

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

CITY PLAN COMMISSION:

APPROVED DATE: _____
CASE NUMBER: CLD-FnPlat-2026-00004

PUBLIC WORKS:

MICHAEL J. SHAW, DIRECTOR

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 _____ 20__.

QUINTON LUCAS MAYOR

MARILYN SANDERS
CITY CLERK

FINAL PLAT OF
CADENCE - FIFTH PLAT
NW 1/4, SEC. 34, T52N, R33W.
KANSAS CITY, CLAY COUNTY, MISSOURI

N. MULBERRY STREET:

GRADE POINT	ELEV.	DESC.	V.C.T.
38+69.11	1049.68	BEGIN CONSTRUCTION	
39+07.29	1050.20	BEGIN TYPICAL SECTION	
44+73.61	1058.13	V.P.C.	
45+17.81	1058.44	HIGH POINT STATION	
45+25.00	1058.85	V.P.I.	102.78
45+76.39	1057.90	V.P.T.	
46+01.19	1057.44	END TYPICAL SECTION	
46+85.23	1055.88	BEGIN TYPICAL SECTION	
46+42.76	1056.66	STATION 20+58.75	
48+87.43	_____	N. HICKORY STREET	
_____	_____	END CONSTRUCTION	

N. HICKORY STREET:

GRADE POINT	ELEV.	DESC.	V.C.T.
10+12.00	1048.99	BEGIN CONSTRUCTION	
10+43.73	1049.47	BEGIN TYPICAL SECTION	
16+47.63	1058.52	V.P.C.	
17+32.68	1059.16	HIGH POINT STATION	
17+25.00	1059.68	V.P.I.	154.73
18+02.37	1058.73	V.P.T.	
20+18.69	1056.08	END TYPICAL SECTION	
20+25.24	1055.99	GRADE BREAK	
20+58.75	1056.66	STATION 46+42.76	
_____	_____	N. MULBERRY STREET/END CONSTRUCTION	

STREET GRADES:

STREET GRADES AND RIGHT-OF-WAY FOR A PORTION OF NW 104TH STREET AND N. MULBERRY STREET LOCATED IN CADENCE - SECOND PLAT HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 21039 BEING PASSED ON MAY 6, 2021. STREET GRADES AND RIGHT-OF-WAY FOR A PORTION OF NW 104TH STREET LOCATED IN CADENCE - FOURTH PLAT HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER _____ BEING PASSED ON _____ 20__.

LEGEND

SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
GENERAL	
⊕	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

LAND DATA	AREA
TOTAL LAND AREA	15.07 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	2.25 ACRES±
NET LAND AREA	12.82 ACRES±
PLAT DATA	COUNT
NUMBER OF LOTS	58
NUMBER OF TRACTS	2

PLAT DEDICATION: CADENCE - FIFTH PLAT	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: 0.00 ACRES	
RECORD AS: PLAT	

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:

CADENCE - FIFTH PLAT

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 LINES NEAREST THERETO.

MAINTENANCE OF TRACTS: TRACT R (0.96 ACRES) IS 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 DECLARATION OF HOMES ASSOCIATION AND COVENANT, CONDITIONS, RESTRICTION AND EASEMENTS.

MAINTENANCE OF TRACT: TRACT Q (0.54 ACRES) IS TO BE USED FOR DETENTION 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 CADENCE - FIFTH PLAT, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PRIVATE OPEN SPACE: THE PRIVATE OPEN SPACE TRACT R (0.96 ACRES) SHOWN ON THIS PLAT IS NOT USED TO SATISFY THE REQUIRED PARKLAND FOR (58) SINGLE FAMILY UNITS (1.29 ACRES REQUIRED BY ORDINANCE) PURSUANT TO SECTION 88-408-E, ZONING AND DEVELOPMENT CODE.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ACCORDING TO THE CLAY COUNTY FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0061C MAP REVISED JANUARY 20, 2017.

PAYMENT IN LIEU OF PARKLAND: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$22,072.24 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR (58) SINGLE FAMILY UNITS) PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

1.1 ACRES X \$20,065.67 (PER ACRE) = \$22,072.24

P.O.S. (PRIVATE OPEN SPACE) USED FOR PARKLAND DEDICATION				
Plat	No. Lots	Required	Provided	Net
CADENCE - FIRST PLAT	63	1.40	2.42	1.02
CADENCE - SECOND PLAT	50	1.11	3.27	3.18
CADENCE VILLAS - FIRST PLAT	54	1.20	0.74	2.72
CADENCE - THIRD PLAT	61	1.35	0.92	2.29
CADENCE VILLAS - SECOND PLAT	62	1.38	0.00	0.91
CADENCE - FOURTH PLAT	54	1.20	0.48	0.19
CADENCE - FIFTH PLAT	58	1.29	0.00	-1.1

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFELT LAND TITLE, INC. TITLE NO. 26083992 WITH AN EFFECTIVE DATE OF JANUARY 21, 2026 AT 8:00 A.M. PROPERTY LAST CONVEYED MARCH 8, 2007 BY MISSOURI WARRANTY DEED DOCUMENT NUMBER 2007009485 IN BOOK 5646 AT PAGE 146.

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-07" WITH A GRID FACTOR OF 0.9998971. ALL COORDINATES SHOWN ARE IN METERS.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF CADENCE - FIFTH PLAT A SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT 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 IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CLAY COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

By: _____
TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067
OLSSON, LC - 366
TWSWELL@OLSSON.COM

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	346583.653	840505.296
2	345764.990	841625.888
3	345767.328	841669.814
4	345768.961	841725.881
5	345723.223	841725.651
6	345722.959	841778.225
7	345737.436	841778.298
8	345737.229	841819.443
9	345733.365	841819.424
10	345733.060	841880.176
11	345439.069	841877.317
12	345415.828	841827.246
13	345464.024	841780.588
14	345456.899	841772.769
15	345468.467	841762.849
16	345490.601	841726.006
17	345501.300	841711.959
18	345519.731	841696.590
19	345541.408	841685.705
20	345564.994	841680.041
21	345615.290	841676.032
22	345658.026	841646.371
23	345696.854	841632.378
24	345716.813	841627.747
25	345736.494	841625.808

CITY SEAL

IN WITNESS WHEREOF:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 20__.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
A MISSOURI CORPORATION

F. BRENNER HOLLAND, JR. SR. VICE PRESIDENT

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 20__ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME F. BRENNER HOLLAND, JR. TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SR. VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID BRENNER HOLLAND, JR. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

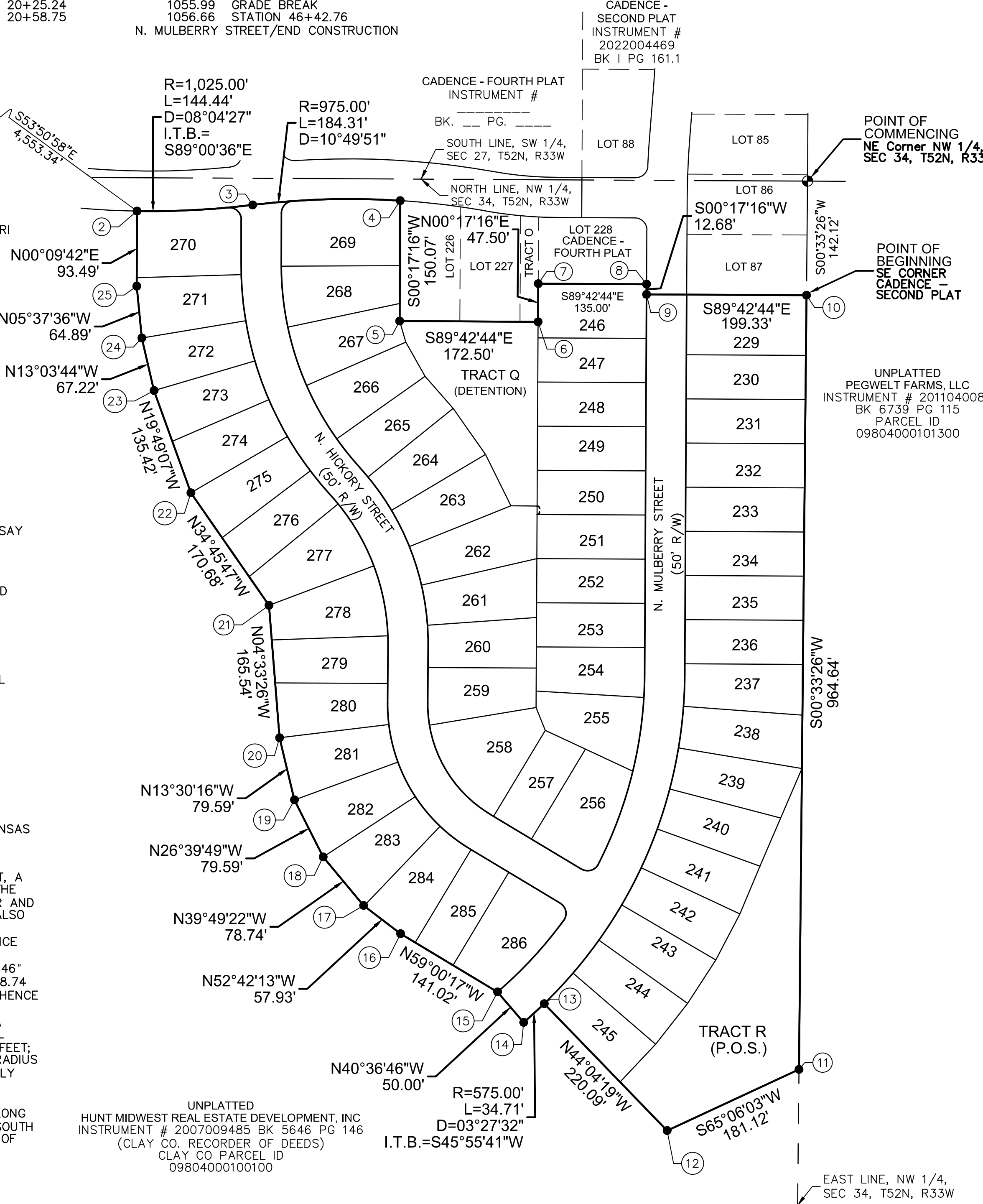
NOTARY PUBLIC

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF TIMOTHY BLAIR WISWELL, P.L.S. 2009000067, UNDER THE AUTHORITY OF C.L.S. 366 AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, ALSO BEING A POINT ON THE EAST LINE OF CADENCE - SECOND PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED FEBRUARY 7, 2022 AS INSTRUMENT NUMBER 2022004469 IN BOOK I AT PAGE 161.1 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE SOUTH 00°33'26" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND ALONG SAID EAST LINE OF SAID CADENCE - SECOND PLAT, 142.12 FEET TO THE SOUTHEAST CORNER OF SAID CADENCE - SECOND PLAT AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 00°33'26" WEST ON THE EAST LINE OF SAID NORTHWEST QUARTER, 964.64 FEET; THENCE LEAVING SAID EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 65°06'03" WEST, 181.12 FEET; THENCE NORTH 44°04'19" WEST, 220.09 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 45°55'41" WEST, WITH A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 03°27'32" AND AN ARC DISTANCE OF 34.71 FEET; THENCE NORTH 40°36'46" WEST, 50.00 FEET; THENCE NORTH 59°00'17" WEST, 141.02 FEET; THENCE NORTH 52°42'13" WEST, 57.93 FEET; THENCE NORTH 39°49'22" WEST, 78.74 FEET; THENCE NORTH 26°39'49" WEST, 79.59 FEET; THENCE NORTH 13°30'16" WEST, 79.59 FEET; THENCE NORTH 04°33'26" WEST, 165.54 FEET; THENCE NORTH 34°45'47" WEST, 170.68 FEET; THENCE NORTH 19°49'07" WEST, 135.42 FEET; THENCE NORTH 13°03'44" WEST, 67.22 FEET; THENCE NORTH 03°37'36" WEST, 64.89 FEET; THENCE NORTH 00°09'42" EAST, 93.49 FEET TO A POINT ON THE SOUTHERLY LINE OF CADENCE - FOURTH PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY; THENCE EASTERLY, ALONG SAID SOUTHERLY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 89°00'36" EAST, A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 08°04'27" AND AN ARC DISTANCE OF 144.44 FEET; THENCE EASTERLY, ALONG SAID SOUTHERLY LINE, ALONG A CURVE TO THE RIGHT, BEING TANGENT WITH THE LAST DESCRIBED COURSE, WITH A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 10°49'51" AND AN ARC DISTANCE OF 184.31 FEET; THENCE SOUTH 00°17'16" WEST, ALONG SAID SOUTHERLY LINE, 150.07 FEET; THENCE SOUTH 89°42'44" EAST, ALONG SAID SOUTHERLY LINE, 172.50 FEET; THENCE NORTH 00°17'16" EAST, ALONG SAID SOUTHERLY LINE, 47.50 FEET; THENCE SOUTH 89°42'44" EAST, ALONG SAID SOUTHERLY LINE, 135.00 FEET TO THE SOUTHEAST CORNER OF SAID CADENCE - FOURTH PLAT, ALSO BEING A POINT ON THE WESTERLY LINE OF SAID CADENCE - SECOND PLAT; THENCE SOUTH 00°17'16" WEST, ALONG SAID WESTERLY LINE, 12.68 FEET TO THE SOUTHWEST CORNER OF SAID CADENCE - SECOND PLAT; THENCE SOUTH 89°42'44" EAST ALONG THE SOUTH LINE OF SAID CADENCE - SECOND PLAT, 199.33 FEET TO SAID SOUTHEAST CORNER OF SAID CADENCE - SECOND PLAT ALSO BEING THE POINT OF BEGINNING, CONTAINING 656,453 SQUARE FEET OR 15.07 ACRES, MORE OR LESS.

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO., 64161
816-455-2500



UNPLATTED
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
INSTRUMENT # 2007009485 BK 5646 PG 146
(CLAY CO. RECORDER OF DEEDS)
CLAY CO. PARCEL ID
09804000100100

EAST LINE, NW 1/4,
SEC 34, T52N, R33W

DWG: F:\2018\0501-1000\018-0833-H\40-Design\Survey\Sheets\Final\Plat\PLAT_H180833.dwg
 DATE: Feb 27, 2026 3:04pm
 USER: nwilloughby

DATE OF SURVEY

01-23-2026 - Title Report Request
01-29-2026 - for HWM review
01-30-2026 - 1st Submittal
02-27-2026 - 2nd Submittal

drawn by: _____ NRW
surveyed by: _____ AH/ES
checked by: _____ TBW
approved by: _____ TBW
project no.: F18-0833
file name: V_PLAT_H180833.DWG

olsson

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

SHEET
1 of 2

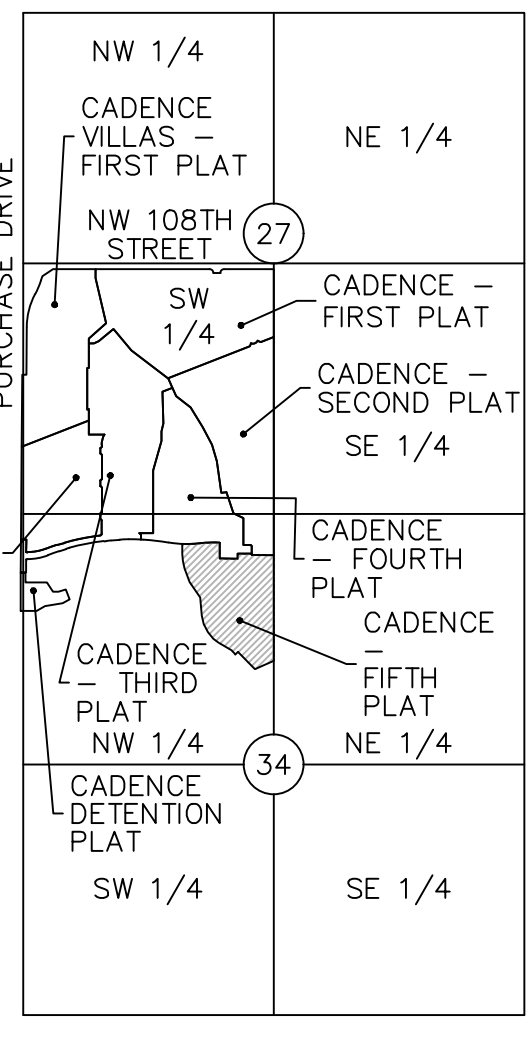
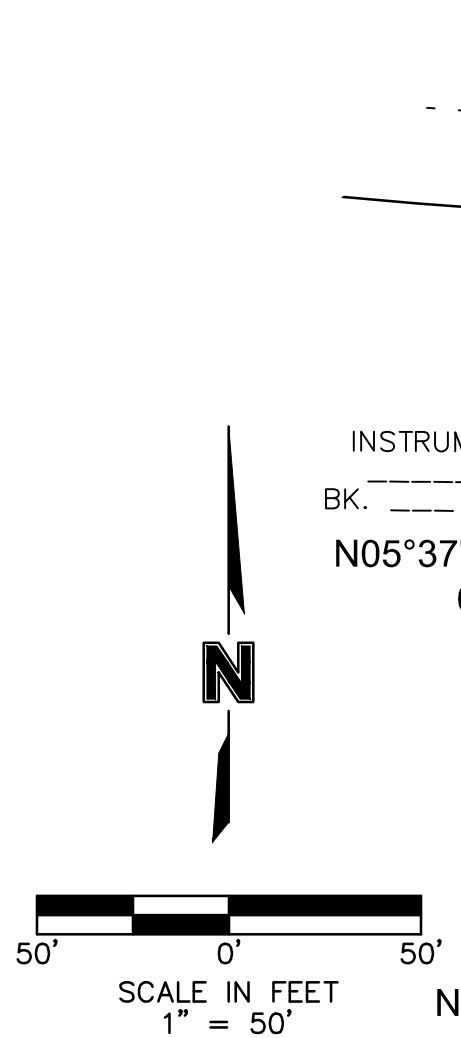
FINAL PLAT OF
CADENCE - FIFTH PLAT
 NW 1/4, SEC. 34, T52N., R33W.
 KANSAS CITY, CLAY COUNTY, MISSOURI

POINT OF COMMENCING
 NE Corner NW 1/4,
 SEC 34, T52N, R33W

POINT OF BEGINNING
 SE CORNER
 CADENCE - SECOND PLAT

CADENCE - SECOND PLAT
 INSTRUMENT # 202204469
 BOOK I PAGE 161.1

TRACT R
 (P.O.S.)
 41,679 SQ. FT.
 0.96 ACRES



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

LINE ID	BEARING/RADIUS	DISTANCE
L250-1	S00°17'16"W	44.49'
L250-2	S00°17'16"W	10.51'
L251	S00°17'16"W	55.00'
L252	S00°17'16"W	55.00'
L253	S00°17'16"W	55.00'
L254	S00°17'16"W	55.00'
L259	S00°17'16"W	49.16'
L260	S00°17'16"W	63.05'
L261	S00°17'16"W	73.36'
L262	S00°17'16"W	65.51'
L0	S89°39'59"E	32.62'
C269	R=15.00'	22.43'
C270	R=15.00'	25.01'
L270/271	S88°21'15"W	130.28'

EASEMENT DEDICATION - AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMER SERVICES, PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U.E.), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

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 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.

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. 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.

DEVELOPER:
 HUNT MIDWEST REAL ESTATE
 DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO, 64161
 816-455-2500

SURVEYORS NOTES:

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LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
D.E.	STORM DRAINAGE EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
⊙	CENTERLINE
I.T.B.	INITIAL TANGENT BEARING
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
BK.	BOOK
PG.	PAGE

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF CADENCE - FIFTH PLAT A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT 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 IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CLAY COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY: TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067
 OLSSON, LC-366
 TWISWELL@OLSSON.COM

DATE OF SURVEY	
01-20-2026	for final review
01-20-2026	1st Submittal
02-27-2026	2nd Submittal

drawn by: NRW
 surveyed by: AHES
 checked by: TBW
 approved by: TBW
 project no.: H18-0033
 file name: V_PLAT_H180033.DWG

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

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 DATE: Feb 27, 2026 2:57pm
 USER: nwilloughby