

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00022

Parade Park 1st Plat



KANSAS CITY
Planning & Dev

October 15, 2025

Docket # C3

Request

Final Plat

Applicant

Ryan Hunt
Taliaferro & Browne, Inc

Owner

FC Parade Park LLC

Site Information

Location	1900 E 18th St
Area	12 Acres
Zoning	MPD
Council District	3 rd
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Future Residential, MPD
South: Commercial, B4-5 & UR
East: Institutional, M1-5
West: Commercial, UR

Land Use Plan

The Heart of the City Area Plan recommends Mixed Use Neighborhood for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

East 18th Street is identified as Commerce/Mixed Use in this location.

Approval Process



Overview

The applicant seeks to gain approval of a Final Plat in District MPD (Master Planned Development) on about 12 acres generally located at the northeast corner of Woodland Avenue and East 18th Street, creating 4 lots and 1 tract for a multi-unit development.

Existing Conditions

The subject site is currently developed with 510 residential units. It is within the existing Parade Park Homes Development. There is no associated regulated stream within the subject site.

Neighborhood(s)

This site is located within the Parade Park Homes, Inc Neighborhood Association, Historic East Neighborhood Coalition, and Wendell Phillips and Downtown East Neighborhood Association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case

CD-CPC-2024-00096 – Ordinance 240822, rezoned an area of about 30.68 acres generally located between Woodland Avenue on the west, East 18th Street on the south, Brooklyn Avenue on the east, and East Truman Road on the north from Districts R-1.5 and M1-5 to District MPD and approved an MPD development plan which serves as a preliminary plat and provides for approximately 1,084 units and commercial spaces in the mixed-use development, approved September 26, 2024.

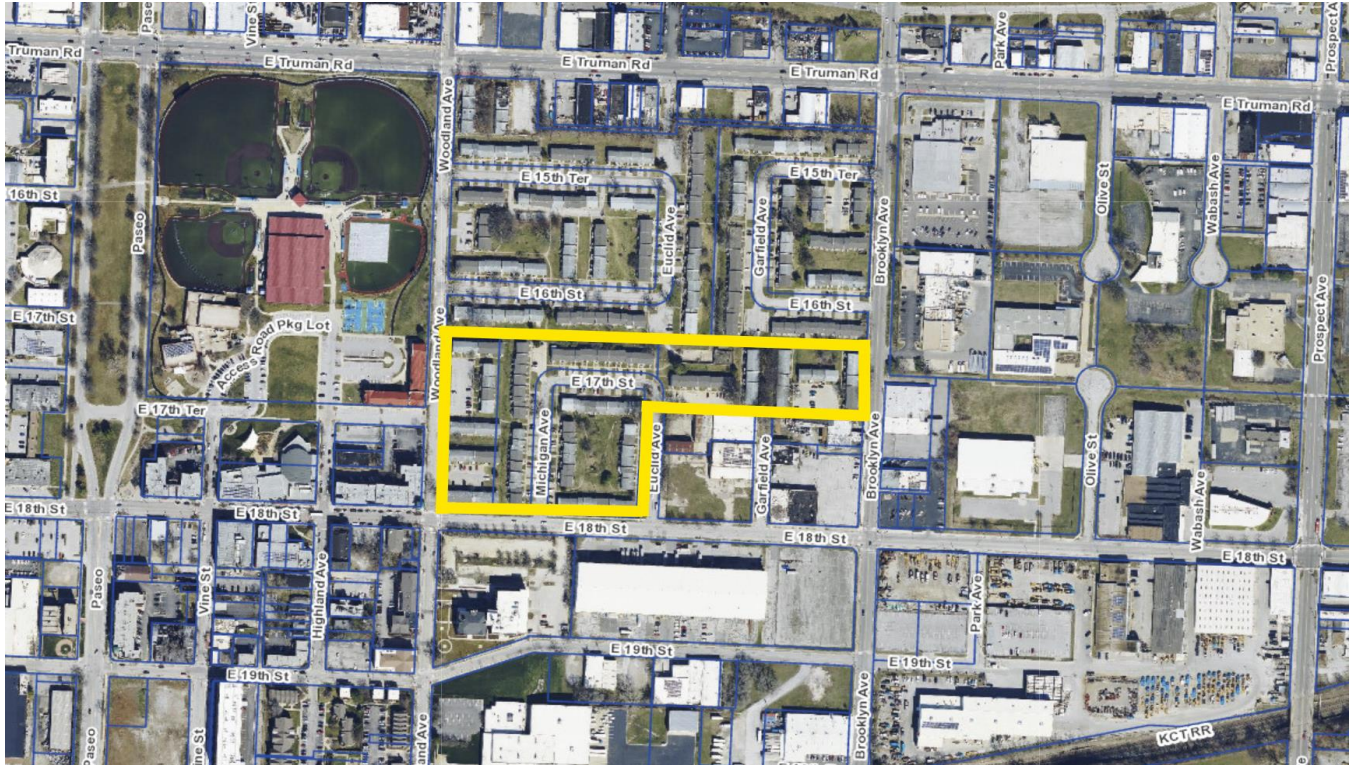
Project Timeline

The application for the subject request was filed on June 23, 2025. Scheduling deviations have occurred due to required revisions needed by the applicant.

Professional Staff Recommendation

Docket #C3 Recommendation: Approval Subject to Conditions

VICINITY MAP



PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD on about 12 acres generally located at the northeast corner of East 18th Street and Woodland Avenue to allow for the creation of 4 lots and 1 tract for the purposes of a multiunit residential development. This use was approved in Case No. CD-CPC-2024-00096 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a mixed-use community consisting of 1,084 units in three phases. The development will offer a mixture of housing types including multi-unit buildings, for sale townhomes, senior living, and affordable housing. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-280 of the Zoning and Development Code.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-280)	Yes	
Parkland Dedication (88-408)	Yes	

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal Professional Staff Recommendation

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: October 08, 2025

Case Number: CLD-FnPlat-2025-00022

Project: Parade Park First Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to recording of the Final Plat the applicant must vacate all right of way shown to be vacated by the controlling plan.
2. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00022.
4. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

5. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

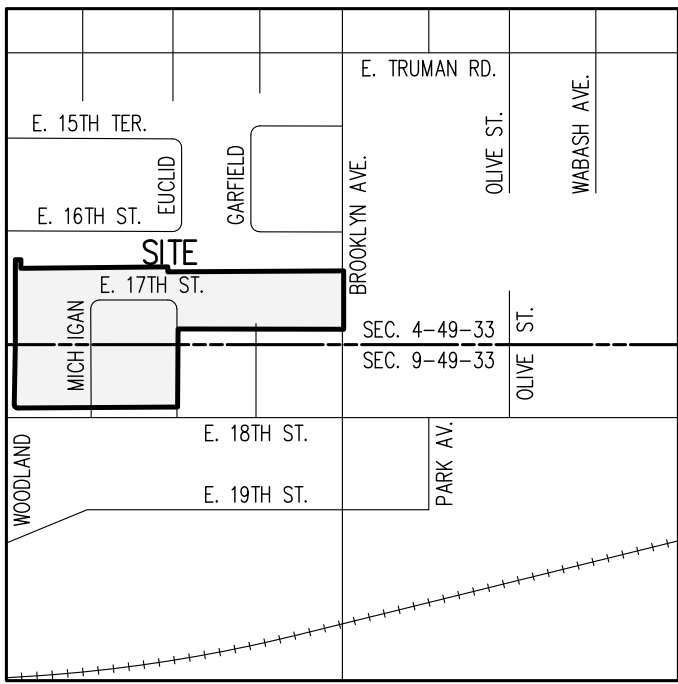
6. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
7. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
8. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
9. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
10. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
11. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
12. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

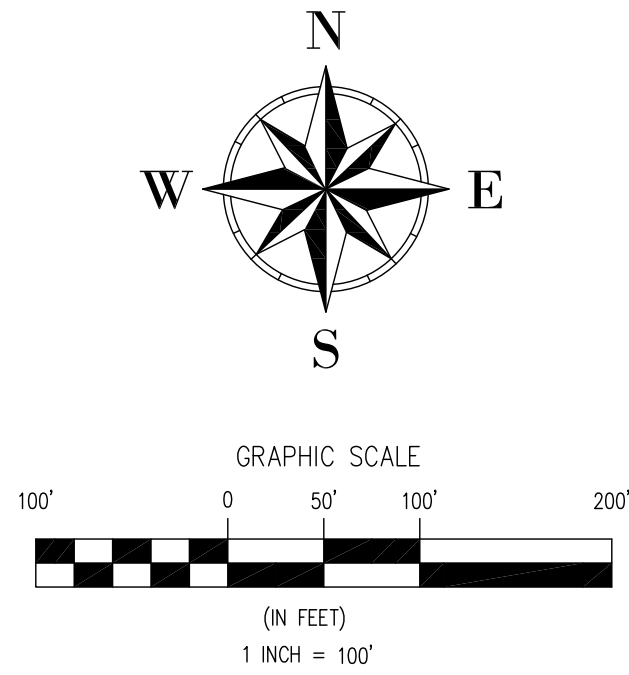
13. The developer must petition for the vacation of E. 15th Terr, E.16th St, Euclid Ave, Garfield Ave Michigan Ave and E. 17th St as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
14. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

15. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first. The City and the developer shall work together to address this requirement given the costs that may arise due to the deficiencies in the system.
16. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
17. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first. The City and the developer shall work together to address this requirement given the costs that may arise due to the deficiencies in the system.
18. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.
19. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.
20. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
21. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.



VICINITY MAP
NOT TO SCALE



PARADE PARK FIRST PLAT

A RESURVEY OF PARADE PLAZA RESURVEY, TRACTS C,D,E AND H KANSAS CITY, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

TRACT 1: TRACTS A AND B, PARADE PLAZA RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.

TRACT 2: TRACTS F AND G, PARADE PLAZA RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.

TRACT 3: TRACTS C, D, H AND ALL THAT PART OF TRACT E LYING EAST OF WOODLAND AVENUE AS NOW ESTABLISHED BY ORDINANCE NO. 29022, PARADE PLAZA RESURVEY, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT NUMBER: NCS-1204440-KCTY, COMMITMENT DATE: JANUARY 01, 2024.

SURVEY RELATED SCHEDULE B-II ITEMS:

3 EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: **SURVEYOR IS NOT AWARE OF UNRECORDED OR CLAIMS OF EASEMENTS.**

4 ANY ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND: ***REMARKS***

8 EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN RECORDED IN PLAT BOOK 31, PAGE 76: **AS SHOWN.**

9 EASEMENTS TO KANSAS CITY POWER & LIGHT COMPANY ESTABLISHED BY THE INSTRUMENTS RECORDED: MAY 24, 1962 AS DOCUMENT NO. B-412595 IN BOOK B-5502, PAGE 496; ON JULY 27, 1962 AS DOCUMENT NO. B-418922 IN BOOK 5520, PAGE 514; ON JULY 27, 1962 AS DOCUMENT NO. B-418923 IN BOOK B-5520, PAGE 515; AND ON SEPTEMBER 14, 1962 AS DOCUMENT NO. B-424066 IN BOOK B5534, PAGE 451: **AS SHOWN.**

10 EASEMENTS TO KANSAS CITY POWER & LIGHT COMPANY ESTABLISHED BY THE INSTRUMENTS RECORDED: OCTOBER 20, 1965 AS DOCUMENT NO. B-532406 IN BOOK B-5844, PAGE 426, AND ON MARCH 28, 1966 AS DOCUMENT NO. B-545746 IN BOOK B-5880, PAGE 284: **AS SHOWN.**

11 EASEMENTS TO KANSAS CITY POWER & LIGHT COMPANY ESTABLISHED BY THE INSTRUMENTS RECORDED: MARCH 24, 1965 AS DOCUMENT NO. B-511012 IN BOOK B-5782, PAGE 100, AS MODIFIED BY THE DOCUMENT RECORDED AS DOCUMENT NO. B-540017 IN BOOK B-5865, PAGE 52; AND ON OCTOBER 26, 1965 AS DOCUMENT NO. B-532942 IN BOOK B-5845, PAGE 712: **AS SHOWN.**

12 STORM DRAINAGE EASEMENT TO THE CITY OF KANSAS CITY, MISSOURI, ESTABLISHED BY THE INSTRUMENT RECORDED FEBRUARY 2, 1990 AS DOCUMENT NO. K-912196 IN BOOK K-1993, PAGE 1243: **AS SHOWN.**

13 TERMS AND PROVISIONS OF:

(I) THE REDEVELOPMENT PLAN FOR ATTUCKS REDEVELOPMENT PROJECT UR MO.3-1 KANSAS CITY, MISSOURI (REVISED FEBRUARY 10, 1956) RECORDED AUGUST 20, 1957 AS DOCUMENT NO. B-241945 IN BOOK B-7044, PAGE 190: **NOT A PLOTTABLE SURVEY MATTER. SUBJECT PROPERTY LIES WITHIN PROJECT AREA DESCRIBED IN DOCUMENT.**

(II) THE REDEVELOPMENT PLAN FOR THE ATTUCKS EXTENSION OF THE ATTUCKS REDEVELOPMENT PROJECT AMENDED TO UR NO. 3-1 RECORDED NOVEMBER 7, 1958 AS DOCUMENT NO. B-286368 IN BOOK B-5144, PAGE 481: **NOT A PLOTTABLE SURVEY MATTER. SUBJECT PROPERTY DOES NOT LIE WITHIN PROJECT AREA DESCRIBED IN DOCUMENT.**

(III) THE REDEVELOPMENT PLAN FOR ATTUCKS REDEVELOPMENT PROJECT UR MO. 3-1 KANSAS CITY, MISSOURI (AS REVISED MAY 3, 1960) RECORDED AUGUST 4, 1960 AS DOCUMENT NO. B-351081 IN BOOK B-5329, PAGE 304: **NOT A PLOTTABLE SURVEY MATTER. SUBJECT PROPERTY LIES WITHIN PROJECT AREA DESCRIBED IN DOCUMENT.**

(IV) THE REDEVELOPMENT PLAN FOR ATTUCKS REDEVELOPMENT PROJECT UR MO. 3-1 KANSAS CITY, MISSOURI (REVISED FEBRUARY 18, 1963) FILED AS DOCUMENT NO. B-455464 IN BOOK B-5623, PAGE 400: **NOT A PLOTTABLE SURVEY MATTER. SUBJECT PROPERTY LIES WITHIN PROJECT AREA DESCRIBED IN DOCUMENT.**

14 TERMS AND PROVISIONS OF

(I) THE CONTRACT TO SELL AND PURCHASE DATED MAY 15, 1961 EXECUTED BY THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY AND THE ATTUCKS REDEVELOPMENT CORPORATION, RECORDED MAY 17, 1961 AS DOCUMENT NO. B-378358 IN BOOK B5404, PAGE 666: **AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE SURVEY MATTER.**

(II) THE MEMORANDUM AGREEMENT RECORDED SEPTEMBER 15, 1961 AS DOCUMENT NO. B-390217 IN BOOK B-5438, PAGE 538, AS INCORPORATED IN DEEDS (A) RECORDED AUGUST 15, 1963 AS DOCUMENT NO. B-455881 IN BOOK B-5624, PAGE 541 (CONVEYING TRACT 1), (B) RECORDED OCTOBER 8, 1964 AS DOCUMENT NO. B-496800 IN BOOK B-5740, PAGE 692 (CONVEYING TRACT 2), (C) RECORDED APRIL 20, 1966 AS DOCUMENT NO. B-547814 IN BOOK B-5886, PAGE 51 (CONVEYING TRACT 2), (D) RECORDED AUGUST 16, 1963 AS DOCUMENT NO. B-455963 IN BOOK B-5624, PAGE 715 (CONVEYING TRACT 3) AND (E) RECORDED MARCH 25, 1965 AS DOCUMENT NO. B-511206 IN BOOK B5782, PAGE 503 (CONVEYING TRACT 3): **AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE SURVEY MATTER.**

(III) AS SUPPLEMENTED BY THE CERTIFICATE OF COMPLETION RECORDED AUGUST 9, 1963 AS DOCUMENT NO. B-455260 IN BOOK B-5623, PAGE 29 (PERTAINING TO TRACT 1), BY THE CERTIFICATE OF COMPLETION RECORDED MARCH 30, 1966 AS DOCUMENT NO. B546107 IN BOOK B-5881, PAGE 274 (PERTAINING TO TRACT 2) AND BY THE CERTIFICATE OF COMPLETION RECORDED MARCH 24, 1965 AS DOCUMENT NO. B-511114 IN BOOK B-5782, PAGE 333 (PERTAINING TO TRACT 3): **AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE SURVEY MATTER.**

15 TERMS AND PROVISIONS OF AN UNRECORDED LEASE BY AND BETWEEN PARADE PARK HOMES, INC., LESSOR AND JETZ SERVICE CO. INC., LESSEE, NOTICE OF WHICH IS PROVIDED BY MEMORANDUM OF LEASE RECORDED FEBRUARY 10, 2005 AS DOCUMENT NO. 2005K008695: **AFFECTS TRACT 1, HOWEVER LEASE MAY HAVE EXPIRED, NOT A PLOTTABLE SURVEY MATTER.**

16 USE AGREEMENT, DATED MAY 23, 2005, BY AND BETWEEN PARADE PARK HOMES, INC., AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, RECORDED MAY 23, 2005, AS DOCUMENT NO. 2005K0031817: **AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE SURVEY MATTER.**

2. THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE ABOVE STATED TITLE COMMITMENT.

3. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2024-E-0015463.

4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

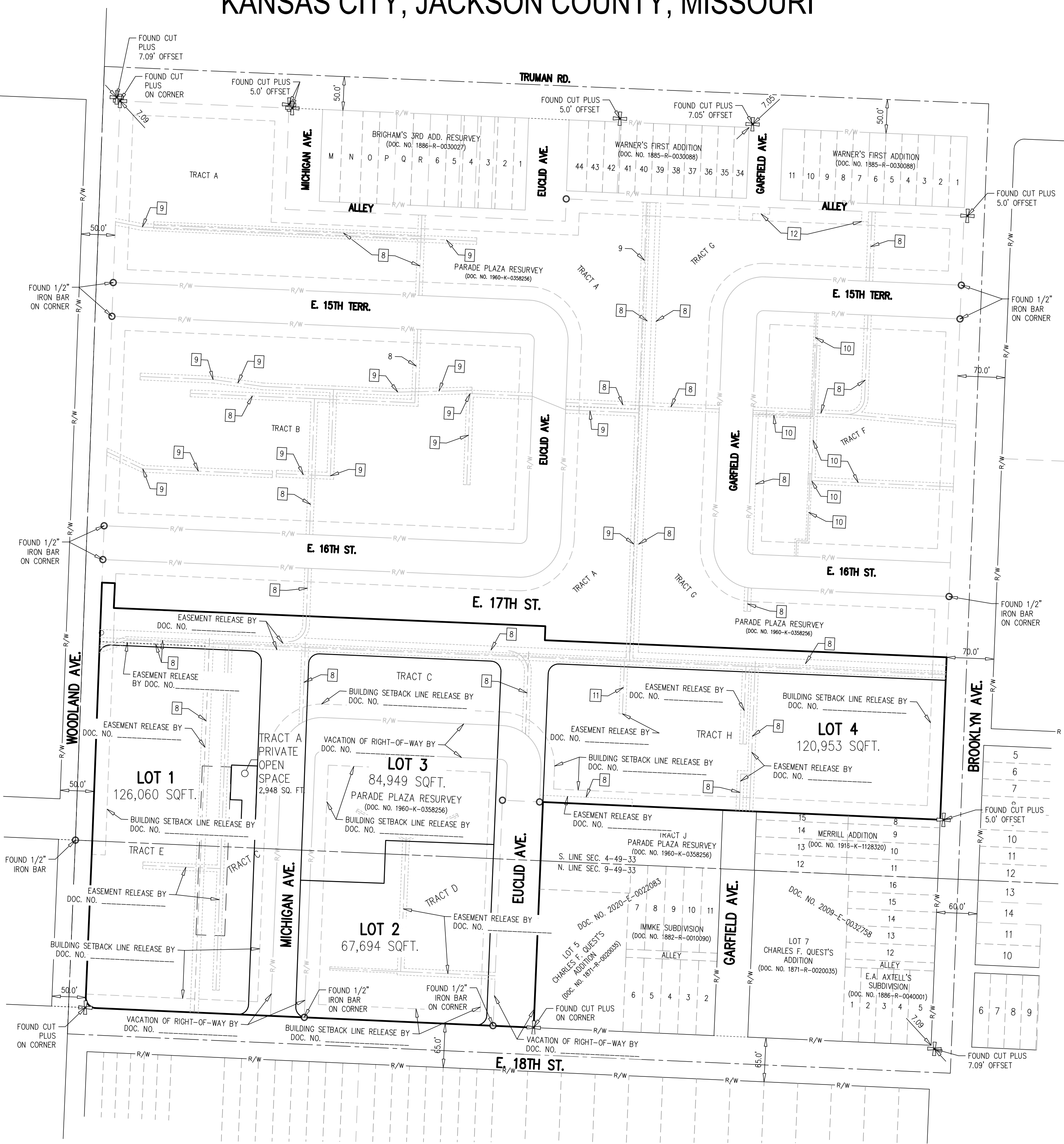
5. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.

6. THE INFORMATION CONCERNING THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAVE BEEN TAKEN FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND FROM FIELD LOCATIONS AS MARKED BY LOCATORS REPRESENTING SAID UTILITY COMPANIES. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT. WHERE MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES HAVE BEEN SCALED FROM RECORD DRAWINGS. UTILITY LOCATIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION.

MISSOURI ONE CALL WAS NOTIFIED APRIL 29, 2024, TICKET NUMBERS 241204066 THRU 241204070. THE FOLLOWING COMPANIES WERE NOTIFIED: ATT DISTRIBUTION, EVERFAST FIBER NETWORKS, EVERGY, GOOGLE FIBER, CITY OF KANSAS CITY WATER-SEWER-TRAFFIC-STREET, LUMEN, SPRIRE MO WEST, MO, SPECTRUM.

NOTE: SEE ITEM 11 OF ALTA/NSPS TABLE A OPTIONAL REQUIREMENTS.

7. ACCURACY STANDARD: TYPE URBAN



LAND DATA	AREA
TOTAL LAND AREA	12.296 ACRES OR 535,618 SQ.FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	12.296 ACRES OR 535,618 SQ.FT.
PLAT DATA	COUNT
NUMBER OF LOTS	4
NUMBER OF TRACTS	1

PLAT DEDICATION: PARADE PARK FIRST PLAT	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: 0	
RECORD AS: PLAT	

IN TESTIMONY WHEREOF, FC PARADE PARK LLC., A INDIANA LIMITED LIABILITY COMPANY CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____ 2025.

FC PARADE PARK LLC., A INDIANA LIMITED LIABILITY COMPANY

BY: _____
DAVID FLAHERTY MEMBER

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DAVID FLAHERTY, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS A MEMBER OF FC PARADE PARK LLC., A INDIANA LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND SAID DAVID FLAHERTY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

CITY PLAN COMMISSION PUBLIC WORKS

APPROVED DATE: _____
CASE NUMBER: _____
MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NUMBER _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____ 2025.

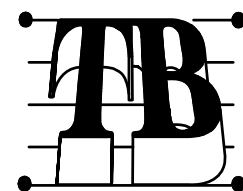
MAYOR
QUINTON LUCAS
CITY CLERK
MARILYN SANDERS

JACKSON COUNTY GIS DEPARTMENT

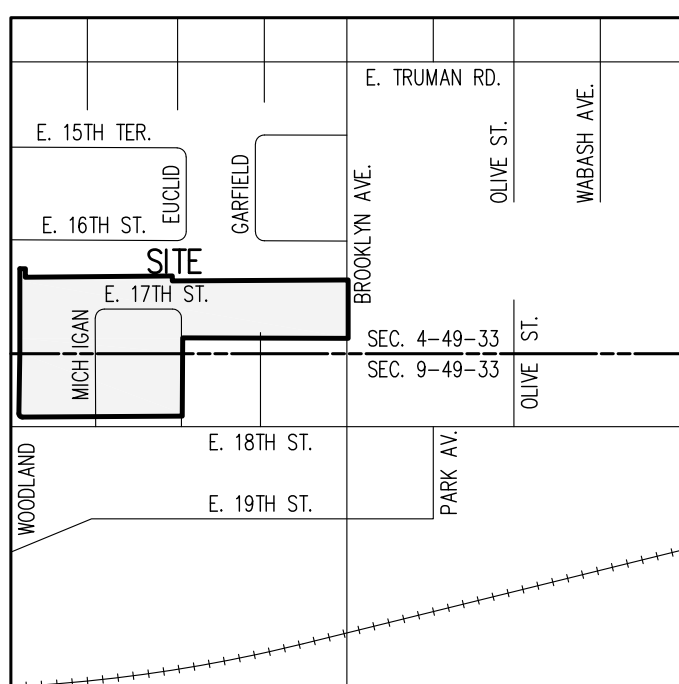
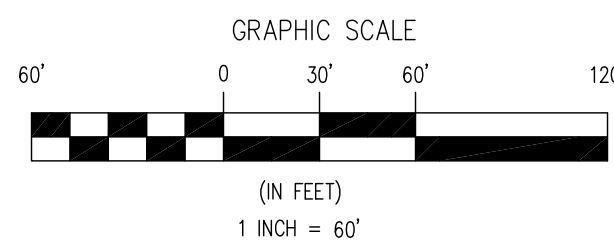
PLAT OF "PARADE PARK FIRST PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT AGRICULTURE. I FURTHER STATE 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 BELIEFS.

DATE: _____

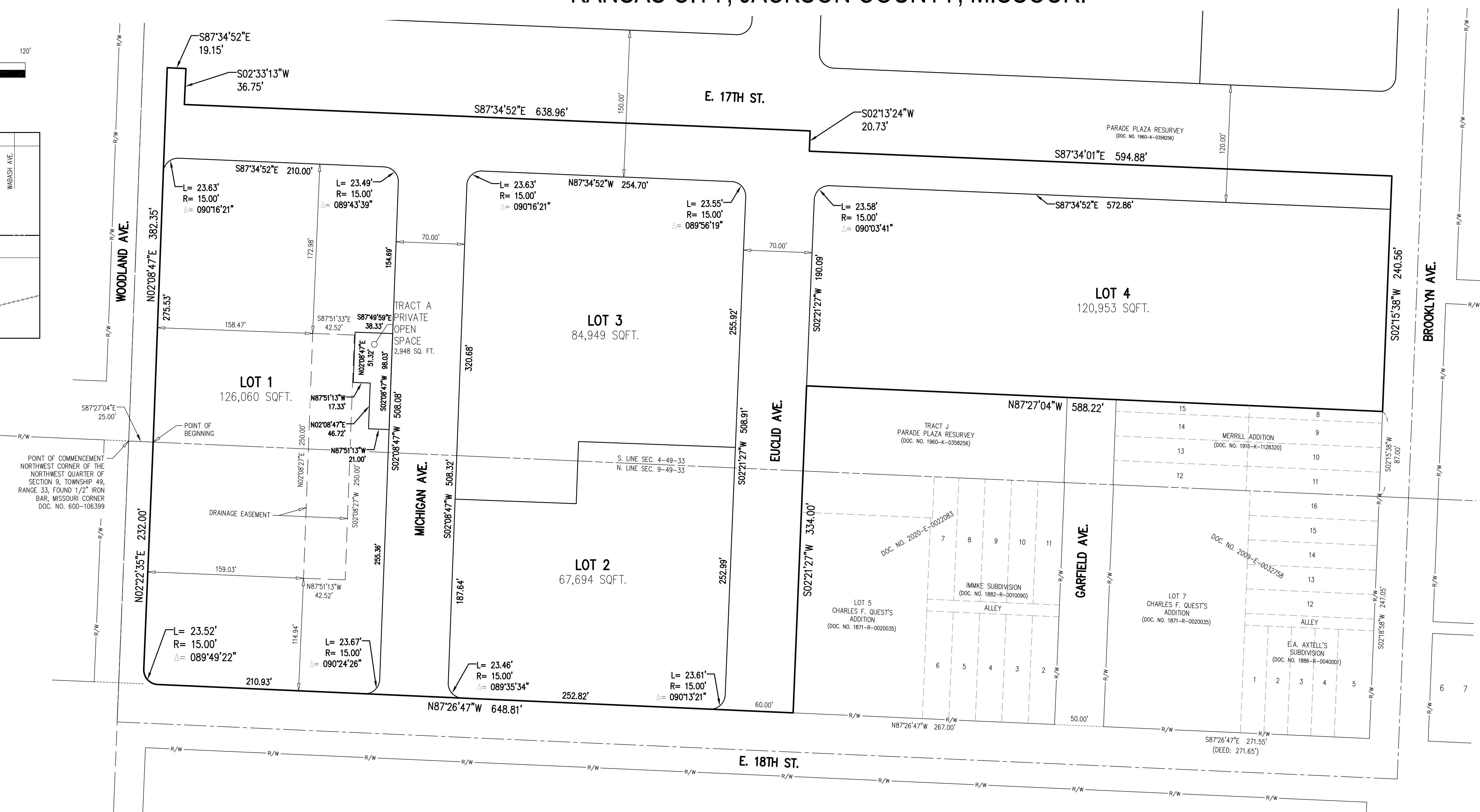
FOR REVIEW
V. ALAN HEADY, JR. Mo. L.S. No. 2312



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 8th STREET, KANSAS CITY, MO., 64106
816-283-3456 FAX 816-283-0810



VICINITY MAP
NOT TO SCALE



THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT NUMBER: NCS-12044440-KC1Y, COMMITMENT DATE: JANUARY 01, 2024. THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE ABOVE STATED TITLE COMMITMENT. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2024-E-0015463.

TRACT 3: TRACTS C, D, H AND ALL THAT PART OF TRACT E LYING EAST OF WOODLAND AVENUE AS NOW ESTABLISHED BY ORDINANCE NO. 29022, PARADE PLAZA RESURVEY, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 49, RANGE 33 IN KANSAS CITY, JACKSON COUNTY, MISSOURI; THENCE S87°27'04"E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 25.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF WOODLAND AVENUE, AS NOW ESTABLISHED; THENCE N02°08'47"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 382.35 FEET; THENCE S87°34'52"E, 19.15 FEET; THENCE S02°33'13"W, 36.75 FEET; THENCE S87°34'52"E, 638.96 FEET; THENCE S02°32'44"W, 20.73 FEET; THENCE S87°34'01"E, 594.88 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BROOKLYN AVENUE, AS NOW ESTABLISHED; THENCE S02°15'38"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THENCE N87°27'04"W, 588.22 FEET; THENCE S02°22'17"W, 334.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF E 18TH STREET, AS NOW ESTABLISHED; THENCE N87°26'47"W, 10.00 FEET; THENCE S02°22'17"W, 334.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF E 18TH STREET, AS NOW ESTABLISHED; THENCE N87°26'47"W, A RADIUS OF 15.00 FEET, THOUGHT A CENTRAL ANGLE OF 89°49'22", AN ARC DISTANCE OF 23.52 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID WOODLAND AVENUE; THENCE N02°22'35"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 232.00 FEET TO THE POINT OF BEGINNING, CONTAINING 402,604 SQUARE FEET AND 9.242 ACRES MORE OR LESS.

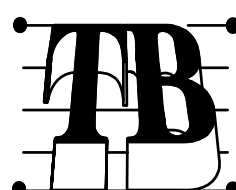
RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES 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.

PLAT OF "PARADE PARK FIRST PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT AGRICULTURE. I FURTHER STATE 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 BELIEFS.

DATE: _____

FOR REVIEW

V. ALAN HEADY, JR. Mo. L.S. No. 231



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