 ANDREW MALZER PH: 706 288 7672

SURVEYORS NOTES:

HILL CREEK COMMONS

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NUMBER NCS-1233274-KCTY, WITH AN COMMITMENT DATE OF MAY 27, 2025 AT 8:00 A.M.

A PROPOSED COMMUNITY BUILDING, POOL AND BATHHOUSE WILL BE LOCATED ON TRACT H.

P.O.S. (PRIVATE OPEN SPACE) USED FOR PARKLAND DEDICATION

No. Units Required

6.3936

PURSUANT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND RESTRICTIONS, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

Provided

187.22'

S89'48'16"E

187.14

187.05[']

ℚ NW. 90TH

(R/W VARIES

(ORD. 160054)

MENARDS

INSTRUMENT # 2019003131 BK. 22 PG. 37 [₹] SHEET 2

SHEET 4

STREET

148.03'

L=137.07' R=500.00'

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESET" WITH A GRID FACTOR OF 0.9998959. ALL COORDINATES SHOWN ARE IN METERS.

SURVEY MARKERS				
O FND FOUND MONUMENT				
SCR SECTION CORNER				
● SET SET MONUMENT				
ROW ROW MARKER				
BOUNDARIES				
— — SECTION LINE				
EASEMENTS & SETBACKS				
B.L. BUILDING SETBACK				
B.M.P.E. BEST MANAGEMENT PRACTICES EASEMENT				
D.E. STORM DRAINAGE EASEMENT				
S.E. SANITARY SEWER EASEMENT				
S.D.E. SURFACE DRAINAGE EASEMENT				
S.B.E. STREAM BUFFER EASEMENT				
G.E. GRADING EASEMENT				
KCP&L KANSAS CITY POWER & LIGHT EASEMENT				
L.S. LANDSCAPE EASEMENT				
GENERAL				
R/W RIGHT OF WAY				
P.O.S. PRIVATE OPEN SPACE				
ITB INITIAL TANGENT BEARING				
R RADIUS				
D DELTA				
L ARC LENGTH				

LEGEND

MAINTENANCE OF TRACTS: TRACT B (1.89 ACRES) AND TRACT D (0.47 ACRES) IS TO BE USED FOR DETENTION TRACT AND AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT

MAINTENANCE OF TRACTS: TRACTS A, C, E, F AND G (8.67 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 COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES PLAT OF HILL CREEK COMMONS, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

Net

0.5964

THIS PLAT AND SURVEY OF HILL CREEK COMMONS WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF HILL CREEK COMMONS 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366 JEFFREY P. MEANS, MO PLS 2000147866 AUGUST 17, 2025 JMEANS@OLSSON.COM

DATE	OF SURVEY
07-21-20	025 - 1st Submittal
08-17-2025 - 2	2nd Submittal (Pre-CP
drawn by:	NRW
drawn by:	
surveyed by	CA/KP/K
surveyed by:	CA/KP/K

NW 1/4

SCALE IN FEET

1"=50'

HILL CREEK COMMONS

Sw 1/4

HIGHWAY 152 LOCATION MAP

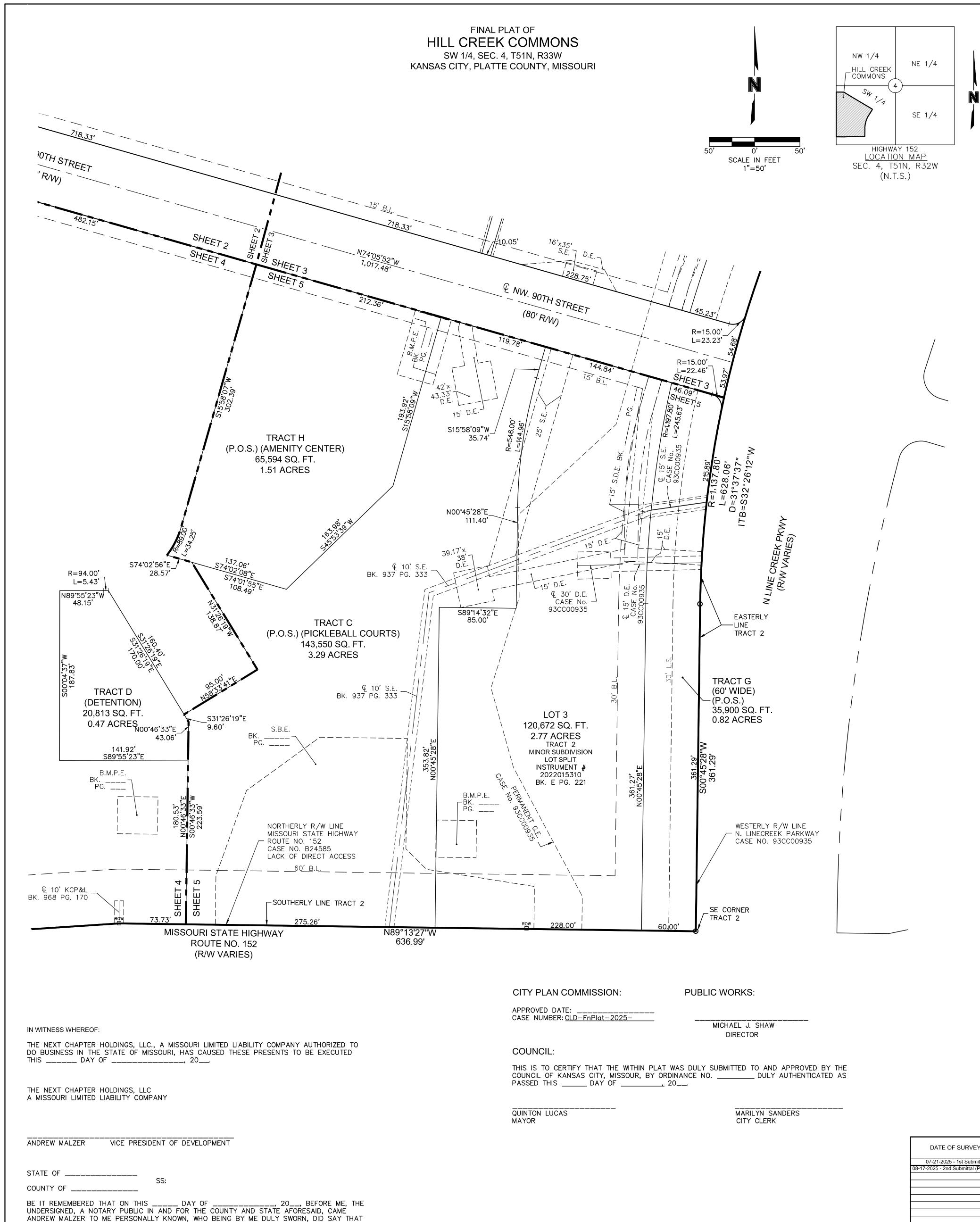
SEC. 4, T51N, R32W

(N.T.S.)

NE 1/4

SE 1/4

SHEET 4 of 5



LEGEND

SURVEY MARKERS

BOUNDARIES

EASEMENTS & SETBACKS

BUILDING SETBACK

BEST MANAGEMENT PRACTICES EASEMENT

O FND FOUND MONUMENT

SCR | SECTION CORNER

SET | SET MONUMENT

ROW ROW MARKER

— — SECTION LINE

B.M.P.E.

CITY SEAL

THIS PLAT AND SURVEY OF HILL CREEK COMMONS WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116. I HEREBY CERTIFY: THAT THE PLAT OF HILL CREEK COMMONS

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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366 JEFFREY P. MEANS, MO PLS 2000147866 AUGUST 17, 2025 JMEANS@OLSSON.COM

DATE OF SURVEY	
07-21-2025 - 1st Submittal 08-17-2025 - 2nd Submittal (Pre-CPC)	
oo 17 2020 210 Oubmitter (FTC OF O)	
drawn by: <u>NRW</u>	
surveyed by: <u>CA/KP/KT</u>	
checked by:JPM	

project no.: 024-04599 file name: V_PPLAT_02404599.DWG

SHEET

DEVELOPER: THE NEXT CHAPTER HOLDINGS, LLC 2500 EVANS TRADE CENTER DRIVE EVANS, GA 30809 ANDREW MALZER

MY COMMISSION EXPIRES: _____

PH: 706 288 7672 SURVEYORS NOTES:

IN WITNESS WHEREOF:

NOTARY PUBLIC

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NUMBER NCS-1233274-KCTY, WITH AN COMMITMENT DATE OF MAY 27, 2025 AT 8:00 A.M.

HE IS VICE PRESIDENT OF DEVELOPMENT OF THE NEXT CHAPTER HOLDINGS, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST

LIMITED LIABILITY COMPANY AND THAT SAID ANDREW MALZER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESET" WITH A GRID FACTOR

STORM DRAINAGE EASEMENT SANITARY SEWER EASEMENT S.E. S.D.E. SURFACE DRAINAGE EASEMENT S.B.E. STREAM BUFFER EASEMENT G.E. GRADING EASEMENT KCP&L KANSAS CITY POWER & LIGHT EASEMENT L.S. LANDSCAPE EASEMENT GENERAL R/W RIGHT OF WAY P.O.S. PRIVATE OPEN SPACE ITB INITIAL TANGENT BEARING

RADIUS D DELTA ARC LENGTH OF 0.9998959. ALL COORDINATES SHOWN ARE IN METERS.

5 of 5