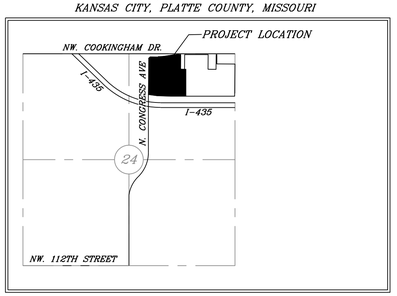
PLAT DEDICATION: ENVISION
PRIVATE OPEN SPACE DEDICATION: N/A
RECORD AS: PLAT
COUNTY RECORDING INFORMATION

FINAL PLAT
ENVISION
A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI
SECTION 24 TOWNSHIP 52 NORTH, RANGE 34 WEST

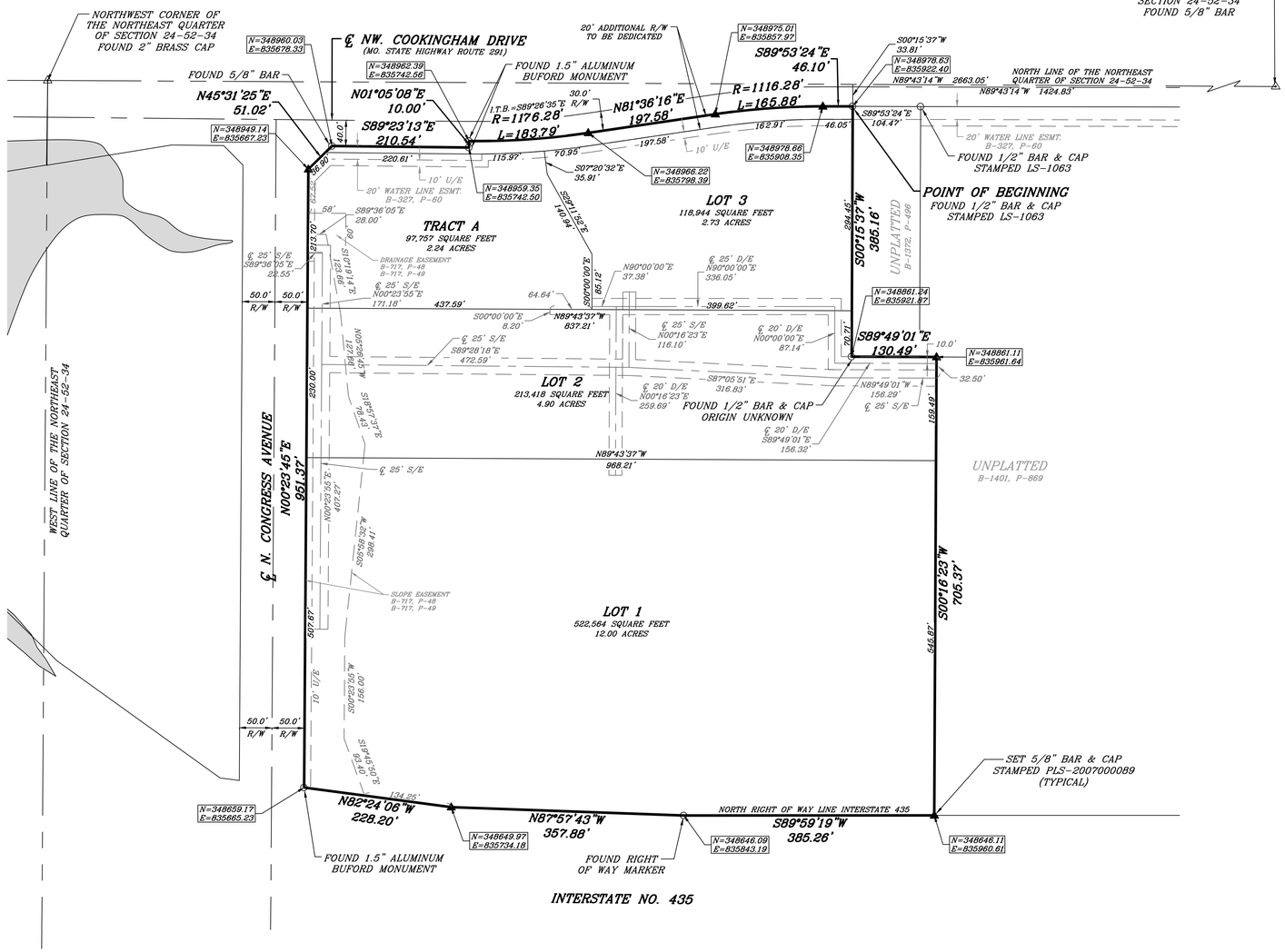
VICINITY MAP
NE. 1/4, SECTION 24-52-34,
KANSAS CITY, PLATTE COUNTY, MISSOURI



LEGEND:
- ● SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
- ▲ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
- ✱ SET "+" CUT IN CONCRETE
- ○ FOUND 1/2" MONUMENT AS NOTED
- ◬ FOUND MONUMENT AS NOTED

COORDINATE TABLE
BEARINGS AND COORDINATES ARE BASED ON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY" METRO CONTROL MONUMENT PL-04, GRID FACTOR=0.9998996, COORDINATES IN METERS. COORDINATES OBTAINED BY GPS.

GRAPHIC SCALE
100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.



PROPERTY DESCRIPTION
CONTAINING 966,708 SQUARE FEET OR 22.19 ACRES

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: THENCE N89°43'14"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1424.83 FEET; THENCE S00°15'37"W, A DISTANCE OF 33.81 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 291, ALSO KNOWN AS NW. COOKINGHAM DRIVE AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING S00°15'37"W, A DISTANCE OF 386.16 FEET; THENCE S89°49'01"E, A DISTANCE OF 130.49 FEET; THENCE S00°16'23"W, A DISTANCE OF 705.37 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE ROUTE 435; THENCE S89°59'19"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 385.26 FEET; THENCE N87°57'43"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 357.88 FEET; THENCE N82°24'06"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 228.20 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH CONGRESS AVENUE; THENCE N00°23'45"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 951.37 FEET; THENCE N45°31'25"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 51.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY ROUTE 291, ALSO KNOWN AS NW. COOKINGHAM DRIVE; THENCE S89°23'13"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 210.54 FEET; THENCE N01°05'08"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE EASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S89°26'35"E, A RADIUS OF 1176.28 FEET, AN ARC DISTANCE OF 183.79 FEET; THENCE N81°36'16"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 197.58 FEET; THENCE EASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 1116.28 FEET, AN ARC DISTANCE OF 165.88 FEET; THENCE S89°53'24"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 46.10 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE POSITION OF EXISTING MONUMENTATION, IF NOT THE TRUE CORNER, IS NOTED BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

2. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS TAKEN FROM TITLE COMMITMENT NO. 2578579, EFFECTIVE MARCH 7, 2025 AT 8:00AM, ISSUED BY STEWART TITLE COMPANY.

3. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.

4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "ENVISION".

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

MAINTENANCE OF TRACTS: TRACT A WITHIN THIS PLAT IS TO BE USED FOR STORMWATER DETENTION AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY RECORDED SIMULTANEOUSLY WITH THIS PLAT.

UTILITY EASEMENT - 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, SERVICES 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 STRUCTURES (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 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.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0041G, MAP REVISED DATE JANUARY 20, 2017.

IN TESTIMONY WHEREOF: WB TEN, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS BY THE AUTHORITY OF ITS MEMBERS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS MANAGING MEMBER THIS _____ DAY OF _____, 20____.

WB TEN, LLC

_____
WILLIAM T. MANN, MANAGING MEMBER

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____DAY OF _____, 20_____, BEFORE ME APPEARED WILLIAM T. MANN TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN DID SAY THAT HE IS MANAGING MEMBER OF WB TEN, LLC. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MEMBERS AND SAID WILLIAM T. MANN ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

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

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED DATE: _____

CASE NUMBER: _____

PUBLIC WORKS

_____
DIRECTOR
MICHAEL J. SHAW

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
QUINTON LUCAS

_____
CITY CLERK
MARILYN SANDERS

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS-2007000089 — REV. 05/06/2025
DATE

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R.L. Buford & Associates, LLC
LAND SURVEYING CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152
call@rlbuford.com

FOR WB TEN, LLC
9601 N. PLATTE PURCHASE DR.
KANSAS CITY, MO 64155

SEC.-TWP.-RGE.	COUNTY	JOB NO.
24-52-34	PLATTE	P-23329
DATE	FIELD BOOK	DRAWN BY
02/17/2025		J.K.R.

FINAL PLAT

E:\A-PLATTE COUNTY\P-23329 - COOKINGHAM FARM\A-ENGINEERING\DWGS\P-23329_FINAL PLAT MES1.dwg