

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210717

Ordinance Number

Brief Title

Approving the plat of Cadence Villas – Second Plat, an addition in Kansas City, Clay and Platte County, Missouri

<p>Specific Address Approximately 18.45 acres generally located on the east side of N. Platte Purchase Drive in between N.W. 108th Street to the north and N.W. Tiffany Springs Parkway to the south, creating 62 lots and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Hunt Midwest Real Estate Development Group, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 62 lot single family subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL)(CL) Loar - Fowler Other districts (school, etc.) Platte County R-III</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Ord. 061258 – On November 30, 2006, the Council approved a community unit project in District R-1a on Approximately 202 acres generally located east of N. Platte Purchase Drive and south of NW 108th Street. (13662-CUP-1)</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Hunt Midwest Real Estate Development Group City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission July 20, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

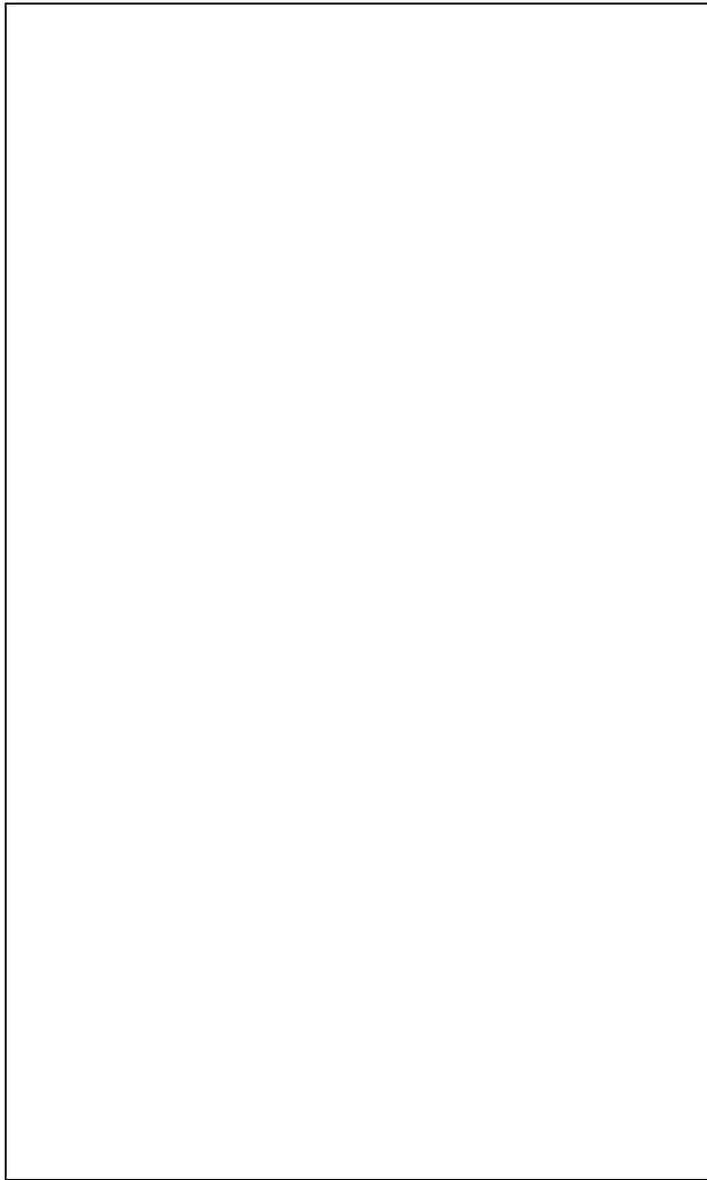
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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 26 lot single-family residential development, and six private open space tracts on approximately 8.3 acres of previously undeveloped property. The stormwater detention facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

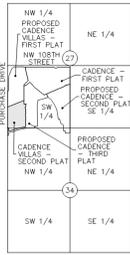
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: August 17, 2021

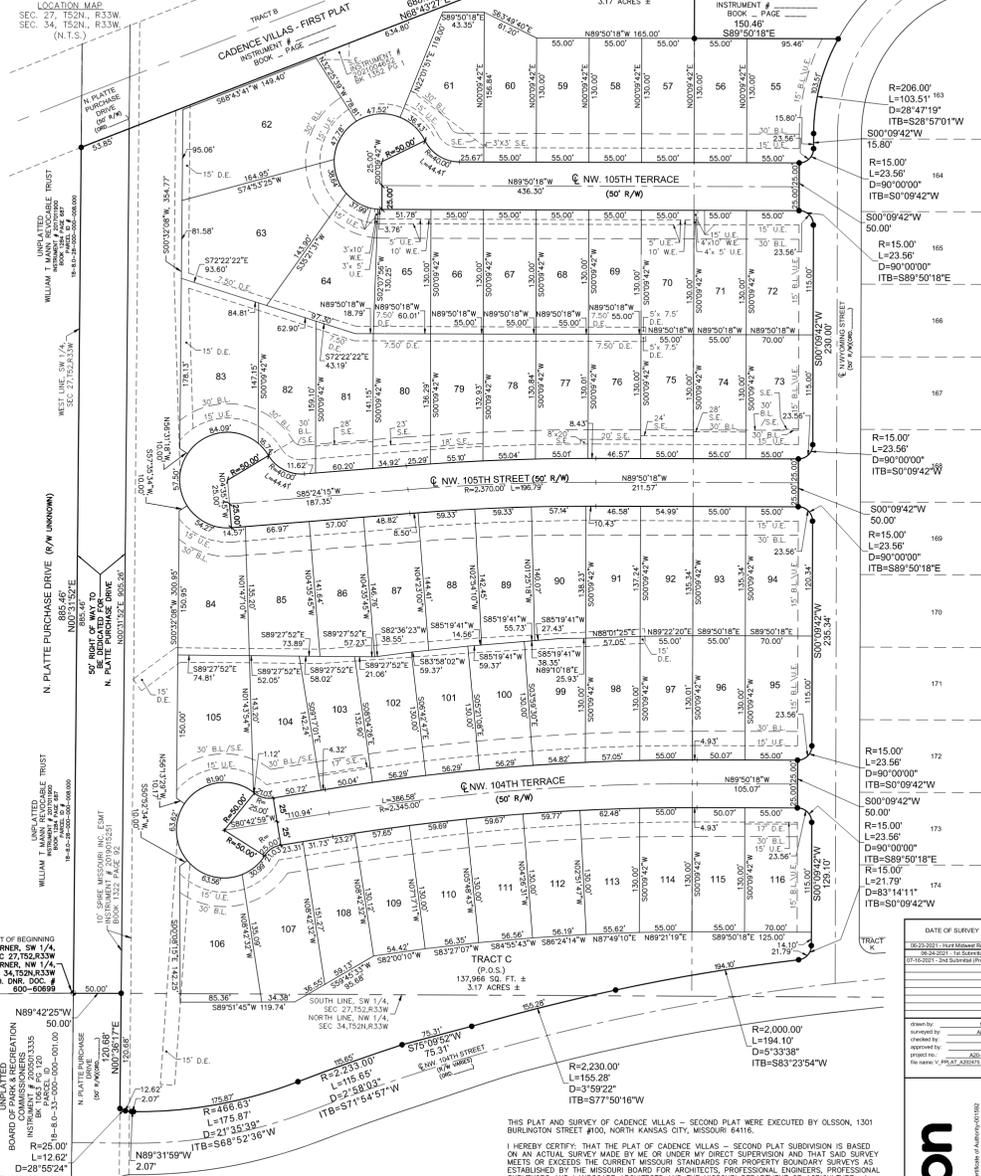
Reviewed by:
Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00028



FINAL PLAT OF
CADENCE VILLAS - SECOND PLAT
 SW 1/4, SEC. 27, T25N, R33W,
 NW 1/4, SEC. 34, T25N, R33W,
 KANSAS CITY, CLAY & PLATTE COUNTY, MISSOURI

LEGEND	
○	SURVEY MARKERS
●	FOUND MONUMENT
○	SECTION CORNER
●	SET MONUMENT
---	BOUNDARIES
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
S.D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
GENERAL	
C	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE



DATE OF SURVEY	
6/23/2021	First Missouri Plat
6/23/2021	Second Missouri Plat
6/23/2021	Third Missouri Plat
6/23/2021	Final Missouri Plat

Drawn by:	MSB
Checked by:	JMB
Reviewed by:	MSB
Project no.:	MSB-2021-001
File name:	PLAT_20210623.DWG
File path:	\\msb\platt\20210623.DWG
File size:	1,048,816 bytes
File date:	6/23/2021 11:58:15 AM
File time:	11:58:15 AM
File user:	msb
File printer:	HP DesignJet 2600
File plotter:	HP DesignJet 2600
File plotter driver:	HP DesignJet 2600
File plotter options:	HP DesignJet 2600
File plotter status:	HP DesignJet 2600
File plotter error:	HP DesignJet 2600
File plotter warning:	HP DesignJet 2600
File plotter message:	HP DesignJet 2600
File plotter error code:	HP DesignJet 2600
File plotter warning code:	HP DesignJet 2600
File plotter message code:	HP DesignJet 2600
File plotter error code description:	HP DesignJet 2600
File plotter warning code description:	HP DesignJet 2600
File plotter message code description:	HP DesignJet 2600

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. KCT-239921, WITH A COMMITMENT DATE OF JUNE 18, 2021 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE, USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT 74-07, WITH A GRID FACTOR OF 0.999991. ALL COORDINATES SHOWN ARE IN METERS.

DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO. 64141
 816-455-2500

OLSSON, MO. CLS 366
 JASON S. ROUBELUSH, MO. PLS 2020014092
 JULY 16, 2021
 JROUBELUSH@OLSSON.COM

THIS PLAT AND SURVEY OF CADENCE VILLAS - SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF CADENCE VILLAS - SECOND PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY METS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY 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 BELIEF.



olsson

Olsson, Land Surveyors, 1402 S.W. 15th, Ft. Lauderdale, Florida 33304
 12000 Boulevard, Suite 300, Dallas, Texas 75244
 1125 West 19th Street, Suite 1100, Fort Lauderdale, Florida 33311
 www.olsson.com

FINAL PLAT OF
CADENCE VILLAS - SECOND PLAT
 SW 1/4, SEC. 27, T22N, R33W,
 NW 1/4, SEC. 24, T21N, R33W
 KANSAS CITY, CLAY & PLATTE COUNTY, MISSOURI

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, SEWER, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES FEEDERLINES, 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, TO HERETOFOR 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 GRANTED 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 UTILITIES AND SPECIFICALLY 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 THEREON 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 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.

SEWER EASEMENT — A SEWER EASEMENT (S.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 OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT THE LOCATION OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBS 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, CURBS, FENCES, OR CURBS), WHICH COULD 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.

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, CURBS AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION 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.

MAINTENANCE OF TRACTS (PRIVATE OPEN SPACE): TRACT C (3.17 ACRES) IS TO BE USED FOR PRIVATE OPEN SPACE, AND ALL TRACTS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE DECLARATION OF HOMES ASSOCIATION, AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DOCUMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PRIVATE OPEN SPACE: THE PRIVATE OPEN SPACE (TRACT C) SHOWN ON THIS PLAT IS NOT BEING USED TO SATISFY THE REQUIRED PARKLAND FOR (82) SINGLE FAMILY UNITS (1.38 ACRES REQUIRED BY ORDINANCE), PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE.

FLOODPLAIN: ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 28095C00610, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

STREET GRADES:

STREET GRADE AND RIGHT OF WAY INFORMATION FOR A PORTION OF N PLAT PURCHASE LOCATED IN CADENCE VILLAS - FIRST PLAT HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER _____ BEING PASSED ON _____

STREET GRADE AND RIGHT OF WAY INFORMATION FOR A PORTION OF N PLAT PURCHASE LOCATED IN CADENCE VILLAS - SECOND PLAT HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER _____ BEING PASSED ON _____

NW 10TH TERRACE:

GRADE POINT	ELEV.	DESC.	V.C.T.
10+00.00	1045.85	BEGIN CENTER OF CUL-DE-SAC	
13+00.00	1055.57	V.P.C.	
13+25.00	1058.00	HIGH POINT STATION	150.00'
14+13.33	1055.28	V.P.C.	
14+75.00	1054.70	LOW POINT STATION	100.00'
15+43.75	1054.41	V.P.C.	
15+90.00	1054.27	END CONSTRUCTION	

NW 10TH STREET:

GRADE POINT	ELEV.	DESC.	V.C.T.
10+00.00	1045.00	BEGIN CENTER OF CUL-DE-SAC	
13+00.00	1055.00	V.P.C.	
13+25.00	1058.00	HIGH POINT STATION	150.00'
14+13.33	1055.28	V.P.C.	
14+75.00	1054.70	LOW POINT STATION	100.00'
15+43.75	1054.41	V.P.C.	
15+90.00	1054.27	END CONSTRUCTION	

NW 10TH TERRACE:

GRADE POINT	ELEV.	DESC.	V.C.T.
10+00.00	1037.00	BEGIN CENTER OF CUL-DE-SAC	
14+36.30	1046.58	END CONSTRUCTION	

P.O.S. (PRIVATE OPEN SPACE) USED FOR PARKLAND DEDICATION	P.M.			
	No. Lots	Required	Provided	Net
CADENCE - FIRST PLAT	63	1.40	2.42	1.02
CADENCE - SECOND PLAT	50	1.11	3.27	2.16
CADENCE VILLAS - FIRST PLAT	54	1.20	0.74	-0.46
CADENCE - THIRD PLAT	81	1.38	0.92	-0.46
CADENCE VILLAS - SECOND PLAT	62	1.38	0.00	-1.38

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE COMPANY, FILE NO. KCT-235927, WITH A COMMITMENT DATE OF JUNE 16, 2021 AT 8:00 A.M.
- BEARINGS USE HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-07" WITH A GRID FACTOR OF 0.9999971. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF CADENCE VILLAS - SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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OLSSON, MO C.S. 366
 JASON S. ROUDERBUSH, MO PLS 2020214092
 JULY 16, 2021
 JROUDERBUSH@OLSSON.COM

IN WITNESS WHEREOF:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 20____.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 A MISSOURI CORPORATION

F. BRENNER HOLLAND, JR. SR. VICE PRESIDENT

STATE OF _____ SS:
 COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME F. BRENNER HOLLAND, JR. TO ME PERSONALLY KNOWN, AND BEING BY ME DULY SWORN, DID SAY THAT HE IS SA. VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID BRENNER HOLLAND, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY PLAN COMMISSION: PUBLIC WORKS

Approved: _____

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 Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____ 20____.

Quinton Lucas Mayor
 Marilyn Sanders City Clerk

DATE OF SURVEY

07-16-2021
 07-16-2021 - THE SURVEYOR (PLAT-CAD)

Drawn by: _____
 Checked by: _____
 Approved by: _____
 Present by: _____
 See name of PLAT: 2020214092



SHEET
 3 of 3