ROWE ESTATES

A Major Subdivision in the Southeast Quarter of the Northwest Quarter Section 28 - Township 51 North - Range 33 West, Kansas City, Platte County, Missouri

TITLE COMMITMENT

Title Commitment Number / File Number:SKC0083855C
Effective date: June 5, 2025 @ 8:00am
Secured Title of Kansas City - North
201A NE 91st St, Kansas City, Missouri 64155
Contact: Angela Wolfe
Phone: (816) 471-1560

PREPARED FOR

Kenneth Bruce Rower and Rebecca L. Rowe, Trustees of the Rowe Family Trust, dated April 11, 2022, and any amendments thereto.

TITLE COMMITMENT DESCRIPTION

All of 44.37 acres off the South end of the West half of the Northwest Quarter of Section 28, Township 51, Range 33 (being all of the said West half except the North 35.63 acres thereof); and also, all of 44.37 acres off the South end of the East half of the Northwest Quarter of Section 28, Township 51, Range 33, all in Kansas City, Platte County, Missouri, Except that part platted as Brentwood Hills; Except that part platted as Karen Estates; Except that part platted as Brentwood Hills No. 2; Except that part platted as Brentwood Hills No. 3; Except that part platted as Brentwood Hills No. 4; Except that part platted as Brentwood Hills Annex No. 1; Except that part conveyed to Ralph T. and Hilda M. Slusser by instrument recorded in Book 201, Page 12; Except that part conveyed to the City of Kansas City, Missouri by instrument that part recorded as Document No. 45796; Except that part conveyed to Hazel U. Folk by instrument filed as Document No. 1774; Except that part conveyed to John C. and Norma H. Folk by instrument recorded in Book 465, Page 698; Except that part conveyed to Bruce Rowe and Rebecca L. Rowe, by instrument recorded in Book 685, Page 654; and Except any part in public roads.

IN TESTIMONY WHEREOF: KENNETH BRUCE ROWE and REBECCA L. ROWE, trustees of the ROWE Family Trust, dated April 11, 2022, has subscribed their names this _____ day of _____, 2026.

_____
Kenneth Bruce Rowe, Trustee

_____
Rebecca L. Rowe, Trustee

STATE OF
COUNTY OF

Be it remembered that on this_____day of _____, 2026 before me the undersigned Notary Public in and for the County and State above mentioned, came KENNETH BRUCE ROWE and REBECCA L. ROWE, trustees of the ROWE Family Trust, dated April 11, 2022, who is personally known to me and duly sworn did say that they executed this instrument as the free act and deed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri on the day and year last written.

My Commission Expires: _____

_____
NOTARY PUBLIC

NOTES CORRESPONDING TO PLOTTABLE SCHEDULE B EXCEPTIONS

(A) Terms and provisions of Ordinance for road purposes as set forth in instrument filed April 27, 1962 under Document No. 45796 in Book 243 at Page 199 and Warranty Deed filed May 10, 1962 under Document No. 27467 in Book 243 at Page 201.

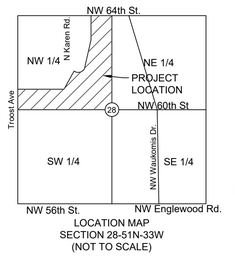
(B) Sewer Easement granted to the City of Kansas City as set forth in instrument filed July 18,1977, under Document No. 25697 in Book 511 at Page 112.

(C) Storm Drainage easement granted to Kansas City as set forth in instrument filed December 27, 2004, under Document No. 024949 in Book 1049 at Page 507. This item does affect the subject property and is platted hereon.

(D) Standard Roadway & Utility easement granted to Kansas City as set forth in instrument filed August 3, 2005, under Document No. 013967 in Book 1063 at Page 749. This item does affect the subject property and is platted hereon.

(E) Standard Roadway & Utility easement granted to Kansas City as set forth in instrument filed August 3, 2005, under Document No. 013969 in Book 1063 at Page 751. This item does not affect the subject property and is not platted hereon.

(F) Easement granted to the City of Kansas City as set forth in instrument filed November 24, 2009, under Document No. 2009016884 in Book 1149 at Page 811. This item does affect the subject property and is platted hereon.



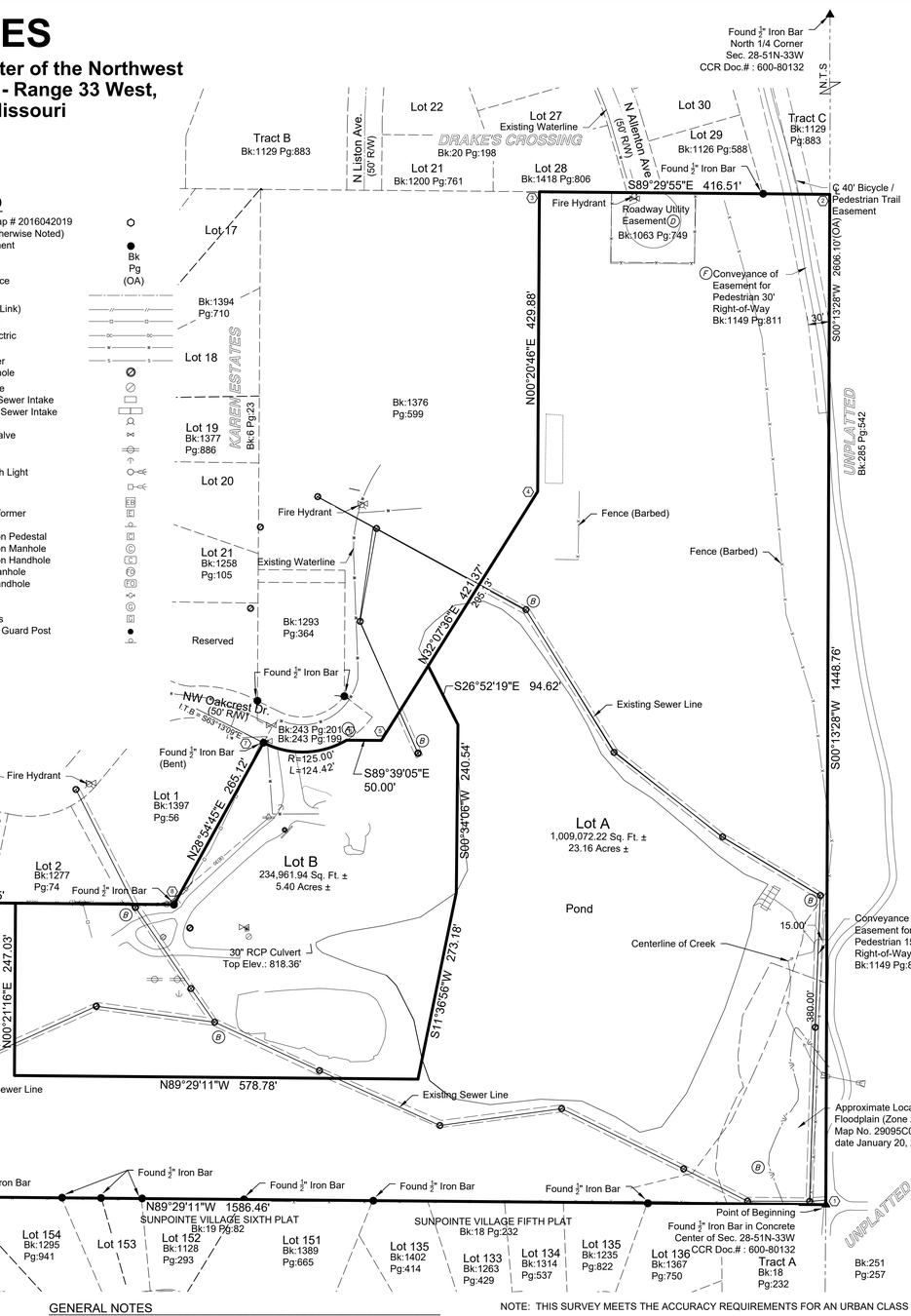
LOCATION MAP
SECTION 28-51N-33W
(NOT TO SCALE)

Know what's below. Call before you dig.

0 100' FEET

LEGEND

1/2" Rebar, Cap # 2016042019 (Unless Otherwise Noted)
Found Monument
Book
Page
Overall Distance
Centerline
Fence (Chain Link)
Fence (Wood)
Overhead Electric
Water Main
Sanitary Sewer
Sanitary Manhole
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Water Main Valve
Utility Pole
Guy Anchor
Utility Pole with Light
Street Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Sign



APPROVALS

CITY PLANNING COMMISSION

APPROVED: _____
DATE

COUNCIL
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF
KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS_____DAY OF _____, 2026.

_____
QUINTON LUCAS, MAYOR

PUBLIC WORKS

_____
MICHAEL J. SHAW, DIRECTOR

_____
MARILYN SANDERS, CITY CLERK

GENERAL NOTES

1. BASIS OF BEARING: MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 83)
2. TRACT CONTAINS 1,251,739.87 SQUARE FEET OR 23.78 ACRES, MORE OR LESS.
3. PARENT DEED IS BOOK:1376 AT PAGE:600.
4. MISSOURI ONE-CALL TICKET #251260535, #251260536 AND #251260537. MISSOURI LAW REQUIRES THE USE OF THE MISSOURI ONE CALL SYSTEM (TOLL FREE 1-800-344-7483) PRIOR TO ANY EXCAVATING OR DIGGING. IT IS THE EXCAVATOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES WHETHER SHOWN OR NOT.
5. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NUMBER: SKC0083855C, EFFECTIVE DATE: JUNE 5, 2025 AT 8:00 AM.
6. THIS TRACT DOES PARTIALLY LIE WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM COMMUNITY PANEL #29095C0128G DATED JANUARY 20, 2017

NOTE: THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN CLASS OF PROPERTY.

I HEREBY STATE THAT THIS BOUNDARY SURVEY IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI SURVEY STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY DIVISION, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: _____

_____
ZACHARY A. BRINKER - LS 2016042019
SNYDER & ASSOCIATES CORP. - LS 2013023732

MARK	REVISION	DATE	BY
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Surveyor: ZAB | Checked By: ZAB | Scale: 1" = 100'
Technician: TDC | Date: 02/13/2026 | T-R-S: 51N-33W-28

Project No: 125.0542.13

Sheet 1 of 1

ROWE ESTATES: A Major Subdivision in Kansas City, MO

Prepared for: Dan Rowe
218 S Woodbine Road, St. Joseph, MO 64506

SNYDER & ASSOCIATES, INC.
201 NW 72ND ST
GLADSTONE, MISSOURI 64118
816-436-0732 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 125.0542.13
Sheet 1 of 1

V:\Projects\2025\125.0542.13\CAD\125.0542.13 PPA.dwg TYLER CONNOR, SA SHEET LAYOUTS TEMPLATE - 24X36 BORDER MISSOURI, 2026/02/13, 9:11 AM, ARCH FULL BLEED D (36.00 X 24.00 INCHES)