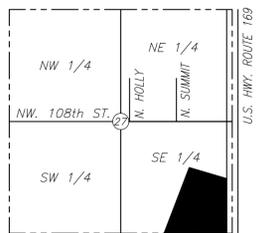
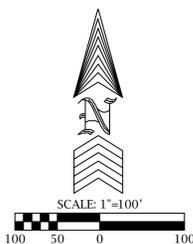


FINAL PLAT OF NORTHLAND CHRISTIAN EDUCATION SYSTEM

A MAJOR SUBDIVISION IN Kansas City, Clay County, Missouri



Location Map
Section 27-52-33
(Not To Scale)



LEGEND:
 U/E = Utility Easement
 S/E = Sanitary Sewer Easement
 L/E = Landscape Maintenance Easement
 BMP ESMT. = Best Management Practices Easement
 N.T.S. = Not To Scale
 AC. = Acres
 C = Centerline

△ Denotes Existing 1/2" Bar Capped LS#2074, unless otherwise noted
 ▲ Denotes Set Permanent Reference Monument Capped LS#2016042019

- NOTES:**
- Bearing System is based on the Missouri State Plane Coordinate System.
 - Parent tract is recorded at the Clay County Recorder of Deeds office in Book 9623, Page 44.
 - This plat meets the accuracy requirements for an urban class of property.
 - Permanent reference monument and semi-permanent lot corners and curb chip at lot line projections will be placed upon completion of construction but in any event, within twelve months after the plat has been recorded.
 - The source of the description and easements as shown on this survey were derived from a title report issued by Stewart Title Company, Commitment No. 2671959, effective July 17, 2025 at 8:00AM.
 - Item No. 7 per Title Commitment No. 2671959, effective July 17, 2025 at 8:00AM, per Book 549, Page 477, this Tract does not have direct access to US Hwy 169.
 - The original location of the BMP easement described in Book 9576 at Page 81 was corrected via affidavit recorded in Book 10067 Page 144. Corrected location of the BMP easement is as shown.

TRAVERSE TABLE G.P.S.

Location	Bearing	Distance (Grid Meters)	Northing	Easting
PL-07			346583.688	840505.381
PL-07 Referencing PL-07A	N 89°37'57" E			
PL-07 To Point of Beginning	S 64°22'52" E	1872.57	345774.020	842193.860

STATE PLANE COORDINATES BY G.P.S.

NOTE:
 The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9998971. All coordinates are in meters.

Land Data	Area
Total Land Area	1,478,113.35± SF or 33.93± Acres
Land Area for Proposed and Existing Right of Way	46,763.47± SF or 1.07± Acres
Net Land Area	1,524,876.82± SF or 35.01± Acres
Plat Data	Count
Number of Lots	1
Number of Tracts	1

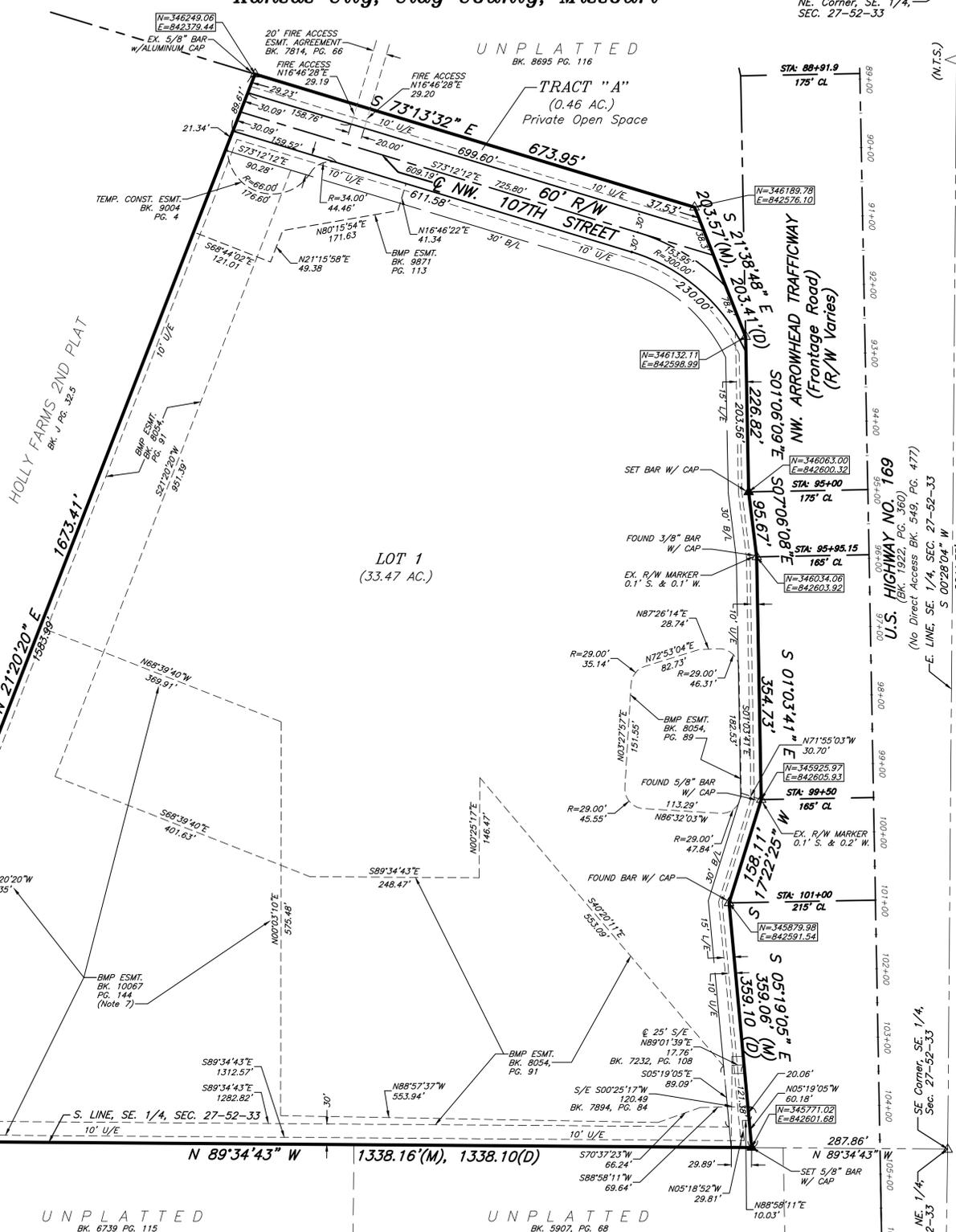
POINT OF COMMENCEMENT
 SW Corner, SE 1/4,
 Sec. 27-52-33
 (N.T.S.)

POINT OF BEGINNING

I hereby state that the plat of NORTHLAND CHRISTIAN EDUCATION SYSTEM subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further sign, seal and state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.



DATE: _____
 ZACHARY A. BRINKER - LS 2016042019
 CERTIFICATE OF AUTHORITY - LS 2013023732



DESCRIPTION:
 A tract of land in the Southeast Quarter of Section 27, Township 52 North, Range 33 West in Kansas City, Clay County, Missouri, described as follows:
 Commencing at the Southwest corner of said Southeast Quarter; thence South 89 degrees 34 minutes 43 seconds East along the South line of said Southeast Quarter, 1028.88 feet to the True Point of Beginning of the tract of land to be herein described; thence North 21 degrees 20 minutes 20 seconds East, 1673.41 feet; thence South 73 degrees 13 minutes 32 seconds East, 673.95 feet; thence South 21 degrees 38 minutes 48 seconds East, 203.57 feet to a point on the West right of way line of US Highway Route No. 169 as established by Document No. G43183 in Book 1922 at Page 360; thence Southerly along said Westery right of way line the following five courses; thence South 01 degree 06 minutes 09 seconds East, 226.82 feet; thence South 07 degrees 06 minutes 08 seconds East, 95.67 feet; thence South 01 degree 03 minutes 41 seconds East, 354.73 feet; thence South 17 degrees 22 minutes 25 seconds West, 158.11 feet; thence South 05 degrees 19 minutes 05 seconds East, 359.06 feet to a point on the South line of said Southeast Quarter; thence North 89 degrees 34 minutes 43 seconds West along said South line, 1338.16 feet to the Point of Beginning. Said tract of land contains 1,524,876.82 square feet or 35.01 acres, more or less.

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 "NORTHLAND CHRISTIAN EDUCATION SYSTEM".

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 transformers, 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 of 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.

UNDESIRABLE NOISE LEVELS: The area described herein lies adjacent to Missouri Highway No. 169 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.

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 within this line and the lot line nearest thereto.

MAINTENANCE OF TRACTS: Tract A is to be used for Private Open Space and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the Covenant For Maintenance of Tract "A" recorded simultaneously with this plat.

BUILDING HEIGHT (ACD): 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. 104032 or as amended or revised by future ordinances.

AVIATION AND NOISE EASEMENT: An aviation and noise easement is hereby granted by Document No. 2017032944, in Book 8054, at Page 90.

FLOODPLAIN: The subject property is located in "Zone X" (areas of minimal flooding) according to the Clay County, Missouri Flood Insurance Rate Map (FRM), Map Number 29095C062G, Map Revised January 1, 2017.

LANDSCAPE EASEMENT: This easement is reserved for the planting of trees or shrubs by the owner or developer; buildings or structures (including fences and walls) within the easement are prohibited.

UTILITY EASEMENT: 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 transformers, 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.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail, provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

RESTRICTED ACCESS: No direct vehicular access to Missouri Highway No. 169 from Lot 1 and Tract "A" is permitted.

IN TESTIMONY WHEREOF: NORTHLAND CHRISTIAN EDUCATION SYSTEM, a Missouri Not-for-Profit Corporation, has caused these presents to be executed this _____ day of _____, 20____.

NORTHLAND CHRISTIAN EDUCATION SYSTEM, a Missouri Not-for-Profit Corporation

President _____ Secretary _____

STATE OF _____)
 COUNTY OF _____)
 On this _____ day of _____, 20____, before me appeared _____ to me personally known who being by me duly sworn did say that _____ is President of the NORTHLAND CHRISTIAN EDUCATION SYSTEM, a Missouri non-profit corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalf of said corporation by authority duly conferred upon _____ by its Board of Directors and _____ acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri, on the day and year last written.

My Commission Expires _____ NOTARY PUBLIC _____

CITY PLAN COMMISSION PUBLIC WORKS:
 Approved Date: _____
 Case Number: CLD-EnPlat-2026-00002 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 as passed this _____ day of _____, 20____.

MAYOR: Quinton Lucas CITY CLERK: Marilyn Sanders

Plat Dedication:	Reserved for County Recording Stamp
NORTHLAND CHRISTIAN EDUCATION SYSTEM	
Private Open Space Dedication:	
Record As:	
PLAT	
FINAL PLAT OF NORTHLAND CHRISTIAN EDUCATION SYSTEM Kansas City, Clay County, Missouri	
	Developer: NORTHLAND CHRISTIAN EDUCATION SYSTEM 4214 NW. COOKINGHAM ROAD KANSAS CITY, MO 64164
SNYDER & ASSOCIATES LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING 201 NW. 72ND ST. ~ GLADSTONE, MO 64118 PH. (816) 436-0732 ~ FAX (816) 436-0767	SHEET 1 OF 1
Drawn By: BN File Name: 125.0865.13.DXF SEC: 27-52-33 Date: DECEMBER 12, 2025 Job No: 125.0865.13	REVISED PER CITY COMMENTS: FEBRUARY 10, 2026