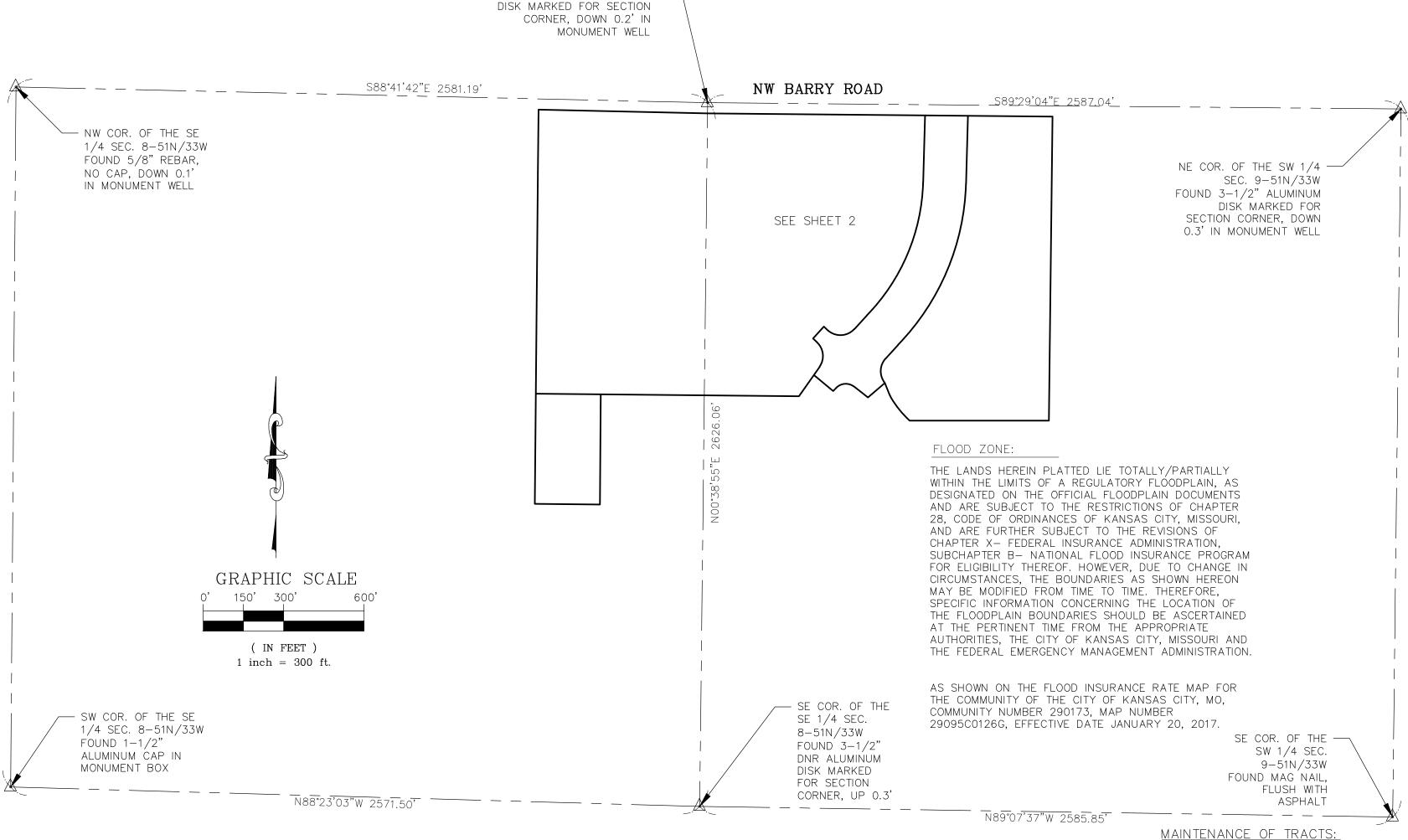
FINAL PLAT OF KIMPTON FALLS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY. MISSOURI SHEET 1 OF 2 SHEETS



POINT OF COMMENCEMENT -

NE COR. OF THE SE 1/4

FOUND 3-1/2" ALUMINUM

SEC. 8-51N/33W

MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE

MCCLURE CONTROL POINT #50 NORTHING: 1,121,543.84 FEET EASTING: 2,754,649.06' FEET CAF = 0.99995288

1 METER = 3.28083333 U.S. SURVEY FEET ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES HAVE BEEN PREVIOUSLY SCALED UP TO GROUND COORDINATES. COORDINATES ON THIS SURVEY ARE NOT STATE PLANE COORDINATES.

LEGEND:

- FOUND SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED SET 1/2" REBAR & CAP "PLS 2016019010"
- () RECORD DATA PER PLAT OF WAU-LIN-CREE ADDITION [] RECORD DATA PER STONERIDGE SQUARE

SURVEYOR'S CERTIFICATION

I, ANNE M. SMOKE, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF MISSOURI, HEREBY CERTIFY THAT THIS FINAL PLAT OF "KIMPTON FALLS" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE 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. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE GRID BEARINGS, BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AND THAT THE BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT: THAT I HAVE COMPLIED WITH ALL STATE AND PLATTE COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.



ANNE M. SMOKE MISSOURI PLS NO. 2016019010

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK, SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)

CITY PLANNING COMMISSION PUBLIC WORKS

APPROVED: _____ DIRECTOR MICHAEL J. SHAW

AREA TABLE:

TOTAL LAND AREA: 49.454 ACRES

NET LAND AREA: 44.993 ACRES

TOTAL AREA DEDICATED TO RIGHT OF WAY: 4.461 ACRES

COUNCIL

THIS IS TO CERTIFY THAT THE PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED

MAYOR QUINTON LUCAS

CITY CLERK MARILYN SANDERS

TRACT "A" IS TO BE USED FOR STORMWATER MANAGEMENT AND TRACT "B" IS TO BE USED FOR STORMWATER MANAGEMENT AND PRIVATE OPEN SPACE (PARKLAND) AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN IWTHIN THIS PLAT PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KIMPTON ESTATES, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

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.

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, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

PARKLAND:

THE LAND SHOWN AND DESIGNATED AS TRACT B HERETO BE AND THE SAME IS HEREBY DEVOTED FOR PARK AND RECREATION PURPOSES AS APPROVED BY THE BOARD OF PARKS AND RECREATION COMMISSIONERS BY RESOLUTION NO. ADOPTED ON ______. SAID DEDICATION IS PURSUANT TO SECTION 88-408-B, OF THE ZONING AND DEVELOPMENT CODE.

PRIVATE OPEN SPACE:

TRACT B CONTAINS 11.19 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 420 MULTI-FAMILY UNITS PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 5.04 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT.

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE

UTILITY EASEMENT:

OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, AS LOCATED ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE 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 OF 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.

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 AND IN THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF NW BARRY ROAD AS NOW ESTABLISHED. AND INCLUDING THAT PART OF THE NOW ABANDONED RIGHT-OF WAY OF THE KANSAS CITY, CLAY COUNTY AND ST. JOSEPH RAILROAD IN THE SOUTHEAST QUARTER OF SAID SECTION 8, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 00°38'55" WEST, 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW BARRY ROAD, SAID POINT BEING THE TRUE POINT OF

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF NW BARRY ROAD, SOUTH 89°29'04" EAST, 1287.05 FEET; THENCE, SOUTH 00°39'59" WEST, 1134.87 FEET; THENCE, SOUTH 90°00'00" WEST, 519.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS NORTH 42°28'36" EAST, 370.00 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 370.00 FEET. THROUGH A CENTRAL ANGLE OF 16°49'50". AN ARC DISTANCE OF 108.69 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE TO THE RIGHT; THENCE, NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 08°56'02", AN ARC DISTANCE OF 15.59 FEET; THENCE, NORTH 21°45'33" WEST, 45.65 FEET; THENCE, SOUTH 49°33'58" WEST, 83.00 FEET; THENCE, NORTH 51°49'32" WEST, 65.33 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE, WESTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 83°13'52", AN ARC DISTANCE OF 72.63 FEET; THENCE, SOUTH 44°56'36" WEST, 17.28 FEET; THENCE, NORTH 50°19'18" WEST, 93.29 FEET; THENCE, SOUTH 35°07'33" WEST, 96.60 FEET; THENCE, NORTH 89°27'47" WEST, 739.58 FEET; THENCE, SOUTH 00°27'34" WEST, 411.15 FEET; THENCE, NORTH 89°27'43" WEST, 242.92 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF WAU-LIN-CREE ADDITION, A SUBDIVISION IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE, ALONG THE EAST LINE OF LOT 1 AND LOT 2 OF SAID WAU-LIN-CREE ADDITION, AND ALONG THE EAST LINE OF LOT 2 OF STONERIDGE SQUARE THIRD PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, NORTH 00°32'13" EAST, 1239.21 FEET TO THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED RECORDED IN BOOK 1376, PAGE 823; THENCE, ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 1376, PAGE 823, NORTH 00°38'20" EAST, 232,23 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW BARRY ROAD; THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF NW BARRY ROAD, SOUTH 88°41'42" EAST, 630.39 FEET TO THE TRUE POINT OF BEGINNING, PREPARED BY ANNE M. SMOKE, MISSOURI PLS 2016019010, ON MAY 11, 2023.

CONTAINS APPROXIMATELY 49.45 ACRES.

THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "KIMPTON FALLS".

IN TESTIMONY THEREOF, THE FOLLOWING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED:

KIMPTON PROPERTY, LLC, A MISSOURI LIMITED LIABILITY COMPANY (OWNER OF LINE CREEK PARKWAY DEDICATION AND TRACTS A & B)

ERIKA FEINGOLD, MANAGER

COUNTY OF: ______

BE IT REMEMBERED THAT ON THIS _____ _____, 2023, BEFORE ME CAME ERIKA FEINGOLD, TO ME PERSONALLY KNOWN, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS MANAGER OF KIMPTON PROPERTY, LLC. AND THAT SAID INSTRUMENT HAS BEEN SIGNED AND SEALED AS HIS FREE ACT AND DEED ON BEHALF OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC MY COMMISSION EXPIRES

PRINT NAME

LOF KIMPTON FALLS, LLC, A TEXAS LIMITED LIABILITY COMPANY (OWNER

HAYTHEM DAWLETT, OWNER

STATE OF: ______

COUNTY OF: _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF ___, 2023, BEFORE ME CAME HAYTHEM DAWLETT. TO ME PERSONALLY KNOWN, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS OWNER OF LOF KIMPTON FALLS, LLC, AND THAT SAID INSTRUMENT HAS BEEN SIGNED AND SEALED AS HIS FREE ACT AND DEED ON BEHALF OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC MY COMMISSION EXPIRES

-----PRINT NAME

1 OF 2

CASE NO. CLD-FnPlat-2023-00015

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FINA

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SHEET NUMBER

