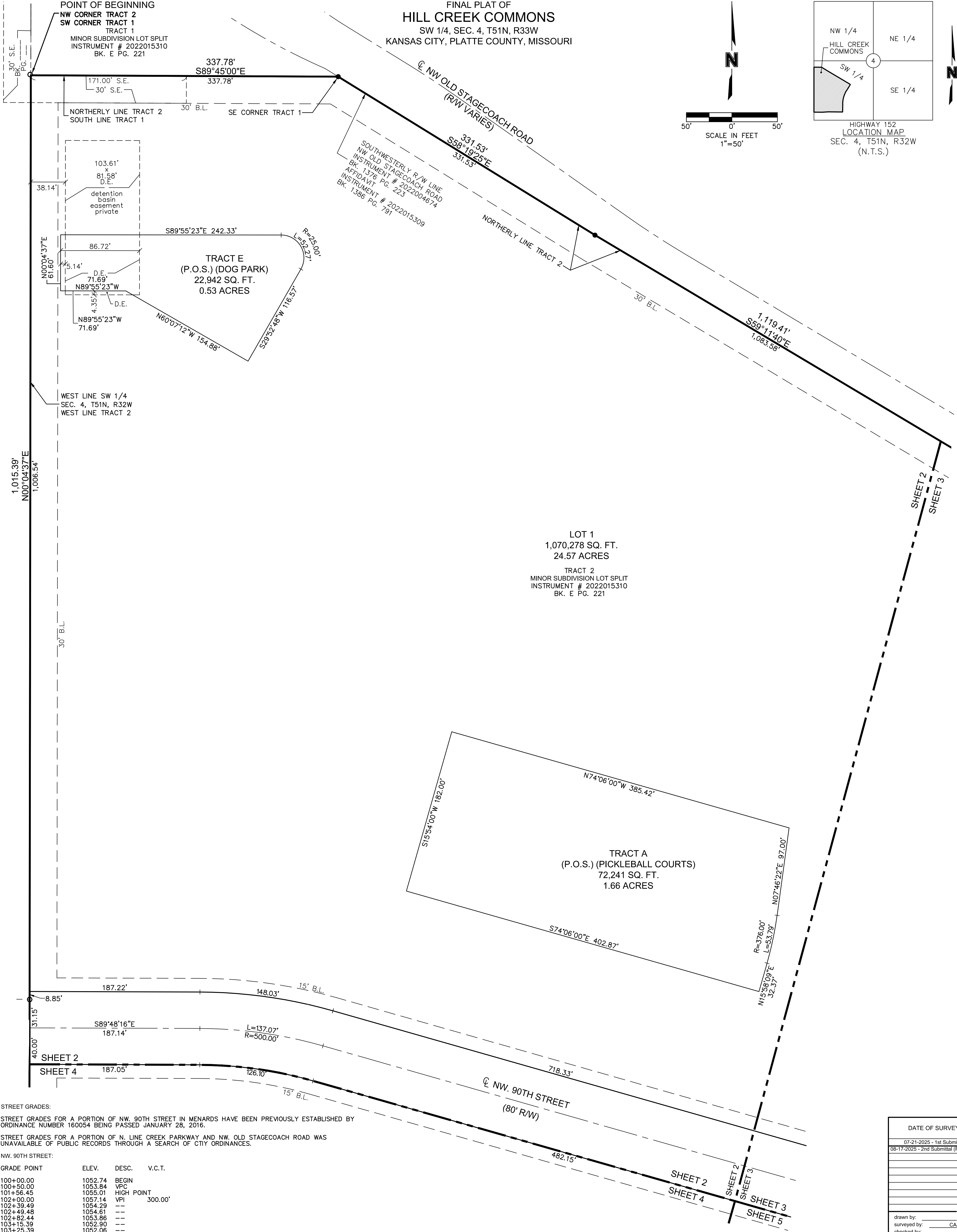




USER: nwilloughby

DWG: F:\2024\04501-05000\024-04599\40-Design\Survey\SRV\Sheets\Plat\V\_PPLAT\_02404599.dwg  
DATE: Aug 17, 2025 2:52pm



STREET GRADES:

STREET GRADES FOR A PORTION OF NW. 90TH STREET IN MENARDS HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 160054 BEING PASSED JANUARY 28, 2016.

STREET GRADES FOR A PORTION OF N. LINE CREEK PARKWAY AND NW. OLD STAGECOACH ROAD WAS UNAVAILABLE OF PUBLIC RECORDS THROUGH A SEARCH OF CTIY ORDINANCES.

NW. 90TH STREET:

GRADE POINT	ELEV.	DESC.	V.C.T.
100+00.00	1052.74	BEGIN	
100+50.00	1053.84	VPC	
101+56.45	1055.01	HIGH POINT	
102+00.00	1057.14	VPI	300.00'
102+39.49	1054.29	---	
102+49.48	1054.61	---	
102+82.44	1053.86	---	
103+15.39	1052.80	---	
103+25.39	1052.06	---	
103+50.00	1051.14	VPT	
108+00.00	1033.14	VPC	
108+25.00	1032.14	VPI	50.00'
108+50.00	1031.46	VPT	
108+87.90	1030.17	---	
109+07.90	1030.41	---	
109+73.77	1028.63	---	
109+83.77	1027.86	---	
111+40.00	1023.65	VPC	
111+96.18	1022.89	LOW POINT	
112+15.00	1021.62	VPI	150.00'
112+63.02	1023.96	---	
112+73.02	1024.81	---	
112+90.00	1025.00	VPT	
113+38.89	1027.70	---	
113+51.53	1027.77	---	
114+44.50	1031.95	VPC	
114+82.00	1033.64	VPI	
115+00.00	1033.22	HIGH POINT	
115+19.50	1033.08	VPT	
115+24.19	1033.01	---	

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

SURVEYORS NOTES:

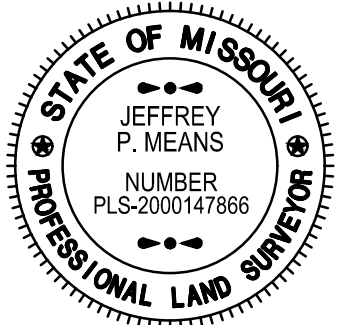
1. PROPERTY INFORMATION REFERRING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NUMBER NCS-1233274-KCTY, WITH AN COMMITMENT DATE OF MAY 27, 2025 AT 8:00 A.M.

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	
○ 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

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-CPG)	

drawn by: NRW  
surveyed by: CAKPKIKT  
checked by: JPM  
approved by: JPM  
project no.: 024-04599  
file name: V\_PPLAT\_02404599.DWG

**olsson**

Olsson - Land Surveying - MO 366, KS 144, MO Certificate of Authority-001592  
1301 Burlington Street - TEL 816.361.1177 www.olsson.com  
North Kansas City, MO 64116 FAX 816.361.1888



NW 1/4

HILL CREEK COMMONS

NE 1/4

SW 1/4

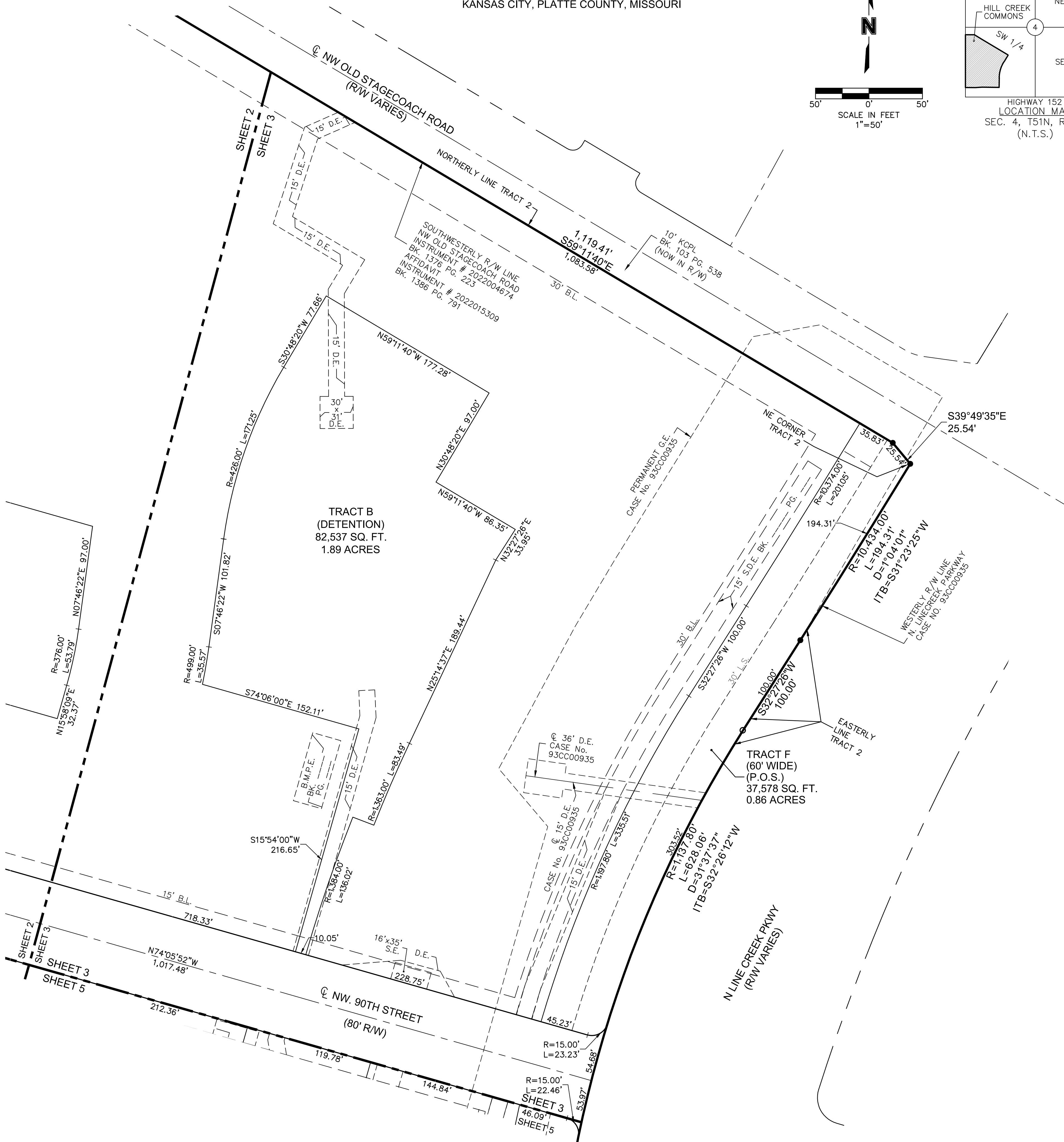
SE 1/4

4

50' 0' 50'

SCALE IN FEET  
1"=50'

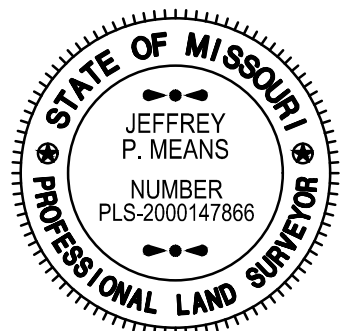
LOCATION 152  
SEC. 4, T51N, R32W  
(N.T.S.)



TO UNDESIRABLE NOISE LEVELS DUE TO TRAFFIC GENERATION.

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

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

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 233274-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 83, WEST ZONE USING MISSOURI DEPARTMENT OF REVENUE SURVEYS MONUMENT "T" OR RESET WITH A GRID FACTOR OF 0.9998935. ALL COORDINATES SHOWN ARE IN METERS.

DATE OF SURVEY	
07-21-2025 - 1st Submittal	
08-17-2025 - 2nd Submittal (Pre-CPC)	
drawn by: _____	NRW
surveyed by: _____	CA/KPK/IT
checked by: _____	JPM
approved by: _____	JPM
project no.: _____	024-04599
file name: _____	V_PPLAT_02404599.DWG

drawn by: \_\_\_\_\_ NRW  
surveyed by: \_\_\_\_\_ CA/KP/KT  
checked by: \_\_\_\_\_ JPM  
approved by: \_\_\_\_\_ JPM  
project no.: \_\_\_\_\_ 024-04599  
file name: \_\_\_\_\_ V\_PPLAT\_02404599.DWG

**Olsson**

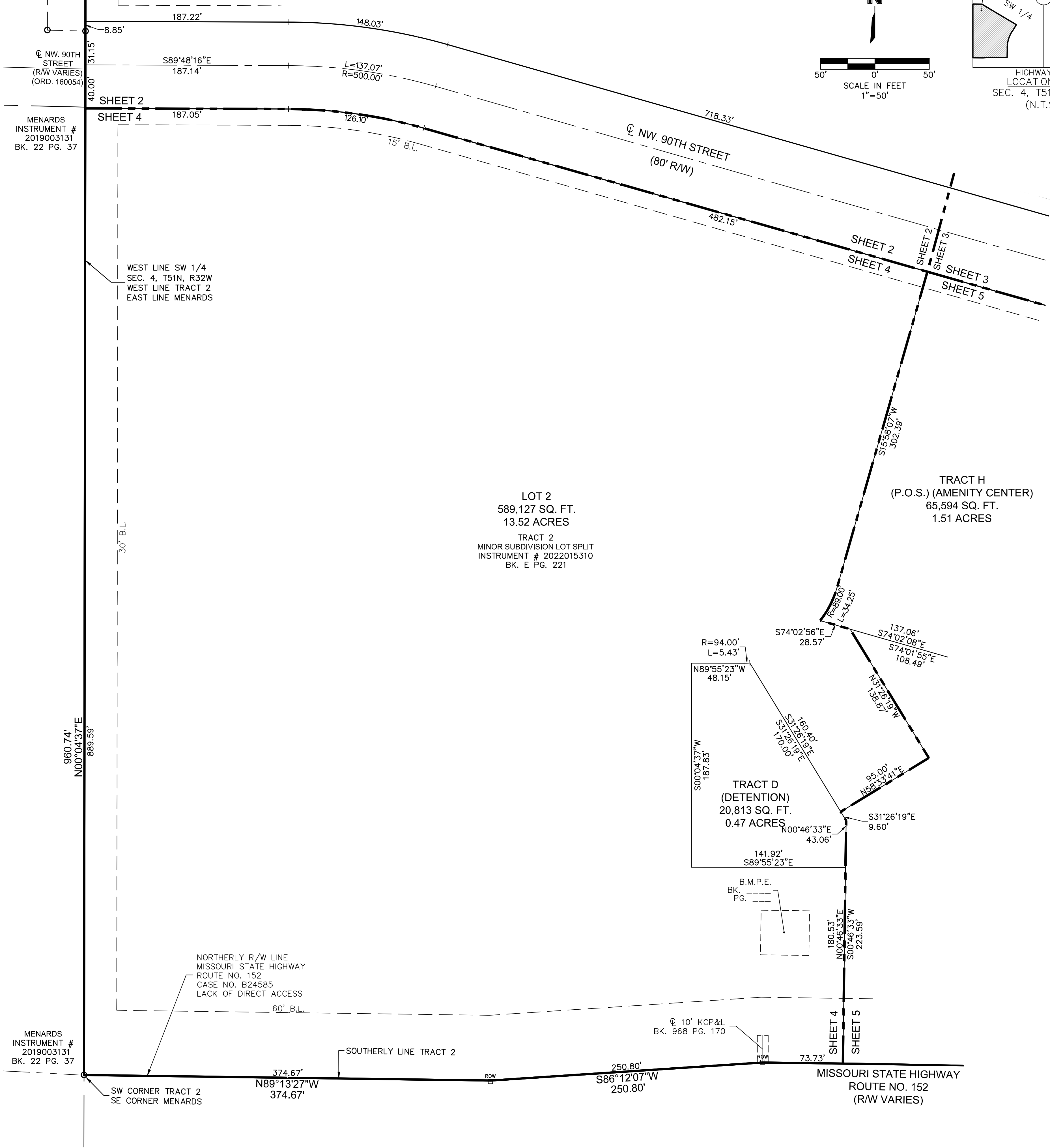
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177 FAX 816.361.1888 www.dlsson.

SHEET  
3 of 5

USER: nwilloughby

DWG: F:\2024\04501-05000\024-04599\40-Design\Survey\SRV\Sheets\Plat\V\_PPLAT\_02404599.dwg  
DATE: Aug 17, 2025 2:54pm

FINAL PLAT OF  
HILL CREEK COMMONS  
SW 1/4, SEC. 4, T51N, R33W  
KANSAS CITY, PLATTE COUNTY, MISSOURI



PARKLAND CALCULATIONS REQUIREMENTS:  
288 DWELLING UNITS (D.U.) X 3.7 X 0.006 = 6.3936 ACRES

PRIVATE OPEN SPACE: THE PRIVATE OPEN SPACE TRACTS F AND G (1.68 ACRES) SHOWN ON THIS PLAT IS NOT USED TO SATISFY THE REQUIRED PARKLAND FOR 288 SINGLE FAMILY UNITS, 6.3936 ACRES REQUIRED BY ORDINANCE, PURSUANT TO SECTION 88-408-E, OF THE ZONING AND DEVELOPMENT CODE.

PRIVATE OPEN SPACE: TRACTS A, C, E AND H CONTAIN 6.99 ACRES OF PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR (288 SINGLE FAMILY UNITS) PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF (6.3936 ACRES) ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT.  
A PROPOSED PICKLEBALL COURT WILL BE LOCATED ON TRACT A.  
A PROPOSED PICKLEBALL COURT WILL BE LOCATED ON TRACT C.  
A PROPOSED DOG PARK WILL LOCATED IN TRACT E.  
A PROPOSED COMMUNITY BUILDING, POOL AND BATHHOUSE WILL BE LOCATED ON TRACT H.

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 PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES PLAT OF HILL CREEK COMMONS, RECORDED SIMULTANEOUSLY WITH 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 COVENANTS, CONDITIONS, RESTRICTIONS AND RESTRICTIONS, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

P.O.S. (PRIVATE OPEN SPACE) USED FOR PARKLAND DEDICATION				
Plat	No. Units	Required	Provided	Net
HILL CREEK COMMONS	288	6.3936	6.99	0.5964

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

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.  
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LEGEND	
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⊙ SCR	SECTION CORNER
● SET	SET MONUMENT
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KCP&L	KANSAS CITY POWER & LIGHT EASEMENT
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R/W	RIGHT OF WAY
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AUGUST 17, 2025  
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DATE OF SURVEY	
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Olsson - Land Surveying - MO 366, KS 144, MO Certificate of Authority-0010502  
1301 Burlington Street TEL 816.361.1177 FAX 816.361.1888  
North Kansas City, MO 64116 www.olsson.com

SHEET  
4 of 5

