CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2024-00039

Fountain Hills 13th Plat

August 20, 2025

Docket # C6

Request
Final Plat

Applicant
Toby Williams
Cochran Engineering

Owner
Name
Company

Site Information

Location	9599 N Fountain Hills Dr
Area	19 Acres
Zoning	R-7.5
Council District	1st
County	Clay
School District	Platte County

Surrounding Land Uses
North: Undeveloped, Zoned R-80
South: Residential, Zoned R-7.5
East: Highway 169, Zoned R-80
West: Residential, Zoned R-7.5

Land Use Plan
The Gashland/Nashua Area Plan recommends Residential Low Density for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan
No streets within the development are identified on City's Major Street Plan.

Approval Process

Overview
The applicant is seeking approval of a Final Plat in Districts R-7.5 (Residential) and R-80 (residential) on about 19 acres generally located at the terminus of North Belleview Avenue northeast of Northwest 95th Terrace to allow for the creation of 52 lots and 3 tracts for the purposes of a single unit residential development.

Existing Conditions
The subject site is currently undeveloped. It is within the existing Fountain Hills Residential Development. There is an associated regulated stream with the subject site, which runs from north to south through the center of the property.

Neighborhood(s)
This site is not located within a registered neighborhood or homes association.

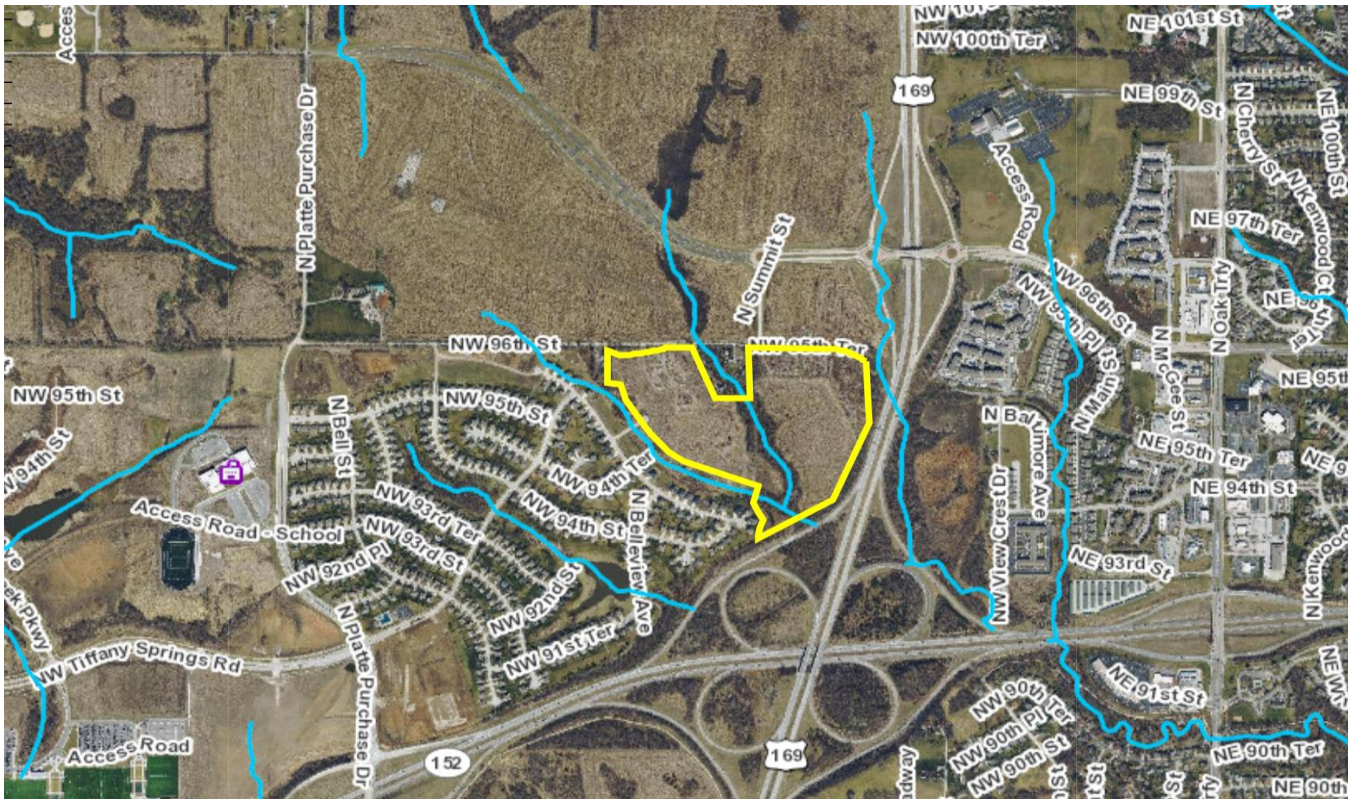
Required Public Engagement
Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case
Case No. 12883-CUP-5 – Ordinance 070206, approved by City Council on March 8, 2007, approved a community unit project plan on approximately 255.4 acres generally bounded by Missouri Highway 152, N. Platte Purchase Drive, N.W. 96th Street, and U.S. Highway 169 to permit development of approximately 643 single-family lots in District R1a (One-family dwelling district medium density).

Project Timeline
The application was filed on December 16, 2024. Scheduling deviations have occurred due to required corrections required to be completed by the applicant.

Professional Staff Recommendation
Docket #C6 Approval with Conditions

VICINITY MAP



RELATED CASES

Case No. 12883-CUP-3 – To approve a community unit project plan on approximately 101.95 acres generally located at the northeast corner of Missouri Highway 152 and N. Platte Purchase Drive to permit development of approximately 261 single-family lots in District R1b (One-family dwelling district). City Plan Commission on May 6, 2003, recommended approval and City Council Ordinance CS030863 approved on August 21, 2003.

Case No. SD1054E, Final Plat of Fountain Hills, 6th Plat -- To allow creation of 39 single-family lots and one private open space tract generally located at N. Bell Street and N.W. 93rd Street, was recommended for approval by the City Plan Commission on September 6, 2005.

Case No. SD1054F, Final Plat of Fountain Hills, 7th Plat -- To allow creation of 41 single-family lots and one private open space tract on approximately 10.8 acres generally located at N. Bell Avenue and N.W. 93rd Terrace (generally within the northwest quadrant of Highways 169 and 152) in District R1b (One-family dwelling district). City Plan Commission recommended approval on April 18, 2006. City Council Ordinance 061090 passed on October 12, 2006.

Case No. SD1054G, Final Plat of Fountain Hills, 8th Plat -- To allow creation of 59 single-family lots and four private open space tracts in Districts R1a and R1b (one-family dwelling district) on approximately 25.56 acres generally located east of N. Fountain Hills Drive and NW 94th Street. The City Plan Commission recommended approval with conditions on May 15, 2007. City Council Ordinance 00265 passed on April 25, 2010.

Case No. SD 1054H, Final Plat, Fountain Hills 9th Plat - To approve a final plat creating 57 residential lots and 1 private open space tract in District R-7.5 (Residential 7.5). At its regularly scheduled meeting on July 16, 2013, the City Plan Commission recommended approval of Case No. SD 1054H, Final Plat, Fountain Hills 9th Plat, with conditions. Council Ordinance. 130593 passed on August 15, 2013.

Case No. SD 1054I, Final Plat, Fountain Hills 10th Plat -- To approve a final plat on 26.32 acres generally located at the intersection of N.W. Fountain Hills Drive and N.W. 93rd Terrace, creating 64 residential lots and 2 private open space tract in District R-7.5 (Residential 7.5). City Plan Commission on October 6, 2015, recommended approval subject to conditions. Ordinance 150878 passed October 29, 2015.

Case No. SD0641J, Final Plat, Fountains Hills 11th Plat -- To approve a final plat of Fountain Hills, Eleventh Plat, to allow creation of 73 single family residential lots and several private open space and stormwater detention tracts in District R-7.5 (Residential 7.5) City Plan Commission on April 17, 2018, recommended approval subject to conditions. Ordinance 150878 passed July 1, 2018.

Case No. CLD-FnPlat-2020-00040, Final Plat, Fountains Hills 12th Plat- To approve a final plat on approximately 20 acres in District R-7.5 (Residential dash 7.5) generally located at the SE corner of NW 96th Street and N. Platte Purchase Drive, creating 56 residential lots. Approved by ordinance 210475 on June 4, 2021. **THIS PLAT HAS NOT BEEN RECORDED.**

PLAT REVIEW

The request is to consider approval of a Final Plat in District R-7.5 (Residential) on about 19 acres generally located at the terminus of North Belleview Avenue northeast of Northwest 95th Terrace to allow for the creation of 52 lots and 1 tract for the purposes of a single unit residential development.

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.

This use was approved in Case No. 12883-CUP-5 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a single unit residential development. The plan also proposes to construct street connections to the north, providing a new access point for emergency services.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	Proposed Final Plat meets the Lot and Building Standards as set in the controlling Preliminary Plat
Parkland Dedication (88-408)	Yes, subject to conditions	Applicant must dedicate parkland or pay in lieu of dedication prior to recording of the Final Plat.

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: August 14, 2025

Case Number: CLD-FnPlat-2024-00039

Project: Fountain Hills 13th 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 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 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00039.
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 issuance of the Certificate of Occupancy for the first house built the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."
4. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
5. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract

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

6. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by 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 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.
9. The developer shall submit a street plan for approval and permitting by the Land Development Division prior to beginning construction of the street improvements in the public right of way, where new street connections are being added.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

10. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
11. 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.
12. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
13. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
14. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.
15. 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.

16. 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.

17. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.

18. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

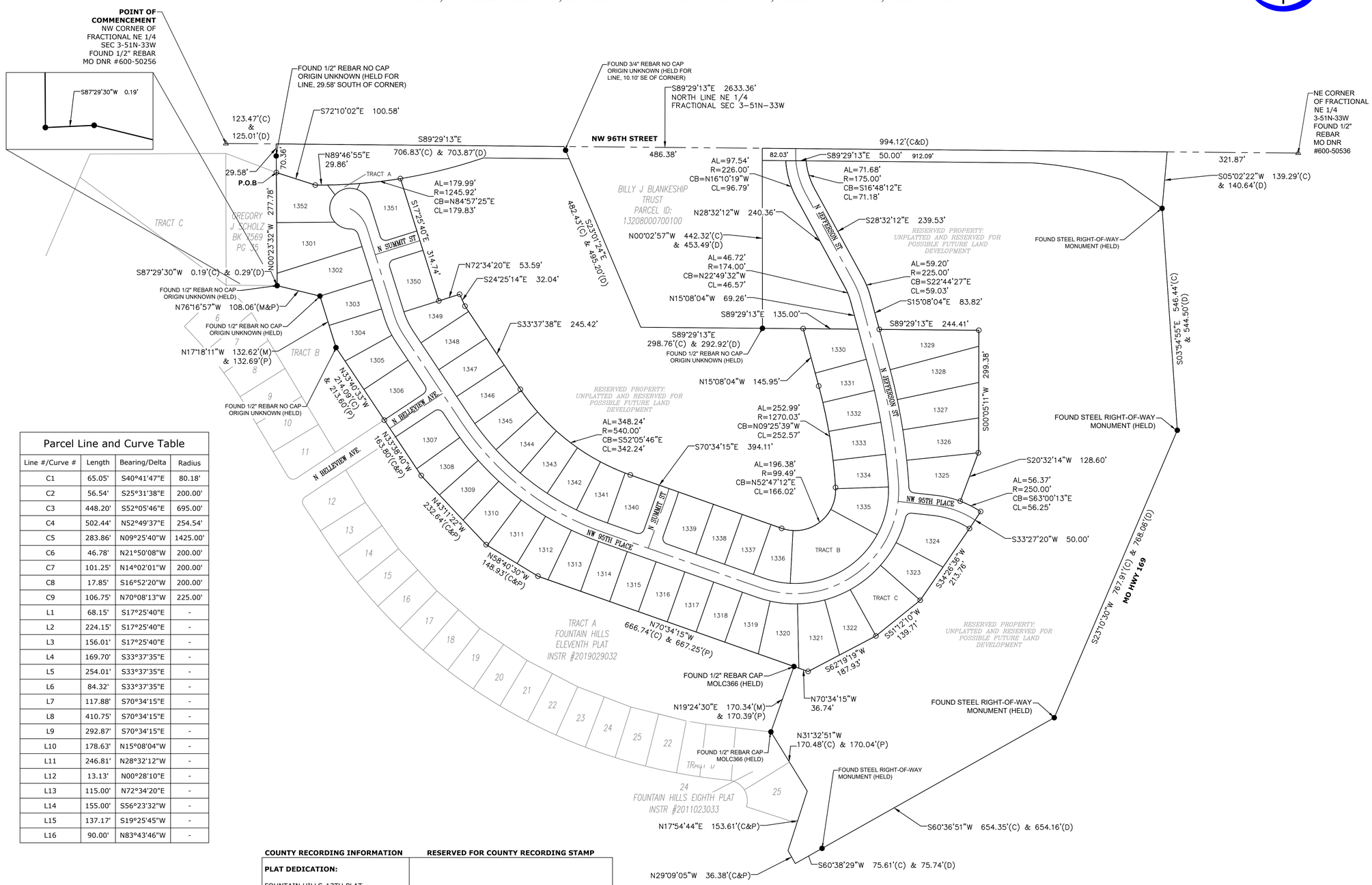
19. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.

20. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

21. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or storm water detention area tracts, prior to recording the plat.

FOUNTAIN HILLS-13TH PLAT

A TRACT OF LAND IN THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 51 NORTH, RANGE 33 WEST, OF THE 5TH P.M., IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C1	65.05'	S40°41'47"E	80.18'
C2	56.54'	S25°31'38"E	200.00'
C3	448.20'	S52°05'46"E	695.00'
C4	502.44'	N52°49'37"E	254.54'
C5	283.86'	N09°25'40"W	1425.00'
C6	46.78'	N21°50'08"W	200.00'
C7	101.25'	N14°02'01"W	200.00'
C8	17.85'	S16°52'20"W	200.00'
C9	106.75'	N70°08'13"W	225.00'
L1	68.15'	S17°25'40"E	-
L2	224.15'	S17°25'40"E	-
L3	156.01'	S17°25'40"E	-
L4	169.70'	S33°37'35"E	-
L5	254.01'	S33°37'35"E	-
L6	84.32'	S33°37'35"E	-
L7	117.88'	S70°34'15"E	-
L8	410.75'	S70°34'15"E	-
L9	292.87'	S70°34'15"E	-
L10	178.63'	N15°08'04"W	-
L11	246.81'	N28°32'12"W	-
L12	13.13'	N00°28'10"E	-
L13	115.00'	N72°34'20"E	-
L14	155.00'	S56°23'32"W	-
L15	137.17'	S19°25'45"W	-
L16	90.00'	N83°43'46"W	-

COUNTY RECORDING INFORMATION	RESERVED FOR COUNTY RECORDING STAMP
PLAT DEDICATION: FOUNTAIN HILLS-13TH PLAT	
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: FINAL PLAT	

FINAL PLAT DATA TABLE

Land Data	Area
Total Land Area	18.62 Acres
Land Area for Proposed and Existing Right of Way	3.95 Acres
Plat Data	**Count**
Number of Lots	52 Lots
Number of Tracts	3 Tracts

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014064
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT 1 OF 3

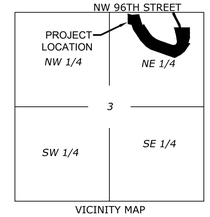
LEGEND

- ○ DENOTES SET 1/2" REBAR ALC MO CLS 2022014231
- ● DENOTES FOUND 1/2" REBAR NO CAP UNLESS NOTED OTHERWISE
- ⚠ DENOTES FOUND SECTION CORNER
- (M) MEASURED
- (P) PLATTED
- (C) CALCULATED
- (D) DEEDED
- POB POINT OF BEGINNING

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. REFERENCED SURVEY
   -FOUNDATION HILLS, ELEVENTH PLAT INSTRUMENT #2019029032
4. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 29095C0064G EFFECTIVE JANUARY 20, 2017, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD.
5. CLOSURE PRECISION: 1 PART IN 2660089.600
6. CURRENT ZONING - R-7.5/ R-80
7. TITLE COMMITMENT: FILE: FIRST AMERICAN TITLE INSURANCE COMPANY -NCS-1210297-KCTY DATED FEBRUARY 15, 2024 AT 8:00AM

VICINITY MAP



VICINITY MAP
1"=2000'

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16).

STATE OF MISSOURI
BRYAN F. HILL
NUMBER PLS-2008016658
PROFESSIONAL LAND SURVEYOR

BRYAN F. HILL PLS 2008016658

JOB NO:24-032

SCALE

120 60 0 120
SCALE IN FEET

SEC-TWN-RNG
03-51N-33W

PREPARED FOR

FOUNTAIN HILLS HOLDINGS LLC

ADDRESS:
9599 N FOUNTAIN HILLS DR
KANSAS CITY, MO 64155

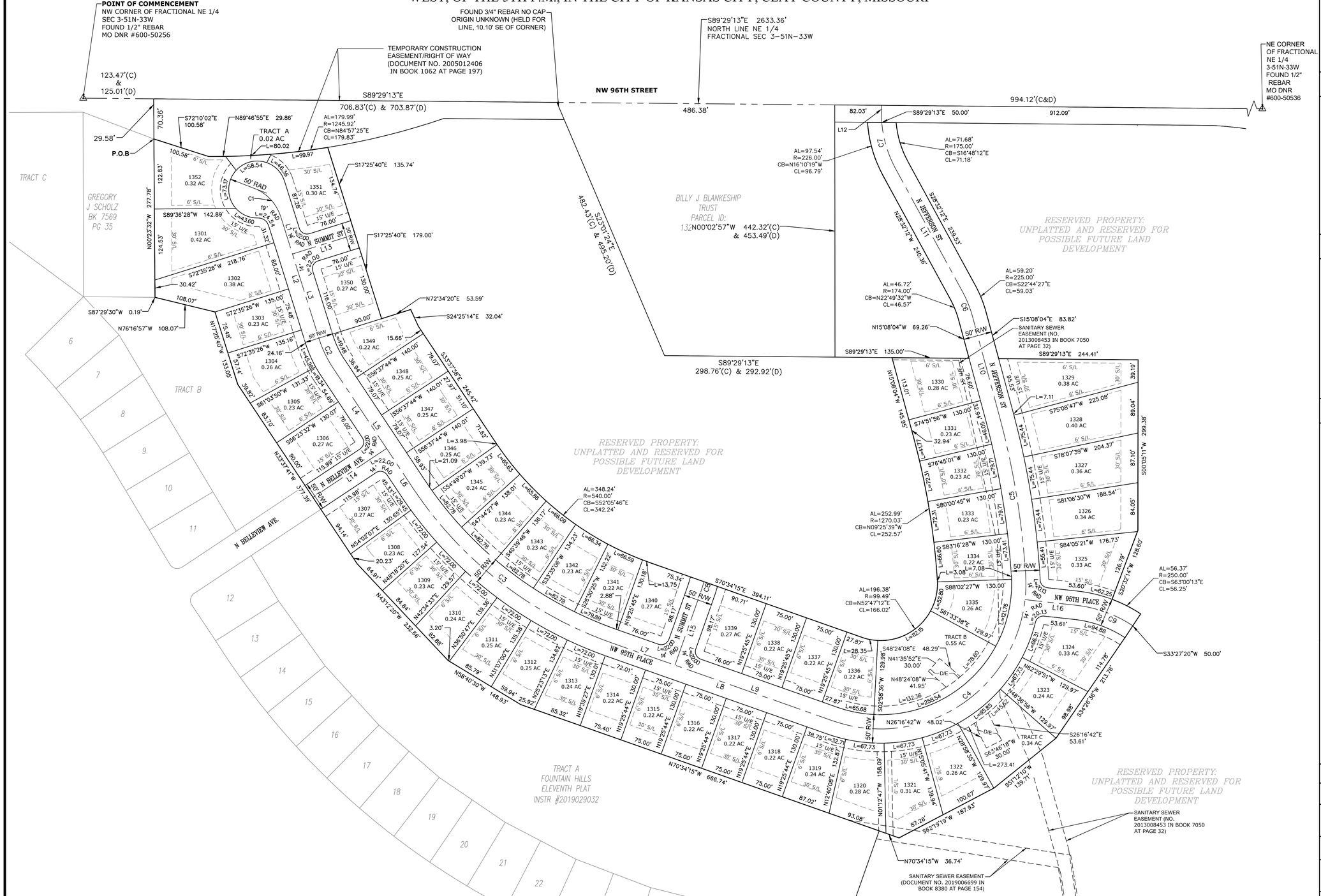
DATE

NOVEMBER 26, 2024
REVISION DATE: MARCH 31, 2025

2/5/2025 7:43 PM AUSTI CAD FILE : S:\Atlas Land Consulting\2024\24-032 Wallace Design Collective Fountain Hills 55 acre ALTA\Final Plat.dwg

FOUNTAIN HILLS-13TH PLAT

A TRACT OF LAND IN THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 51 NORTH, RANGE 33 WEST, OF THE 5TH P.M., IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI


POINT OF COMMENCEMENT
NW CORNER OF FRACTIONAL NE 1/4
SEC 3-51N-33W
FOUND 1/2" REBAR
MO DNR #600-50256
FOUND 3/4" REBAR NO CAP
ORIGIN UNKNOWN (HELD FOR
LINE, 10.10' SE OF CORNER)
S89°29'13"E 2633.36'
NORTH LINE NE 1/4
FRACTIONAL SEC 3-51N-33W
NE CORNER
OF FRACTIONAL
NE 1/4
3-51N-33W
FOUND 1/2"
REBAR
MO DNR
#600-50536
TEMPORARY CONSTRUCTION
EASEMENT/RIGHT OF WAY
(DOCUMENT NO. 2005012406
IN BOOK 1062 AT PAGE 197)
123.47'(C)
&
125.01'(D)
S89°29'13"E
706.83'(C) & 703.87'(D)
NW 96TH STREET
486.38'
994.12'(C&D)
82.03'
S89°29'13"E 50.00'
912.09'
29.58'
P.O.B
70.36'
S72°10'02"E
100.58'
N89°46'55"E 29.86'
TRACT A
0.02 AC
L=80.02
AL=179.99'
R=1245.92'
CB=N84°57'25"E
CL=179.83'
L=99.97
S17°25'40"E 135.74'
TRACT C
GREGORY
J SCHOLZ
BK 7569
PG 35
100.58'
6' S/L
L=58.54
L=46.36
30' S/L
50' RAD
C1
L=73.17
1352
0.32 AC
1351
0.30 AC
134.74'
87.26'
15' S/L
30' S/L
15' U/E
76.00'
122.83'
N00°23'32"W 277.78'
S89°36'28"W 142.89'
L=43.60
L=24.54
37.32'
1301
0.42 AC
124.53'
30' S/L
15' U/E
30' S/L
6' S/L
S72°35'26"W
218.76'
85.00'
1302
0.38 AC
30.42'
108.07'
S87°29'30"W 0.19'
N76°16'57"W 108.07'
S17°25'40"E 179.00'
L1
L=22.00
14' RAD
60' R/W
N SUMMIT ST
L2
L3
R40
L=22.00
76.00'
15' U/E
30' S/L
1350
0.27 AC
130.00'
15' U/E
118.00'
30' S/L
N72°34'20"E 53.59'
S24°25'14"E 32.04'
90.00'
6' S/L
50' R/W
S72°35'26"W 135.00'
75.48'
15' U/E
30' S/L
1303
0.23 AC
N17°25'40"W
133.05'
75.48'
30' S/L
6' S/L
135.16'
S72°35'26"W
24.16'
1304
0.26 AC
C2
L=49.58
36.94'
15.66'
140.00'
79.07'
S33°37'38"E 245.42'
S01°03'50"W
83.70'
1305
0.23 AC
131.35'
L=45.28'
45.34'
54.68'
S56°37'44"W
27.97'
51.10'
S56°23'32"W
130.07'
76.00'
1306
0.27 AC
15' U/E
30' S/L
6' S/L
S56°37'44"W 140.01'
71.62'
L=3.98
1346
0.25 AC
L=21.09
S56°37'44"W 139.73'
L=68.63'
58.93'
S54°49'07"W 138.01'
L=68.86'
1345
0.24 AC
L=69.78'
S47°44'27"W 136.17'
L=69.09'
1344
0.23 AC
L=69.78'
S40°39'46"W 134.21'
L=68.34'
1343
0.23 AC
L=69.78'
S35°35'08"W 132.22'
L=66.39'
1342
0.23 AC
S26°30'25"W
130.18'
L=13.75'
1341
0.22 AC
2.88'
1340
0.27 AC
N19°25'45"E
98.17'
76.00'
S70°34'15"E 394.11'
90.71'
75.00'
130.00'
1339
0.27 AC
1338
0.22 AC
1337
0.22 AC
1336
0.22 AC
27.87'
L=28.35'
L=65.68
S02°58'36"W
129.98'
S48°24'08"E 48.29'
N41°35'52"E
30.00'
N48°24'08"W
41.95'
D/E
L=78.60'
L=132.36'
L=258.54'
C4
L=102.65'
AL=196.38'
R=99.49'
CB=N52°47'12"E
CL=166.02'
S61°33'38"E 129.97'
L=67.16'
L=67.73'
38.75'
L=32.71'
132.87'
L=67.73'
158.09'
N01°12'47"W
87.02'
N12°40'08"E
93.08'
S62°19'19"W 187.93'
87.26'
N70°34'15"W 666.74'
N70°34'15"W 36.74'
SANITARY SEWER EASEMENT
(DOCUMENT NO. 20190066699 IN
BOOK 8380 AT PAGE 154)
TRACT A
FOUNTAIN HILLS
ELEVENTH PLAT
INSTR #2019029032
RESERVED PROPERTY:
UNPLATTED AND RESERVED FOR
POSSIBLE FUTURE LAND
DEVELOPMENT
BILLY J BLANKESHIP
TRUST
PARCEL ID:
132N00°02'57"W 442.32'(C)
& 453.49'(D)
482.43'(C) & 495.20'(D)
S25°01'24"E
AL=348.24'
R=540.00'
CB=S52°05'46"E
CL=342.24'
AL=252.99'
R=1270.03'
CB=N09°25'39"W
CL=252.57'
AL=97.54'
R=226.00'
CB=N16°10'19"W
CL=96.79'
L12
L13
AL=71.68'
R=175.00'
CB=S16°48'12"E
CL=71.18'
N28°32'12"W 240.96'
S28°32'12"E 259.52'
N SUMMIT ST
L11
AL=46.72'
R=174.00'
CB=N22°49'32"W
CL=46.57'
C6
AL=59.20'
R=225.00'
CB=S22°44'27"E
CL=59.03'
S15°08'04"E 83.82'
SANITARY SEWER
EASEMENT (NO.
2013008453 IN BOOK 7050
AT PAGE 32)
N15°08'04"W 69.26'
50' R/W
S89°29'13"E 135.00'
S89°29'13"E 244.41'
N15°08'04"W
113.01'
145.95'
1330
0.28 AC
6' S/L
30' S/L
15' U/E
96.53'
L=7.11
1329
0.38 AC
39.19'
S74°51'56"W 130.00'
32.94'
L=72.31'
L=44.77'
1331
0.23 AC
S76°45'01"W 130.00'
L=79.71'
1332
0.23 AC
L=75.44'
S75°08'47"W 225.08'
1328
0.40 AC
89.04'
S78°07'39"W 204.37'
87.10'
1327
0.36 AC
S81°06'30"W 188.54'
84.05'
1326
0.34 AC
S84°05'21"W 176.73'
128.60'
1325
0.33 AC
S00°05'11"W 299.38'
S20°32'14"W 126.79'
53.60'
L=62.25'
L=55.41'
L=66.60'
S80°00'45"W 130.00'
S83°16'28"W 130.00'
L=73.41'
L=79.71'
L=3.08'
L=7.08'
1333
0.23 AC
1334
0.22 AC
1335
0.26 AC
L=52.80'
S88°02'27"W 130.00'
50' R/W
NW 95TH PLACE
L16
L=20.13'
14' RAD
L=94.98'
C9
AL=56.37'
R=250.00'
CB=S63°00'13"E
CL=56.25'
S33°27'20"W 50.00'
L=85.31'
53.61'
1324
0.33 AC
N82°29'31"W 129.97'
S07°37'51"W
96.98'
1323
0.24 AC
N48°36'56"W 129.97'
S34°26'56"W 213.76'
114.78'
L=45.63'
L=65.85'
D/E
TRACT C
0.34 AC
S63°46'18"W
30.00'
L=273.41'
S26°16'42"E
53.61'
S35°12'10"W
139.71'
SANITARY SEWER
EASEMENT (NO.
2013008453 IN BOOK 7050
AT PAGE 32)
RESERVED PROPERTY:
UNPLATTED AND RESERVED FOR
POSSIBLE FUTURE LAND
DEVELOPMENT
N26°16'42"W 48.02'
L=67.73'
L=67.73'
N38°38'36"W
129.97'
S51°43'24"W
159.94'
100.67'
L10
N SUMMIT ST
L=75.44'
L=7.11'
L=72.31'
L=44.77'
C5
L=79.71'
L=73.41'
L=79.71'
L=7.08'
L=3.08'
L=52.80'
L=67.16'
L=102.65'
L=78.60'
L=65.85'
L=45.63'
L=273.41'
L=67.73'
L=67.73'
L=94.98'
L=62.25'
L=56.25'
L=7.11'
L=20.13

FOUNTAIN HILLS-13TH PLAT

A TRACT OF LAND IN THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 51 NORTH, RANGE 33 WEST, OF THE 5TH P.M., IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

DESCRIPTION:

PROPERTY DESCRIPTION PER TITLE COMMITMENT FILE NO: NCS-1210297-KCTY
VIA FIRST AMERICAN TITLE INSURANCE COMPANY DATED FEBRURAY 15, 2024 AT 8:00 AM

TRACT 1:
A PORTION OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, CLAY AND PLATTE COUNTIES, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 52 NORTH, RANGE 33 WEST, SAID POINT BEING 20.97 FEET WEST OF THE NORTHEAST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 3; THENCE, ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 3, SOUTH 89° 44'56" WEST, 314.63 FEET; THENCE, SOUTH 00° 15'04" EAST, 27.72 FEET TO A POINT ON THE APPARENT SOUTH RIGHT OF WAY LINE OF THE 55FOOT WIDE RIGHT-OF-WAY OF NW 96TH STREET, AS EVIDENCED BY THE LONG STANDING OCCUPATION LINES BETWEEN THE ADJACENT PROPERTY OWNERS, WHICH SUPPORTS A 55 FOOT RIGHT-OF-WAY FOR THIS LOCATION, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, SOUTH 00° 15'04" EAST, 2.15 FEET TO A POINT ON THE WESTERLY LINE OF FOUNTAIN HILLS ELEVENTH PLAT, A SUBDIVISION IN CLAY COUNTY, MISSOURI; THENCE, ALONG THE WESTERLY LINE OF FOUNTAIN HILLS ELEVENTH PLAT, THE FOLLOWING THREE (3) COURSES:
1) SOUTH 23° 26'32" WEST, 266.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 66° 33'28" EAST;
2) SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 02° 16'32", AN ARC DISTANCE OF 38.72 FEET;
3) SOUTH 25° 43'04" WEST, 158.10 FEET TO A POINT ON THE NORTHERLY LINE OF FOUNTAIN HILLS TENTH PLAT, A SUBDIVISION IN CLAY COUNTY, MISSOURI;
THENCE ALONG THE NORTHERLY LINE OF SAID FOUNTAIN HILLS TENTH PLAT, THE FOLLOWING FOUR (4) COURSES:
1) NORTH 69° 03'35" WEST, 198.26 FEET;
2) NORTH 79° 59'02" WEST, 133.52 FEET;
3) NORTH 86° 00'22" WEST, 199.35 FEET;
4) SOUTH 89° 37'21" WEST, 230.98 FEET TO THE NORTHEAST CORNER OF FOUNTAIN HILLS NINTH PLAT, A SUBDIVISION IN CLAY AND PLATTE COUNTIES, MISSOURI;
THENCE, ALONG THE NORTHERLY LINE OF FOUNTAIN HILLS NINTH PLAT, THE FOLLOWING THIRTEEN (13) COURSES:
1) SOUTH 89° 37'21" WEST, 271.93 FEET;
2) SOUTH 86° 06'51" WEST, 102.16 FEET;
3) SOUTH 79° 27'16" WEST, 140.10 FEET;
4) SOUTH 69° 03'15" WEST, 59.83 FEET;
5) SOUTH 64° 20'21" WEST, 127.23 FEET;
6) SOUTH 39° 23'56" WEST, 8.58 FEET;
7) SOUTH 32° 10'32" WEST, 57.12 FEET;
8) SOUTH 20° 13'48" WEST, 65.66 FEET;
9) NORTH 76° 09'34" WEST, 180.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 13° 50'26" WEST;
10) SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 05° 29'24", AN ARC DISTANCE OF 45.51 FEET;
11) NORTH 81 °38'58" WEST, 165.27 FEET;
12) NORTH 00° 37'26" WEST, 29.22 FEET;
13) SOUTH 89° 22'34" WEST, 270.02 FEET TO A POINT ON THE EASTERLY LINE OF PLATTE PURCHASE DRIVE AS NOW ESTABLISHED, 60 FEET WIDE;
THENCE, ALONG THE EASTERLY LINE OF SAID PLATTE PURCHASE DRIVE, THE FOLLOWING THREE (3) COURSES:
1) NORTH 00° 32'34" EAST, 212.51 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
2) NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 505.14 FEET, THROUGH A CENTRAL ANGLE OF 32° 08'19", AN ARC DISTANCE OF 283.35 FEET;
3) NORTH 32° 40'53" EAST, 4.38 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NW 96TH STREET, 55 FEET WIDE;
THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID NW 96TH STREET, 55 FEET WIDE, SOUTH 89° 50'05" EAST, 2159.85 FEET TO THE TRUE POINT OF BEGINNING.

TRACT 2:
A PORTION OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION3; THENCE ALONG THE NORTH LINE OF THE FRACTIONAL NORTHEAST QUARTER OF SAID SECTION 3, SOUTH 89° 29'00" EAST, 125.01 FEET TO A POINT ON THE EAST LINE OF THE PARCEL DESCRIBED IN THE SPEGAL WARRANTY DEED FILED IN BOOK 6070, PAGE 172, INSTRUMENT NO. 2008038107, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE NORTH LINE OF THE FRACTIONAL NORTHEAST QUARTER OF SAID SECTION 3, SOUTH 89° 29'00" EAST, 703.87 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN THE WARRANTY DEED FILED IN BOOK 1503, PAGE 600;
THENCE, ALONG THE WESTERLY, SOUTHERLY, AND EASTERLY LINES OF SAID PARCEL DESCRIBED IN BOOK 1503, PAGE 600, THE FOLLOWING THREE (3) COURSES:
1) SOUTH 23° 10'27" EAST, 495.20 FEET;
2) SOUTH 89° 29'00" EAST, 292.90 FEET;
3) NORTH 00° 02'44" WEST, 453.49 FEET TO A POINT ON THE NORTH LINE OF THE FRACTIONAL NORTHEAST QUARTER OF SAID SECTION 3;
THENCE, ALONG THE NORTH LINE OF THE FRACTIONAL NORTHEAST QUARTER OF SAID SECTION 3, SOUTH 89° 29'00" EAST 994.12 FEET TO A POINT ON THE WESTERLY LINE OF MISSOURI STATE HIGHWAY 169; THENCE, ALONG THE WESTERLY LINE OF MISSOURI STATE HIGHWAY 169 AND ALONG THE NORTHERLY LINE OF MISSOURI STATE HIGHWAY 152, THE FOLLOWING FIVE (5) COURSES:
1) SOUTH 06° 15'24" WEST, 140.64 FEET;
2) SOUTH 04° 12'01" EAST, 544.50 FEET;
3) SOUTH 23° 04'17" WEST, 768.06 FEET:
4) SOUTH 60° 33'47" WEST, 654.16 FEET:
5) SOUTH 60° 45'51" WEST, 75.74 FEET TO THE MOST EASTERLY CORNER OF FOUNTAIN HILLS EIGHTH PLAT, A SUBDIVISION IN CLAY COUNTY, MISSOURI;
THENCE, ALONG THE EASTERLY LINE OF FOUNTAIN HILLS EIGHTH PLAT, THE FOLLOWING THREE (3) COURSES:
1) NORTH 29° 08'52" WEST, 36.38 FEET;
2) NORTH 17° 54'57" EAST, 153.61 FEET;
3) NORTH 31° 30'07" WEST, 170.04 FEET TO THE SOUTHEASTERLY CORNER OF FOUNTAIN HILLS ELEVENTH PLAT, A SUBDIVISION IN CLAY COUNTY, MISSOURI;
THENCE, ALONG THE EASTERLY AND NORTHEASTERLY LINES OF FOUNTAIN HILLS ELEVENTH PLAT, THE FOLLOWING NINE (9) COURSES:
1) NORTH 19° 26'38" EAST, 170.39 FEET;
2) NORTH 70° 33'22" WEST, 667.25 FEET;
3) NORTH 58° 40'17" WEST, 148.93 FEET;
4) NORTH 43° 11'09" WEST, 232.64 FEET;
5) NORTH 33° 38'27" WEST, 163.80 FEET;
6) NORTH 33° 37'08" WEST, 213.60 FEET;
7) NORTH 17° 19'45" WEST, 132.69 FEET;
8) NORTH 76° 20'38" WEST, 108.06 FEET;
9) NORTH 89° 29'00" WEST, 0.29 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 6070, PAGE 172;
THENCE, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN BOOK 6070, PAGE 172, NORTH 00° 10'20" WEST, 348.48 FEET TO THE TRUE POINT OF BEGINNING.

SURVEYORS SUGGESTED LEGAL DESCRIPTION:

A TRACT OF LAND IN THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 51 NORTH, RANGE 33 WEST, OF THE 5TH P.M., IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, BEING PREPARED BY BRYAN F. HILL MO PLS 2008016658, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID FRACTION SECTION 3; THENCE SOUTH 89°29'13" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 3, 123.47 FEET; THENCE SOUTH 00°23'32" EAST, 70.36 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 72°10'02" EAST, 100.58 FEET; THENCE NORTH 89°46'55" EAST, 29.86 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 179.99 FEET, A RADIUS OF 1245.92 FEET, A CHORD BEARING OF NORTH 84°57'25" EAST, AND A CHORD LENGTH OF 179.83 FEET; THENCE SOUTH 17°25'40" EAST, 314.74 FEET; THENCE NORTH 72°34'20" EAST, 53.59 FEET; THENCE SOUTH 24°25'14" EAST, 32.04 FEET; THENCE SOUTH 33°37'28" EAST, 245.42 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 328.24 FEET, A RADIUS OF 540.00 FEET, A CHORD BEARING OF SOUTH 52°05'46" EAST, AND A CHORD LENGTH OF 342.24 FEET; THENCE SOUTH 70°34'15" EAST, 394.11 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 196.38 FEET, A RADIUS OF 99.49 FEET, A CHORD BEARING OF NORTH 52°47'12" EAST, AND A CHORD LENGTH OF 166.02 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 252.99 FEET, A RADIUS OF 1270.03 FEET, A CHORD BEARING OF NORTH 09°25'39" WEST, AND A CHORD LENGTH OF 252.57 FEET; THENCE NORTH 15°08'04" WEST, 145.95 FEET; THENCE SOUTH 89°29'13" EAST, 135.00 FEET; THENCE NORTH 15°08'04" WEST, 69.26 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVGIN AN ARC LENGTH OF 46.72 FEET, A RADIUS OF 174.00 FEET, A CHORD BEARING OF NORTH 22°49'32" WEST, AND A CHORD LENGTH OF 46.57 FEET; THENCE NORTH 28°32'12" WEST, 240.36 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 97.54 FEET, A RADIUS OF 226.00 FEET, A CHORD BEARING OF NORTH 16°10'19" WEST, AND A CHORD LENGTH OF 96.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NW 96TH STREET AS IT NOW EXISTS; THENCE SOUTH 89°29'13" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 50.00 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 71.68 FEET, A RADIUS OF 175.00 FEET, A CHORD BEARING OF SOUTH 16°48'12" EAST, AND A CHORD LENGTH OF 71.18 FEET; THENCE SOUTH 28°32'12" EAST, 239.53 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 59.20 FEET, A RADIUS OF 225.00 FEET, A CHORD BEARING OF SOUTH 22°44'27" EAST, AND A CHORD LENGTH OF 59.03 FEET; THENCE SOUTH 15°08'04" EAST, 83.82 FEET; THENCE SOUTH 89°29'13" EAST, 244.41 FEET; THENCE SOUTH 00°05'1" WEST, 299.38 FEET; THENCE SOUTH 20°32'14" WEST, 128.60 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 56.37 FEET, A RADIUS OF 250.00 FEET, A CHORD BEARING OF SOUTH 63°00'13" EAST, AND A CHORD LENGTH OF 56.25 FEET; THENCE SOUTH 33°27'20" WEST, 50.00 FEET; SOUTH 34°26'36" WEST, 213.76 FEET; THENCE SOUTH 51°12'10" WEST, 139.71 FEET; THENCE SOUTH 62°19'19" WEST, 187.93 FEET; THENCE NORTH 70°34'15" WEST, 36.74 FEET TO THE NORTHEAST CORNER OF TRACT A, FOUNTAIN HILLS ELEVENTH PLAT, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CASS COUNTY, MISSOURI; THENCE NORTH 70°34'15" WEST, ALONG THE NORTH LINE OF SAID TRACT A, 666.74 FEET; THENCE NORTH 58°40'30" WEST, CONTINUING ALONG SAID NORTH LINE, 148.93 FEET; THENCE NORTH 43°11'22" WEST, CONTINUING ALONG SAID NORTH LINE, 232.64 FEET; THENCE NORTH 33°38'40" WEST, CONTINUING ALONG SAID NORTH LINE, 163.80 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NORTH BELLEVIEW AVENUE AS IT NOW EXISTS, ALSO KNOWN TO BE THE SOUTHEAST CORNER OF TRACT B SAID FOUNTAIN HILLS ELEVENTH PLAT; THENCE NORTH 33°40'33" WEST, ALONG THE EAST LINE OF SAID TRACT B, 214.09 FEET; THENCE NORTH 17°18'11" WEST, CONTINUING ALONG SAID EAST LINE, 132.62 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT B; THENCE NORTH 76°16'57" WEST, ALONG THE NORTH LINE OF SAID TRACT B, 108.06 FEET; THENCE SOUTH 87°29'30" WEST, CONTINUING ALONG SAID NORTH LINE, 0.19 FEET; THENCE NORTH 00°23'32" WEST, 277.78 FEET TO THE POINT OF BEGINNING. CONTAINING 811271.11 SQ FT OR 18.62 ACRES MORE OR LESS

PLAT DEDICATION:
FOUNTAIN HILLS HOLDINGS LLC. ("**DEVELOPER**") IS OWNER OF ALL REAL ESTATE REFLECTED UPON THIS PLAT AND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE PLAT. THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS, AND THE SUBDIVISION SHALL BE HEREAFTER KNOWN AS: **FOUNTAIN HILLS-13TH PLAT**

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, 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 OF 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 DEDICATION:
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.

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 BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

PAYMENT IN LIEU OF PARKLAND:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $11,499.68 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 53 SINGLE FAMILY UNITS, PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

IN WITNESS THEREOF:
FOUNTAIN HILLS HOLDING LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2025.

FOUNTAIN HILLS HOLDING LLC

_____
BY: MANAGING MEMBER

NOTARY CERTIFICATION:

STATE OF ARKANSAS)
)SS
COUNTY OF BENTON)

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT WALLACE DESIGN COLLECTIVE AND THAT HE EXECUTED THE FOREGOING BY AUTHORITY OF THE BOARD OF DIRECTORS AND IS THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC

CITY PLAN COMMISSION:
PUBLIC WORKS:

APPROVED: _____

_____
DIRECTOR OF PUBLIC WORKS

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 _____, 20___.

_____
MAYOR

_____
CITY CLERK

COUNTY RECORDING INFORMATION	RESERVED FOR COUNTY RECORDING STAMP
PLAT DEDICATION: FOUNTAIN HILLS-13TH PLAT	
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: FINAL PLAT	

_____
VINCENT E. BRICE
JACKSON COUNTY ASSESSMENT DEPARTMENT

2/5/2025 7:43 PM AUSTI
CAD FILE : S:\Atlas Land Consulting\2024\24-032 Wallace Design Collective Fountain Hills 55 acre ALTA\Final Plat.dwg

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT 3 OF 3

LEGEND

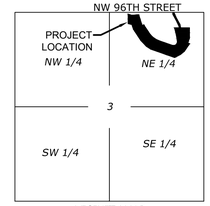
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
- ● DENOTES FOUND 1/2" REBAR NO CAP UNLESS NOTED OTHERWISE
- ⚠ DENOTES FOUND SECTION CORNER
- (M) MEASURED
- (P) PLATTED
- (C) CALCULATED
- (D) DEEDED

POB POINT OF BEGINNING

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. REFERENCED SURVEY
   -FOUNDATION HILLS, ELEVENTH PLAT INSTRUMENT #2019029032
4. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 29095C0064G EFFECTIVE JANUARY 20, 2017, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD.
5. CLOSURE PRECISION: 1 PART IN 2660089.600
6. CURRENT ZONING - R-7.5/ R-80
7. TITLE COMMITMENT: FILE: FIRST AMERICAN TITLE INSURANCE COMPANY -NCS-1210297-KCTY DATED FEBRUARY 15, 2024 AT 8:00AM

VICINITY MAP



VICINITY MAP
1"=2000'

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16).

BRYAN F. HILL PLS 2008016658

JOB NO:24-032

SCALE	PREPARED FOR
	FOUNTAIN HILLS HOLDINGS LLC
SEC-TWN-RNG	ADDRESS: 9599 N FOUNTAIN HILLS DR KANSAS CITY, MO 64155
03-51N-33W	

DATE

NOVEMBER 26, 2024
REVISION DATE: MARCH 31, 2025