

LOCATION MAP

SECTION 20-47-33
Scale 1" = 2000'

FINAL PLAT FLEXCAVES

All that part of Lot 2 and Tract A of Replat of Tract No. 2, Lillis Estates, a subdivision in the SE 1/4 of the NW 1/4 of Section 20, Township 47 North, Range 33 West all in Kansas City, Jackson County, Missouri

PROPERTY DESCRIPTION:

All that part of Lot 2 and Tract A of Replat of Tract No. 2, Lillis Estates, a subdivision in the Southeast Quarter of the Northwest Quarter of Section Twenty (S20), Township Fifty-Seven North (T47N), Range Thirty-Three West (R33W) of the Fifth Principal Meridian (5th P.M.) in Kansas City, Jackson County, Missouri, recorded in Book K39, Page 46 at the Jackson County, Missouri Recorder of Deeds more particularly described by Michelle Brown, Professional Land Surveyor No. 2016019003 in the State of Missouri, on March 23, 2026 as follows:

BEGINNING at the Northwest Corner of Lot 2, Replat of Tract No. 2, Lillis Estates, a subdivision in the Southeast Quarter of the Northwest Quarter of Section Twenty (S20), Township Forty-Seven North (T47N), Range Thirty-Three West (R33W) of the Fifth Principal Meridian (5th P.M.) all in Kansas City, Jackson County, Missouri; thence along the North line of said Lot 2, South 85°07'00" East a distance of 594.92 feet to the Northeast Corner of said Lot 2; thence along the East line of said Lot 2, South 4°49'39" West a distance of 399.88 feet to a point on the North right-of-way line of Missouri Highway 150 (aka 135th Street) as now established, said point also being the Southeast Corner of Tract A, of said subdivision Replat of Tract No. 2, Lillis Estates; thence along said North right-of-way line Missouri Highway 150, North 85°10'24" West a distance of 375.10 feet to the Southeast corner of Lot 1, of said subdivision Replat of Tract No. 2, Lillis Estates; thence departing said North right-of-way line and along the East line of said Lot 1, North 3°28'08" East a distance of 220.13 feet to the Northeast corner of said Lot 1; thence along the North line of said Lot 1, North 85°09'48" West a distance of 210.01 feet to the West line of Lot 2, of said subdivision Replat of Tract No. 2, Lillis Estates; thence North 3°22'11" East a distance of 160.42 feet to the POINT OF BEGINNING, and containing 169,853 square feet, or 4.358 acres.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "FLEXCAVES".

UTILITY 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 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.

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 with the maintenance and use thereof.

SANITARY SEWER EASEMENT: A Sewer Easement (SS/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 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.

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 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 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.

TREE PRESERVATION EASEMENT: An easement or license is hereby dedicated to the City of Kansas City, to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "TPE". Trees shall not be removed from a tree preservation easement without the City of Kansas City's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The Owner, or their designees, shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead, diseased trees or trees posing a threat to the public or adjacent property.

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.

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.

STREET GRADES: The Street Grades for Missouri Highway 150 were previously established by Ordinance No.

SURVEYOR'S NOTES:

- References Plat: Replat of Tract No. 2, Lillis Estates recorded on 5/10/1996 in Plat Book K39, Page 46, at the Jackson County Recorder of Deeds.
- Bearings shown hereon are Grid Bearings based on and tied to Control Monument "JA-130", 2003 Adjustment (N:301496.041m, E:842490.016m) of the Missouri Geographic Reference System the Missouri Coordinate System of 1983, West Zone and developed from GPS observations.
- All distances shown on this plat are platted and measured unless otherwise noted and are US. Survey Feet.
- Flood Plain: According to the F.E.M.A. Flood Insurance Rate Map Number 29095C0389G, revised 1/20/2017 this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

I hereby certify that this Subdivision Plat is based upon an actual field survey performed by me or under my direct supervision during February 2026, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

Michelle Brown, Missouri PLS-2016019003
RIC MO CLS-2011003572
mbrown@ric-consult.com

EXECUTION:

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 2026.

PI REAL ESTATE LLC

ANDREW OSMAN, PRESIDENT

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this ____ day of _____, 2026, before me a Notary Public in and for said County and State, came ANDREW OSMAN, PRESIDENT of PI REAL ESTATE LLC who is personally known to me to be the same person who executed the foregoing instrument of writing, and he duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public _____ My Appointment Expires: _____

APPROVALS:

CITY PLAN COMMISSION: PUBLIC WORKS:

Approved Date: _____

Case Number: _____
Michael J. Shaw, Director

CITY 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 _____, 2026.

Quinton Lucas, Mayor
Marilyn Sanders, City Clerk

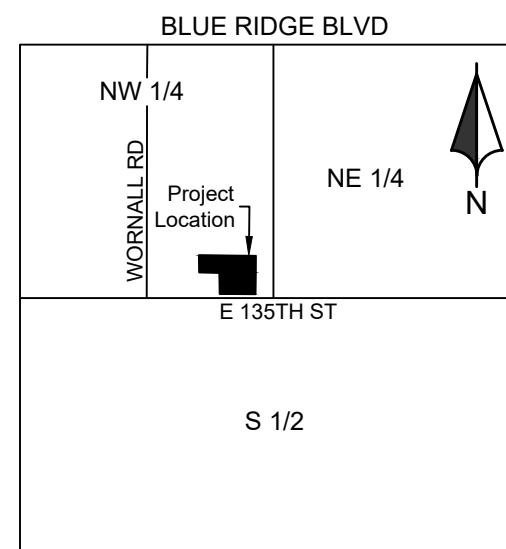
Land Data	Area
Total Land Area	189,853 s.f. or 4.358 ac.
Land Area for Proposed and Existing Right of Way	N/A
Net Land Area	189,853 s.f. or 4.358 ac.
Plat Data	Count
Number of Lots	1
Number of Tracts	0

Plat Dedication: FLEXCAVES	Reserved for County Recording Stamp
Private Open Space Dedication:	
Record As: PLAT	

JACKSON COUNTY ASSESSMENT DEPARTMENT:

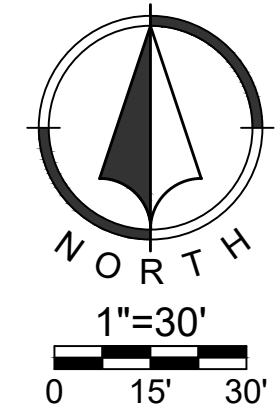
Vincent E. Brice

FLEXCAVES	
Prepared For: Company: ARCO National Holdings, Inc. Name: c/o ARCO National Construction-KC Address: 5450 NW 40th St. Riverside, Missouri 64150	 Renaissance Infrastructure Consulting 102 Abbie Avenue Kansas City, Kansas 66103 913.317.9500 www.ric-consult.com
Date of Preparation: November 16, 2025	Revised: March 21, 2026
Certificates of Authorization: Missouri CLS-2011003572; Kansas CLS-234	



FINAL PLAT FLEXCAVES

All that part of Lot 2 and Tract A of Replat of Tract No. 2, Lillis Estates, a subdivision in the SE 1/4 of the NW 1/4 of Section 20, Township 47 North, Range 33 West all in Kansas City, Jackson County, Missouri

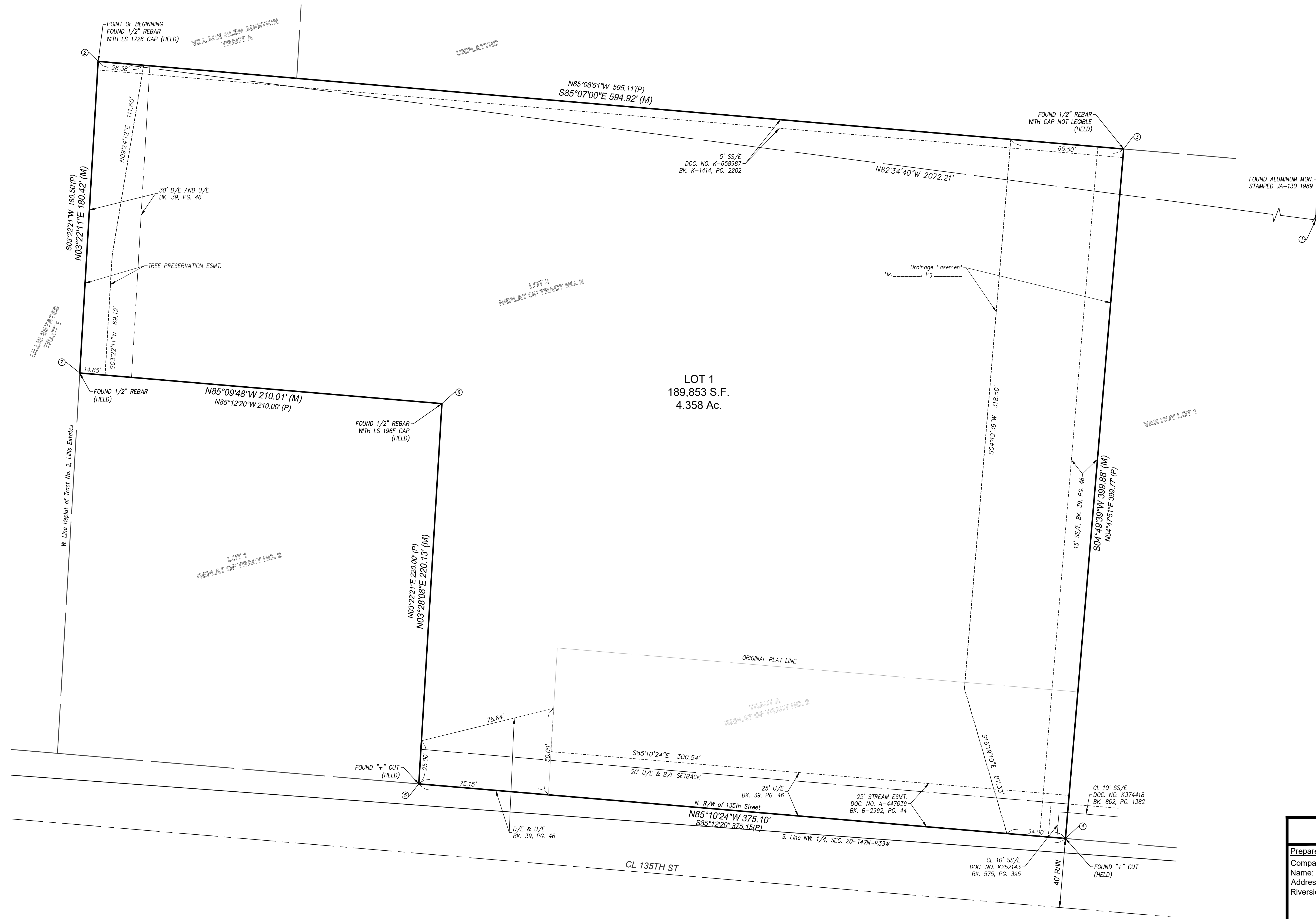


LOCATION MAP
SECTION 20-47-33
Scale 1" = 200'

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- (P) PLATTED
- (M) MEASURED
- R/W= RIGHT-OF-WAY
- D/E= DRAINAGE EASEMENT
- SS/E= SANITARY SEWER EASEMENT
- U/E= UTILITY EASEMENT
- B/S= BUILDING SETBACK

Plat Corners (State Plane Coords in Meters)		
Point #	Northing	Eastings
1	301496.041	842490.018
2	301577.632	841863.701
3	301562.196	842044.375
4	301440.745	842034.118
5	301450.365	841920.193
6	301517.337	841924.253
7	301522.734	841860.468



FLEXCAVES

Prepared For:
Company: ARCO National Holdings, Inc.
Name: c/o ARCO National Construction-KC
Address: 5450 NW 40th St.
Riverside, Missouri 64150

**Renaissance
Infrastructure
Consulting**

102 Abbie Avenue
Kansas City, Kansas 66103
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