

REV. NO.	DATE	DESCRIPTION	BY

FINAL PLAT OF
DARBY TOWNHOMES OF PLATTE COUNTY
PART OF BLOCKS 3, 4, 5 AND 6, WILSON RITCHEY ADDITION LYING IN THE FRACTIONAL
NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI

drawn by: _____ EDV
designed by: _____
project no.: 02504711
date: 2025.11.13

FINAL PLAT OF DARBY TOWNHOMES OF CLAY COUNTY

PART OF BLOCKS 3, 4, 5 AND 6, WILSON RITCHEY ADDITION, A RECORDED SUBDIVISION
IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, LYING IN THE FRACTIONAL
NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST

PROPERTY DESCRIPTION:
PROPERTY DESCRIPTION- DARBY TOWNHOUSES OF CLAY COUNTY

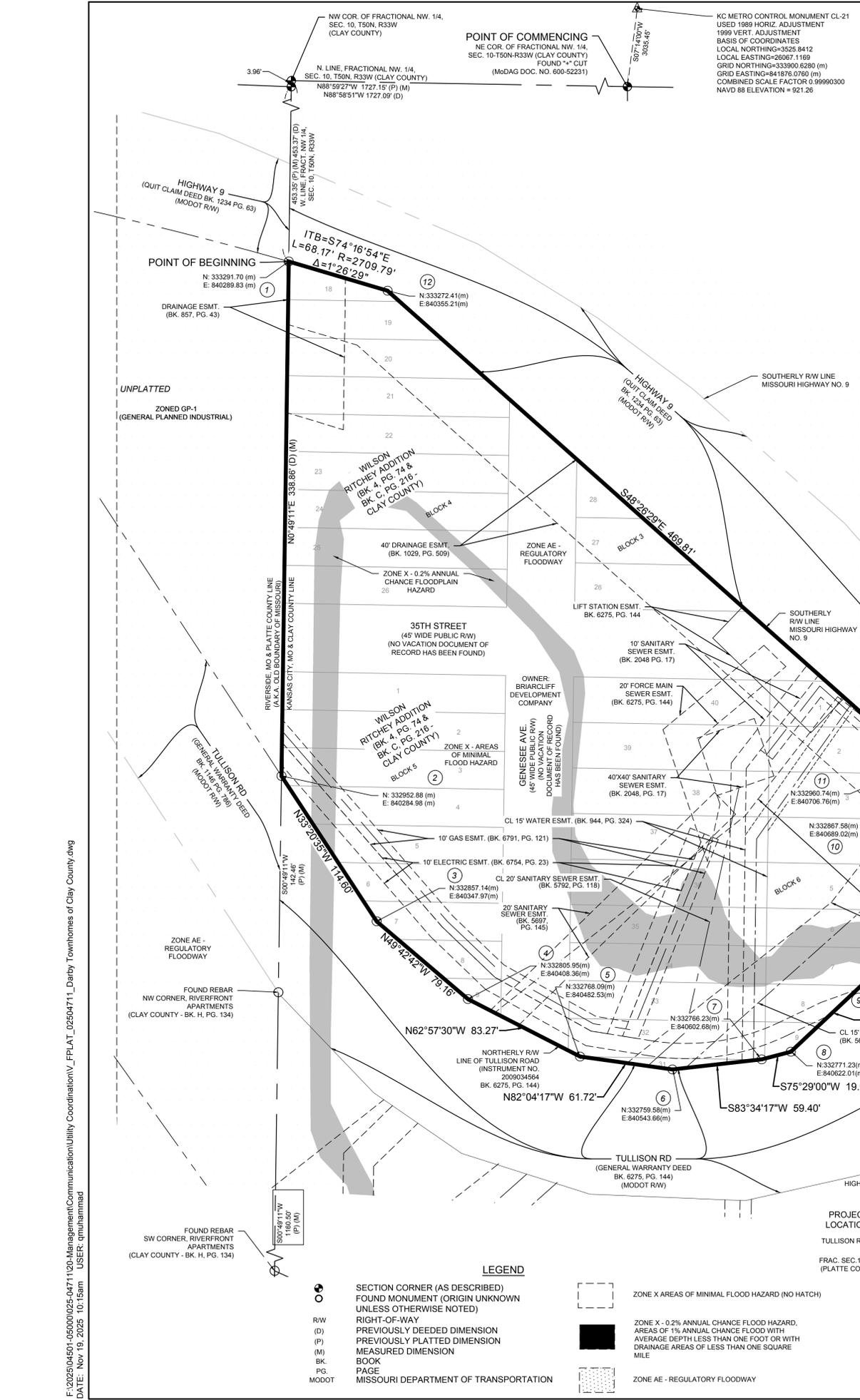
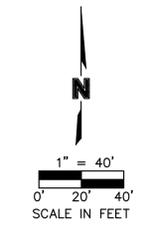
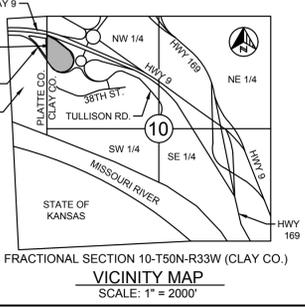
ALL THAT PART OF BLOCKS 3, 4, 5 AND 6, WILSON RITCHEY ADDITION, A RECORDED SUBDIVISION IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, LYING IN THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST, BEING DESCRIBED ON NOVEMBER 17, 2025, BY TIMOTHY BLAIR WISWELL, PLS-2009000067 OF OLSSON, INC., LC-366, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST, CLAY COUNTY, MISSOURI; THENCE NORTH 88 DEGREES 59 MINUTES 27 SECONDS WEST ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 1727.15 FEET TO THE NORTHWEST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 10 (CLAY COUNTY); BEING THE PLATTE COUNTY AND CLAY COUNTY LINE; THENCE SOUTH 0 DEGREES 48 MINUTES 11 SECONDS WEST, ON THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER A DISTANCE OF 483.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 9, AS NOW ESTABLISHED, A NON-TANGENT CURVE, THE POINT OF BEGINNING; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, IN A SOUTHEASTERLY DIRECTION, ON A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 74 DEGREES 16 MINUTES 54 SECONDS EAST, HAVING A RADIUS OF 2709.79 FEET, THROUGH A CENTRAL ANGLE OF 1 DEGREE 26 MINUTES 29 SECONDS, AN ARC DISTANCE OF 68.17 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 48 DEGREES 26 MINUTES 29 SECONDS EAST, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 469.81 FEET TO THE NORTHWEST CORNER OF SAID SOUTH RIGHT-OF-WAY LINE CONVEYED IN INSTRUMENT NO. 2009034564, BOOK 6275, PAGE 144, RECORDED AT THE CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 10 DEGREES 46 MINUTES 42 SECONDS WEST, CONTINUING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAST SAID INSTRUMENT A DISTANCE OF 94.84 FEET TO A POINT; THENCE SOUTH 14 DEGREES 56 MINUTES 23 SECONDS WEST, ON THE NORTHERLY LINE OF SAID TULLISON ROAD, ALSO CONVEYED IN LAST SAID INSTRUMENT, A DISTANCE OF 46.43 FEET TO A POINT; THENCE SOUTH 45 DEGREES 54 MINUTES 40 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 73.98 FEET TO A POINT; THENCE SOUTH 75 DEGREES 29 MINUTES 00 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 19.96 FEET TO A POINT; THENCE SOUTH 83 DEGREES 34 MINUTES 17 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 59.40 FEET TO A POINT; THENCE NORTH 82 DEGREES 04 MINUTES 17 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 61.72 FEET TO A POINT; THENCE NORTH 62 DEGREES 57 MINUTES 30 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 83.27 FEET TO A POINT; THENCE NORTH 49 DEGREES 42 MINUTES 42 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 75.38 FEET TO A POINT; THENCE NORTH 33 DEGREES 20 MINUTES 35 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 114.60 FEET TO A POINT ON THE WEST LINE OF SAID FRACTIONAL SECTION; THENCE NORTH 0 DEGREE 48 MINUTES 11 SECONDS EAST, ON SAID WEST LINE AND SAID COUNTY LINE A DISTANCE OF 338.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 139,430 SQUARE FEET OR 3.2009 ACRES, MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT THE WITHIN FINAL PLAT OF "DARBY TOWNHOMES OF CLAY COUNTY", A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT 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 IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE PLANE COORDINATES (METERS)		
Point Number	Grid Northing	Grid Easting
1	333291.70	840289.83
2	332962.88	840284.00
3	332857.14	840347.97
4	332805.95	840408.36
5	332788.09	840482.53
6	332759.58	840543.66
7	332766.23	840602.68
8	332771.23	840622.01
9	332822.72	840677.05
10	332867.58	840689.02
11	332960.74	840706.76
12	333272.41	840355.21



F:\2025\04501-05000\025-04711\20-Management\Communication\Utility Coordination_V_FPLAT_02504711_Darby Townhomes of Clay County.dwg
 DATE: Nov 19, 2025 10:15am USER: gnuhammad

- LEGEND**
- SECTION CORNER (AS DESCRIBED)
 - FOUND MONUMENT (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
 - RIGHT-OF-WAY
 - PREVIOUSLY DEEDED DIMENSION
 - PREVIOUSLY PLATTED DIMENSION
 - MEASURED DIMENSION
 - BOOK
 - PAGE
 - MISSOURI DEPARTMENT OF TRANSPORTATION
 - ZONE X AREAS OF MINIMAL FLOOD HAZARD (NO HATCH)
 - ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
 - ZONE AE - REGULATORY FLOODWAY