

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

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 BEGINNING;

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" WEST, 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.

PLAT DEDICATION:

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 WHEREOF, 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)

BY: ERIKA FEINGOLD, MANAGER

STATE OF: JSS

COUNTY OF:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 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 OF LOT 1)

BY: HAYTHEM DAWLETT, OWNER

STATE OF: JSS

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 _____

POINT OF COMMENCEMENT
NE COR. OF THE SE 1/4 SEC. 8-51N/33W
FOUND 3-1/2" ALUMINUM DISK MARKED FOR SECTION CORNER, DOWN 0.2" IN MONUMENT WELL

NW COR. OF THE SE 1/4 SEC. 8-51N/33W
FOUND 5/8" REBAR, NO CAP, DOWN 0.1" IN MONUMENT WELL

NE COR. OF THE SW 1/4 SEC. 9-51N/33W
FOUND 3-1/2" ALUMINUM DISK MARKED FOR SECTION CORNER, DOWN 0.3" IN MONUMENT WELL

NW BARRY ROAD

SEE SHEET 2

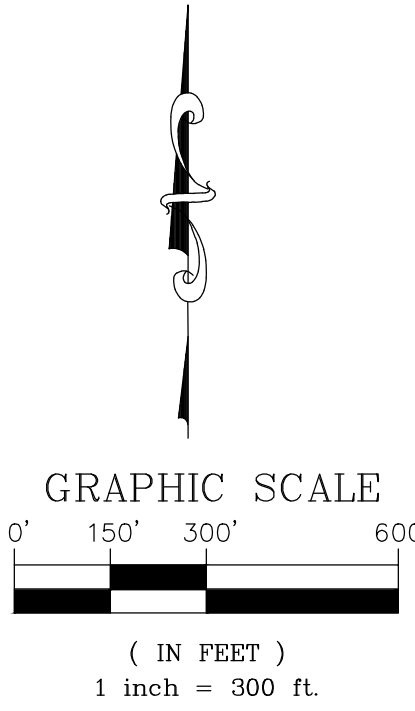
FLOOD ZONE:

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.

AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY OF THE CITY OF KANSAS CITY, MO, COMMUNITY NUMBER 290173, MAP NUMBER 29095C0126G, EFFECTIVE DATE JANUARY 20, 2017.

SE COR. OF THE SW 1/4 SEC. 9-51N/33W
FOUND MAG NAIL, FLUSH WITH ASPHALT

SE COR. OF THE SE 1/4 SEC. 8-51N/33W
FOUND 3-1/2" DNR ALUMINUM DISK MARKED FOR SECTION CORNER, UP 0.3"



BASIS OF BEARINGS:
MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE

HORIZONTAL DATUM:
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 THIRD PLAT

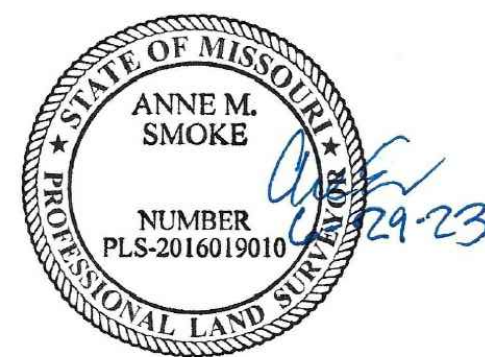
AREA TABLE:	
TOTAL LAND AREA:	49.454 ACRES
TOTAL AREA DEDICATED TO RIGHT OF WAY:	4.461 ACRES
NET LAND AREA:	44.993 ACRES

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

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 THIS _____

MAYOR QUINTON LUCAS CITY CLERK MARILYN SANDERS

AMS	6-6-22	ADD PARKLAND TRACT P	NO.	DATE	BY
SCALE:	AS NOTED	DESIGNED BY: AT	DRAWN BY: AMS	CHECKED BY: AMS	
<p>Kimley»Horn © 2021, KIMLEY-HORN AND ASSOCIATES, INC. 1838 WALNUT STREET, SUITE 100-100 PHONES: 816-452-0350 WWW.KIMLEY-HORN.COM MISSOURI STATE BOARD OF SURVEYORS AUTHORITY #001912 EXPIRES 12/31/21</p>					
<p>MINNEY SURVEYING 15547 W 81ST STREET LENEXA, KS 66219 PH. (913) 766-5141 www.minneysurveying.com</p>					
FINAL PLAT					
KIMPTON FALLS KANSAS CITY, MO					
ORIGINAL ISSUE: 6-29-23					
KHA PROJECT NO. 168898011					
SHEET NUMBER					
1 OF 2					

