FINAL PLAT OF

DAVIDSON FARMS, FOURTH PLAT

A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 15 AND SECTION 14 ALL IN TOWNSHIP 51 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

TIED TO CONTROL POINT STATION CL-19 RESET ADJUSTMENT
DATE 2003 GRID FACTOR=0.9999052
(1 METER=3.28083333 FEET)
N 340079.543
E 851569.696

	Northing (meters)	Easting (meters)
1.	851920.5084	340065.3387
2.	851922.2668	340152.1857
3.	851918.2285	340152.2674
4.	851919.0614	340193.4032
5.	851944.5689	340192.8867
6.	852005.1041	340253.5805
7.	852041.1333	340285.6974
8.	852056.3448	340297.1726
9.	852099.1685	340320.7405
10.	852099.0831	340330.5228
11.	852144.7334	340330.9212
12.	852143.4787	340321.3686
13.	852214.8988	340288.0647
14.	852243.7020	340247.5533
15.	852238.7096	340244.0037
16.	852147.5853	340170.1308
17.	852103.3661	340092.7919
18.	52102.7153	340062.4375

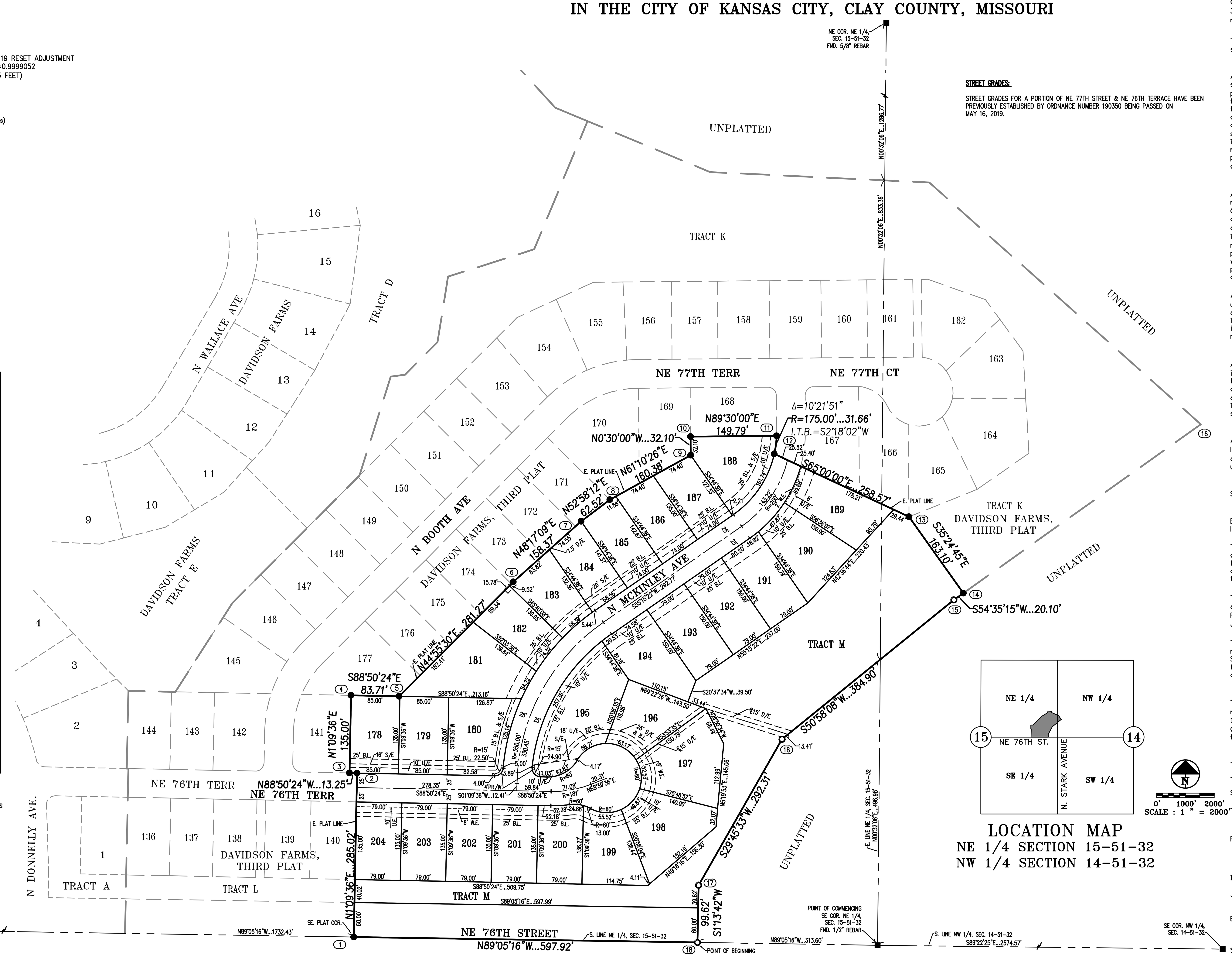
AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
178	11475.00	0.2634
179	11475.00	0.2634
180	14462.34	0.3320
181	17735.04	0.4071
182	10897.88	0.2502
183	10503.26	0.2411
184	10126.83	0.2325
185	10561.28	0.2425
186	10273.81	0.2359
187	9706.19	0.2228
188	13444.62	0.3086
189	13150.31	0.3019
190	14070.07	0.3230
191	11854.93	0.2722
192	11849.39	0.2720
193	11850.00	0.2720
194	13192.28	0.3029
195	21462.19	0.4927
196	12278.61	0.2819
197	16661.59	0.3825
198	15436.69	0.3544
199	11912.17	0.2735
200	10760.00	0.2470
201	10665.00	0.2448
202	10665.00	0.2448
203	10665.00	0.2448
204	10665.00	0.2448
PLAT 4	560661.83	12.8710
ROW	68420.25	1.5707
ROW NE 76TH ST	35877.26	0.8236
TRACT M	118564.84	2.7219

LAND DATA	AREA
TOTAL LAND AREA	12.8710 ACRES
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	2.3943
NET LAND AREA	10.4767

PLAT DATA	COUNT
NUMBER OF LOTS	27
NUMBER OF TRACTS	1

STREET GRADES:

STREET GRADES FOR A PORTION OF NE 77TH STREET & NE 76TH TERRACE HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDNANCE NUMBER 190350 BEING PASSED ON MAY 16, 2019.



I, hereby certify that the Plat of Davidson Farms, Third Plat subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the accuracy standards for an Urban Property Survey and the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board of Architects, Professional Engineers, Professional Surveyors and Professional Landscape Architects. I further certify that I have complied with all statues, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI
RLS-2594
SCOTT G
CHRISMAN
REGISTERED LAND SURVEYOR

BY: ______________________
SCOTT G. CHRISMAN MO. LS-2594

REVISED: 12/18/24
PEI #241025 - 11/6/24

Error Closure: 0.000563' North: 0.0000546' East: -0.0005602' Perimeter: 3209.577' Precision 1:5700767

SCALE: 1"=100'
0' 100' 200'

BEARING BASIS: RECORDED PLAT OF "DAVIDSON FARMS"

LEGEND

- ○ DENOTES SET 5/8"x24" REBAR W/PHELPS MOCLS 2007001128 PLASTIC CAP
- ● DENOTES FOUND 1/2" REBAR W/ALUM. RIC MO CAP UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DESCRIBED)
- ■ DENOTES FOUND 5/8" REBAR W/ALUM. RIC MO CAP UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DESCRIBED)
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- SS/E DENOTES SANITARY SEWER EASEMENT
- (P) DENOTES PLATTED
- R/W DENOTES RIGHT-OF-WAY
- (1) POINT IDENTIFICATION NUMBER
- PR/W DENOTES PEDESTRIAN RIGHT-OF-WAY

CITY PLAN COMMISSION

Approved: ____________
Case Number: ____________

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___.

____
Mayor
Quinton Lucas

____
City Clerk
Marilyn Sanders

Plat Dedication: DAVIDSON FARMS, FOURTH PLAT

Private Open Space Dedication: 2.7219 Acres

Record As: Plat

PROPERTY DESCRIPTION

This description was prepared by Phelps Engineering, Inc., MOCLS2007001128 on November 6, 2024, for Project No. 241025. All that part of the Northeast Quarter of Section 15 and the Northwest Quarter of Section 14, all in the Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 15; thence N 89°05'16" W, along the South line of the Northeast Quarter of said Section 15, a distance of 313.60 feet to the Point of Beginning; thence continuing N 89°05'16" W, along the South line of the Northeast Quarter of said Section 15, a distance of 597.92 feet to the Southeast plat corner of DAVIDSON FARMS, THIRD PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri; thence along the Easterly plat line of said DAVIDSON FARMS, THIRD PLAT, for the following thirteen (13) courses; thence N 1°09'36" E, a distance of 285.02 feet; thence N 88°50'24" W, a distance of 13.25 feet; thence N 1°09'36" E, a distance of 135.00 feet; thence S 88°50'24" E, a distance of 83.71 feet; thence N 44°55'30" E, a distance of 281.27 feet; thence N 48°17'09" E, a distance of 158.37 feet; thence N 52°58'12" E, a distance of 62.52 feet; thence N 61°10'26" E, a distance of 160.38 feet; thence N 0°30'00" W, a distance of 32.10 feet; thence N 89°30'00" E, a distance of 149.79 feet; thence Southerly on a curve to the right, said curve having an initial tangent bearing of S 2°18'02" W and a radius of 175.00 feet, an arc distance of 31.66 feet; thence S 65°00'00" E, a distance of 258.57 feet; thence S 35°24'45" E, a distance of 163.10 feet; thence S 54°35'15" W, a distance of 20.10 feet; thence S 50°58'08" W, a distance of 384.90 feet; thence S 29°45'33" W, a distance of 292.31 feet; thence S 1°13'42" W, a distance of 99.62 feet to the Point of Beginning, containing 12.8710 acres, more or less, unplatted land.

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 "DAVIDSON FARMS, FOURTH PLAT".

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.

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.

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.

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.

PEDESTRIAN RIGHT-OF-WAY

A pedestrian right-of-way easement is hereby granted to Kansas City, Missouri to be used only as a walk for pedestrians upon, over, under and along the strips of land designated "Ped R/W Esmt" with all rights, immunities, privileges and appurtenances; thereto belonging, so that no one shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part hereof. The easement shall be kept free from any and all obstructions which would interfere with the city's use. Owner shall be solely responsible for the construction, maintenance and repair of the easement.

STREET DEDICATION

Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so 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 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

FLOOD PLAIN

The subject property is located in OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain), OTHER FLOOD AREAS, ZONE X, (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile), and SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE (Base Flood Elevations determined), according to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0151 G, effective January 20, 2017.

The lands herein platted lie totally/partially within the limits of a regulatory floodplain, as designated on the official floodplain documents and are subject to the restrictions of chapter 28, code of ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X- Federal Insurance Administration, Subchapter B- National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the boundaries as shown hereon may be modified from time to time. Therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri and the Federal Emergency Management Administration.

PRIVATE OPEN SPACE

The Private Open Space (29.96 Acres) shown and dedicated by the plat of DAVIDSON FARMS, recorded as Document No. 201903558 in Book I at Page 86.2, was reserved at the election of the Developer in lieu of the required Parkland Dedication for all phases development reflected on the approved Plan (Case No 12417-P-28) including up to 430 single family dwelling units (9.55 Acres required by Ordinance) and up to 52 multi-family dwelling units (0.47 Acres required by Ordinance), pursuant to Section 88-408-E of the zoning and development code. The private open space (Tract K) shown on this plat is not being used to satisfy the required parkland dedication for 42 single family dwelling units pursuant to Section 88-408-E of the Zoning and Development Code.

MAINTENANCE OF TRACTS

Tract "M" is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to ______________________ recorded simultaneously with this plat.

STREET DEDICATION

Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

STREET GRADES

The Street Grades for NE 76th Street were previously established by Ordinance No. 961099 passed September 5, 1996.

BUILDING SETBACKS

Front= 25', Side= 5', Rear= 15', Side (Corner Lots)= 15'

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this ____________ day of __________, 20___

YDO, LLC

By: ______________________
John R. Davis, Jr. Authorized Member

ACKNOWLEDGEMENT

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED that on this __________ day of ____________, 20_______, before me, the undersigned, a Notary Public in and for said County and State, came John R. Davis, Jr. Authorized Member of YDO, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: ______________ My Appointment Expires: ______________

Print Name: ______________________

DEVELOPER:

YDO LLC
ATTN: JOHN R. DAVIS, JR.
PO BOX 517
LIBERTY, MO 64069

CERTIFICATE OF AUTHORIZATION KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166