

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 230256

Approving the plat of Forest Ridge Villas, an addition in Jackson County, Missouri, on approximately 9.77 acres generally located on the east side of Charlotte Street between E. 134th Street on the north and E. 135th Street on the south, creating 1 lot and 4 tracts for the purpose of a 194 unit multi-family development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00016)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Forest Ridge Villas, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

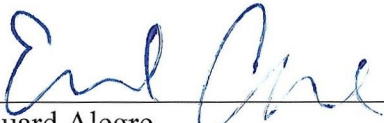
230256

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on April 4, 2023.

Approved as to form:

  
\_\_\_\_\_  
Euard Alegre  
Associate City Attorney



Authenticated as Passed


  
\_\_\_\_\_  
Quinton Jones, Mayor

  
\_\_\_\_\_  
Marilyn Sanders, City Clerk

APR 06 2023  
Date Passed

**This is to certify that General Taxes for 20~~23~~, and all prior years, as well as special assessments for local improvements currently due if any, on property described have been paid.**

**City Treasurer, Kansas City, MO**

By   
\_\_\_\_\_  
Dated, December 20, 20 24

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

12/31/2024 12:48 PM

NON-STANDARD FEE: EXEMPT FEE: \$24.00 3 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2024E0088727

Book: Page:

Diana Smith, Recorder of Deeds

Jackson County  
Recorder of Deeds  
**Exempt Document**

This document has been recorded under exempt status  
pursuant to RSMo 59.310.4.

This certificate has been added to your document in  
compliance with the laws of the State of Missouri.



Diana Smith  
Recorder of Deeds

415 E. 12th Street, Room 104  
Kansas City, MO 64106

112 W. Lexington, Suite 30  
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

12/31/2024 12:48 PM

NON-STANDARD FEE: EXEMPT FEE \$116.00 7 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2024E0088728

Book: 221 Page: 95

Diana Smith, Recorder of Deeds

Jackson County  
Recorder of Deeds  
**Exempt Document**

This document has been recorded under exempt status  
pursuant to RSMo 59.310.4.

This certificate has been added to your document in  
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RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

12/31/2024 1:07 PM

FEE: \$24.00 2 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2024E0088736

Book: Page:  
Diana Smith, Recorder of Deeds

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***Title of Document:*** Deed of Release

***Date of Document:*** November 21, 2024

***Grantor(s)\*:*** Southern Bank, a Missouri State chartered bank

***Grantee(s)\*:*** Pivotal Properties, LLC

***Grantee(s) Mailing Address:*** P.O. Box 480225  
Kansas City, MO 64148

***Legal Description:*** The Public Streets as shown on the Final Plat of Forest Ridge Villas, a subdivision of Land in Kansas City, Jackson County, Missouri.

***Reference Book and Page(s):*** Document No. 2021E0105778

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**\*FOR INDEXING PURPOSES ONLY**

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*(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)*

**DEED OF RELEASE**  
**(PARTIAL – CORPORATION)**

This Deed of Release witnesseth, that SOUTHERN BANK, a Missouri State chartered bank, having an address at 4803 S. National Ave., Springfield, Missouri 65810, owner and holder of the note evidencing the debt secured by the Deed of Trust executed by Pivotal Properties, LLC, dated September 17, 2021 and recorded in the office of the Recorder of Deeds for Jackson County, Missouri, as Document No. 2021E0105778, for value received does hereby release from the lien and effect of said Deed of Trust the following part of the property therein described, to-wit:

The public streets as shown on the Final Plat of FOREST RIDGE VILLAS , a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof prepared by Weiskrich & Parks Engineers, Inc. dated May 20, 2020 and designated as Job No. 4302, recorded in the office of the Jackson County, Missouri Recorder of Deeds as Document No. 2024E0088728, and the undersigned hereby subordinates the lien and effect of said Deed of Trust to the easements, lot lines and building lines as shown on said plat. Provided however, that this partial release shall not prejudice the lien of Deed of Trust on the remaining property therein described.

IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 21 day of November, 2024.

By: Wm Tracy Watkins  
Wm. Tracy Watkins  
Senior Vice President, Market President

In the State of Missouri, County of Greene, on this 21 day of November, 2024, before, the undersigned, a Notary Public, in and to me personally known, who being by me duly sworn did say that he is a Senior Vice President and Market President of Southern Bank, and that said partial deed of release was signed and sealed in behalf of Southern Bank by authority of its Board of Directors and acknowledged said instrument to be the free act and deed of Southern Bank. Witness my hand and seal subscribed and affixed in said County and State, the day and year above written.

Patrisa Hollenbeck  
Notary Public  
Patrisa Hollenbeck

My commission expires:



12/31/2024 1:07 PM

FEE: \$42.00 8 PGS



INSTRUMENT NUMBER / BOOK & PAGE

**2024E0088737**

Book: Page:  
Diana Smith, Recorder of Deeds

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Title of Document: **COVENANT TO MAINTAIN STORM WATER  
DETENTION AND BMP FACILITIES**

Date of Document: December 31, 2024

Grantor\* (Owner): PIVOTAL PROPERTIES, LLC,  
a Missouri limited liability company

Grantee\* (Developer): KANSAS CITY, MISSOURI,  
a Missouri limited liability company

Grantee Mailing Address(s): PO Box 480225  
Kansas City, Missouri 64148

Legal Description: Tract A, B, C and D, Forest Ridge Villas, a  
subdivision in Kansas City, Jackson County,  
Missouri

RETURN TO:

Assured Quality Title Company  
1600 Swift Avenue, Suite 300  
North Kansas City, MO 64116

\*For indexing purposes only

**COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES  
PLAT OF FOREST RIDGE VILLAS**

**THIS COVENANT** made and entered into this 31<sup>st</sup> day of December, 2024, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (**City**), and Pivotal Properties, LLC, a Missouri limited liability company (**Owner**).

WHEREAS, Owner has an interest in certain real estate generally located on the east side of Charlotte Street between E. 134th Street on the north and E. 135th Street on the south in Kansas City, Jackson County, Missouri, (**Property**) more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Owner intends to cause the Property to be platted as Plat of Forest Ridge Villas (**Plat**), in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owner intends to subdivide the Property and create pursuant to the Plat Lot 1 and Tract(s) A, B, C, D as shown on Exhibit "B" attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrant storm water management control and water quality Best Management Practice facilities (BMPs), collectively hereinafter referred to as (The Facilities); and

WHEREAS, The Facilities, located on Tract A within the Plat, require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owner agree that it is in the public interest to detain storm water and provide BMP(s) to treat the stormwater for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for proper operation, preservation, and maintenance of The Facilities are necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

**Sec. 1.** Owner at its sole cost shall:

- a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of The Facilities located on of Tract A.
- b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Tract A.
- c. Keep the pipes, structures, BMPs, and appurtenances open and free of silt and non-beneficial vegetation.
- d. Keep the pipes, structures, BMPs, and appurtenances in good working condition or replace same if necessary.
- e. Control the growth of the vegetation and grass areas, not identified as beneficial to the BMPs, on Tract A to the limits prescribed by the Kansas City Code of Ordinances.



- f. Maintain the grades within Tract A pursuant to the approved plan on file in the office of the Director of City Planning & Development and identified as File No 2020-011
- g. Obtain all necessary improvement and repair permits prior to performing any work on The Facilities.

Sec. 2. City is granted the right, but is not obligated to enter upon Tract A in order to inspect, maintain, repair, and/or replace The Facilities including the pipes, structures, grounds, and appurtenances if Owner fails to maintain same. In the event that the City does provide maintenance for the facilities, then City may:

- a. Charge the costs for such maintenance, repair, or replacement against Owner, and/or the owner of Tract A, and/or the owner of Lot 1 served by the Facility on Tract A;
- b. Assess a lien on either Tract A or on Lot 1, or both served by the Facility on Tract A;
- c. Maintain suit against Owner, and/or the owner of Tract A and/or the owners of Lot 1 served by the Facility on Tract A for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owner and/or the then-current owners of Tract A and Lot 1 not less than thirty (30) days before it begins maintenance of The Facilities.

**Sec. 3.** Owner and/or the owner of Tract A shall not use, nor attempt to use, in any manner which would interfere with the operation of The Facilities, in such manner as would interfere with the proper, safe, and continuous maintenance and use thereof, and, in particular, shall not build, thereon or thereover, any structure which may interfere, or cause to interfere, with the maintenance and use thereof.

**Sec. 4.** This covenant shall run with the land legally described in Exhibit "A." Owner shall remain liable under the terms of this Covenant unless and until Owner assigns its rights and obligations to a third party and such assignment is accepted by the City.

**Sec. 5.** To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

**Sec. 6. Notices.** All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as hereinafter specified. Each party shall have the right to specify that notice be addressed to any other address by giving the other party ten (10) days notice thereof. Unless a party to this Agreement has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to the City shall be addressed to:

Director of City Planning & Development  
City Hall, 414 East 12th Street  
Kansas City, Missouri 64106  
Fax number: (816) 513-2548

Notices to Owner shall be addressed to:  
Pivotal Properties LLC  
PO Box 480225  
Kansas City, Missouri 64148 Attn: Ray Jagoda  
Phone: (913) 710-7667

Fax: \_\_\_\_\_

**Sec. 7.** This Agreement shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

**Sec. 8.** Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

**Sec. 9.** This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

**Sec. 10.** Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in Jackson, Missouri, and shall be binding on Owner, its successors, assigns and transferees.

**Sec. 11.** Owner shall jointly and severally release, hold harmless, indemnify and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain The Facilities.

ATTESTATION BY CITY CLERK:

KANSAS CITY, MISSOURI

City Clerk

By: [Signature]  
Director of City Planning and Development

Approved as to form:

[Signature]  
Assistant City Attorney

STATE OF MISSOURI        )  
  ) SS  
COUNTY OF Jackson     )

BE IT REMEMBERED that on this 15<sup>th</sup> day of December, 2024, before me, the undersigned, a notary public in and for the county and state aforesaid, came Mario Vasquez, Director of City Planning and Development, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and Marilyn Sanders, City Clerk of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[Signature]  
Notary Public

My Commission Expires: Jan 23, 2028

MONICA SANDERS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires: Jan. 23, 2028  
Commission # 20228246

OWNER

**PIVOTAL PROPERTIES, LLC**

A Missouri limited liability company

PO Box 480225

Kansas City, Missouri 64148

I hereby certify that I have authority to execute this document on behalf of Declarant.

By:   
Ray Jagoda, Manager

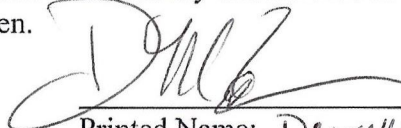
STATE OF Missouri )

COUNTY OF Jackson )

**BE IT REMEMBERED** that on this 3rd day of December, 2021, before me appeared Ray Jagoda, to me personally known, being duly sworn, did say that he is the Manager of Pivotal Properties, LLC, a Missouri limited liability company, and that said instrument was signed on behalf of said entity by with due authority, and that the said Ray Jagoda, in his capacity aforesaid, further acknowledged said instrument to be the free act and deed of such entity for the purposes hereinabove stated.

**IN TESTIMONY WHEREOF**, I hereunto set my hand and affix my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires:

  
Printed Name: Denise M. Goodson

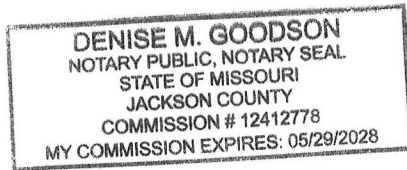


EXHIBIT "A"

PROPERTY BOUNDARY DESCRIPTION:

Lots 35 thru 38, LOUIS H. KNOCHE'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, and a part of the East 20 acres of the South 30 acres of the Southeast Quarter of the Northeast Quarter of Section 20, Township 47, Range 33 all in Kansas City, Jackson County, Missouri more particularly described as follows:

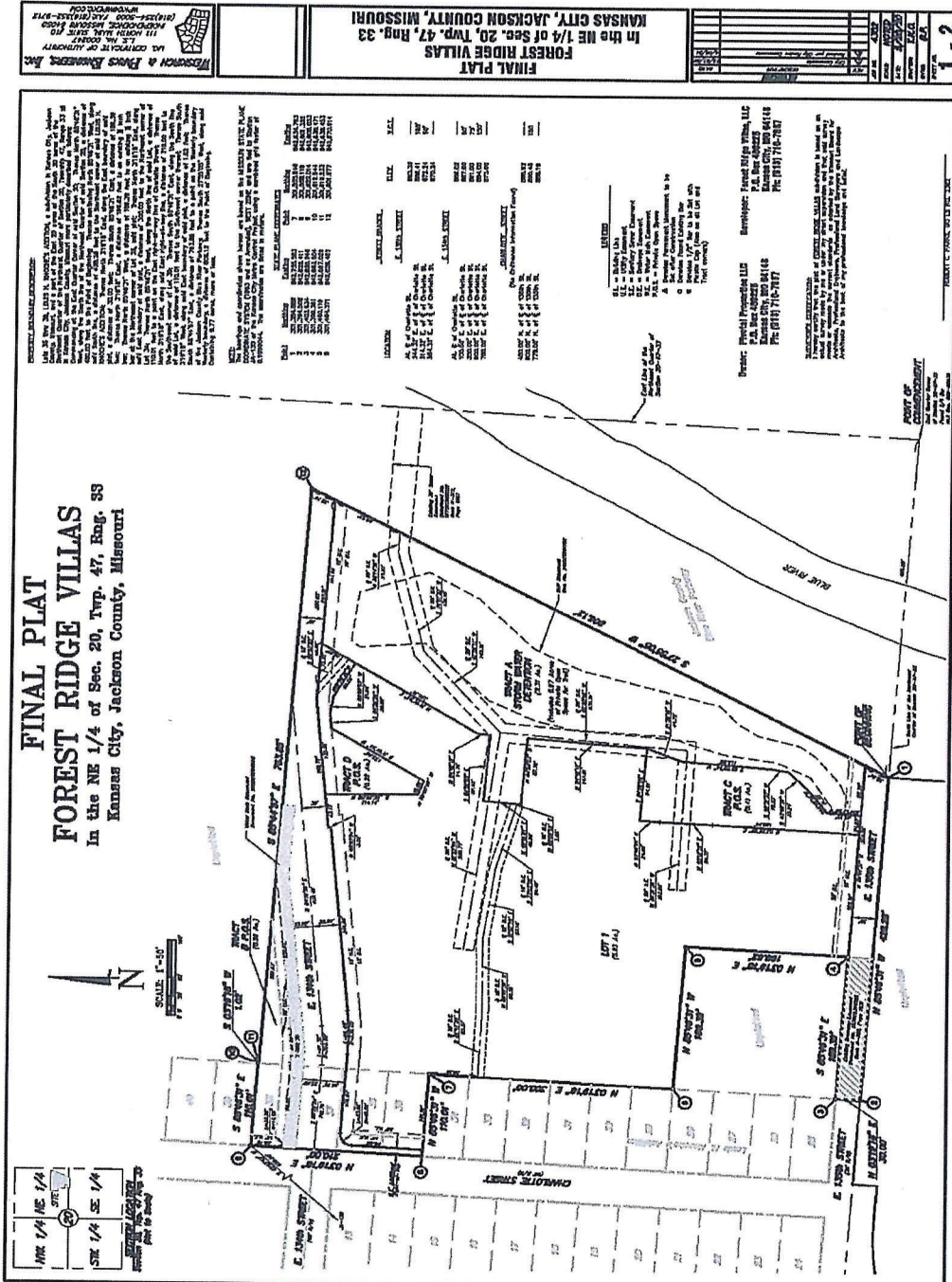
Commencing at the East Quarter Corner of said Section 20; Thence North 85°46'31" West, along the South line of the Northeast Quarter of said Section 20, a distance of 450.00 feet to the Point of Beginning; Thence continuing North 85°46'31" West, along said South line, a distance of 428.28 feet to the Southeast corner of said LOUIS H. KNOCHE'S ADDITION; Thence North 3°19'18" East, along the East boundary of said plat, a distance of 30.00 feet; Thence South 85°46'31" East, a distance of 189.39 feet; Thence North 3°19'18" East, a distance of 199.62 feet to an existing ½ inch bar; Thence North 85°46'31" West, a distance of 189.39 feet to an existing ½ inch bar at the Northeast corner of Lot 28, said plat; Thence North 3°19'18" East, along said East boundary of said plat, a distance of 300.00 feet to the Northeast corner of Lot 34; Thence North 85°46'31" West, along the North line of said Lot, a distance of 110.01 feet to a point on the East right-of-way line of Charlotte Street; Thence North 3°19'18" East, along said East right-of-way line, a distance of 210.00 feet to the Southwest corner of Lot 39; Thence South 85°46'31" East, along the South line of said Lot, a distance of 110.01 feet to the Southwest corner thereof; Thence South 3°19'18" West, along said East boundary of said plat, a distance of 1.02 feet; Thence South 85°44'57" East, a distance of 763.85 feet to a point on the Westerly boundary of the Jackson County Blue River Parkway; Thence South 27°55'05" West, along said Westerly boundary, a distance of 806.12 feet to the Point of Beginning.

feet to the Southwest corner thereof; Thence South 3°19'18" West, along said East boundary of said plat, a distance of 1.02 feet; Thence South 85°44'57" East, a distance of 763.85 feet to a point on the Westerly boundary of the Jackson County Blue River Parkway; Thence South 27°55'05" West, along said Westerly boundary, a distance of 806.12 feet to the Point of Beginning.

feet to the Southwest corner thereof; Thence South 3°19'18" West, along said East boundary of said plat, a distance of 1.02 feet; Thence South 85°44'57" East, a distance of 763.85 feet to a point on the Westerly boundary of the Jackson County Blue River Parkway; Thence South 27°55'05" West, along said Westerly boundary, a distance of 806.12 feet to the Point of Beginning.

Containing 9.77 acres, more or less.

EXHIBIT "B"



G:\4302 - Forest Ridge Villas\Plat\pltdwg\_4/25/2024 12:20:43 PM

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

12/31/2024 1:07 PM

FEE: \$39.00 7 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2024E0088738

Book: Page:

Diana Smith, Recorder of Deeds

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Title of Document: COVENANTS AND RESTRICTIONS FOR  
PRIVATE OPEN SPACE

Date of Document: December 31, 2024

Grantor\* (Declarant): PIVOTAL PROPERTIES, LLC,  
a Missouri limited liability company

Grantor\* (Developer): FOREST RIDGE VILLAS, LLC,  
a Missouri limited liability company

Grantee\*: KANSAS CITY, MISSOURI

Grantee Mailing Address(s): N/A

Legal Description: Tracts A, B, C and D, Forest Ridge Villas, a  
subdivision in Kansas City, Jackson County,  
Missouri

RETURN TO:

Assured Quality Title Company  
1600 Swift Avenue, Suite 300  
North Kansas City, MO 64116

\*For indexing purposes only

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## COVENANTS AND RESTRICTIONS FOR PRIVATE OPEN SPACE

These **COVENANTS AND RESTRICTIONS FOR PRIVATE OPEN SPACE** (“Covenant”) are made this 31<sup>st</sup> day of ~~December~~ 2024, by and between **PIVOTAL PROPERTIES, LLC**, a Missouri limited liability company, whose address is PO Box 480225, Kansas City, Missouri 64148 (“Declarant”), and **FOREST RIDGE VILLAS, LLC**, a Missouri limited liability company, whose address is PO Box 480225, Kansas City, Missouri 64148 (“Developer”), and acknowledged by City of Kansas City, Missouri (“City”), a constitutionally chartered municipal corporation.

WHEREAS, Declarant is the record owner of the property legally described on the plat of Forest Ridge Villas, a subdivision in Kansas City, Jackson County, Missouri, a PDF copy of which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, Declarant is the record owner of all of Tracts A, B, C and D, Forest Ridge Villas, a subdivision in Kansas City, Jackson County, Missouri, as shown on Exhibit A attached hereto (“Private Open Space”) and incorporated herein by reference; and

WHEREAS, Declarant is identified as the “Proprietor” on the recorded plat of Forest Ridge Villas (“Subdivision”); and

WHEREAS, pursuant to Section 88-408-E of City’s Code of Ordinances, Developer may fulfill City’s parkland requirement by platting of private open space tracts for recreational purposes per an approved plan; and

WHEREAS, Declarant and Developer desire to fulfill City’s parkland requirement and enhance and protect the value, desirability and attractiveness of the Subdivision by, among other things, providing for the ongoing maintenance of the Private Open Space by Developer.

NOW, THEREFORE, Declarant and Developer hereby covenant and agree as follows:

1. Obligation to Maintain Private Open Space. Developer hereby covenants and agrees, at its sole cost and expense, to be responsible for the landscaping and maintenance of the Private Open Space.
2. Enforcement. Each owner of the Private Open Space shall have the right to enforce, by any proceeding at law or in equity, all obligations of Developer imposed by the provisions of this Covenant.
3. Successors and Assigns. This Covenant shall be binding upon and shall inure to the benefit of Declarant (as record owner in fee title of Private Open Space), each subsequent record owner in fee title of the Private Open Space, Developer, and Developer's successors and assigns.
4. Modification. This Covenant shall not be amended, modified, cancelled or abrogated without the prior written consent of City.







ATTESTATION BY CITY CLERK:

KANSAS CITY, MISSOURI

  
\_\_\_\_\_  
City Clerk

By:   
\_\_\_\_\_  
Director of City Planning and Development

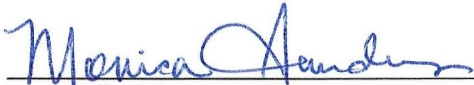
Approved as to form:

  
\_\_\_\_\_  
Assistant City Attorney

STATE OF MISSOURI        )  
  ) SS  
COUNTY OF Jackson    )

BE IT REMEMBERED that on this 13<sup>th</sup> day of December, 2024, before me, the undersigned, a notary public in and for the county and state aforesaid, came Mario Vasquez, Director of City Planning and Development, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and Marilyn Sanders, City Clerk of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: Jan 23, 2028

MONICA SANDERS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires: Jan. 23, 2028  
Commission # 20228246



# FINAL PLAT

## FOREST RIDGE VILLAS

In the NE 1/4 of Sec. 20, Twp. 47, Rng. 33  
Kansas City, Jackson County, Missouri

**CONTRACT INFORMATION**

This is a Final Plat of a subdivision of land in Jackson County, Missouri, as shown on the attached map. The land is located in the NE 1/4 of Sec. 20, Twp. 47, Rng. 33. The land is being subdivided into lots for the purpose of residential development. The plat is being filed for the purpose of recording the same in the public records of Jackson County, Missouri. The plat is being filed by the undersigned, who is the owner of the land and is authorized to do so by the owners of the land. The plat is being filed in accordance with the provisions of the laws of the State of Missouri relating to the subdivision of land. The plat is being filed for the purpose of recording the same in the public records of Jackson County, Missouri. The plat is being filed by the undersigned, who is the owner of the land and is authorized to do so by the owners of the land. The plat is being filed in accordance with the provisions of the laws of the State of Missouri relating to the subdivision of land.

**LEGAL DESCRIPTION**

The land described in this plat is situated in the NE 1/4 of Sec. 20, Twp. 47, Rng. 33, Jackson County, Missouri. The land is being subdivided into lots for the purpose of residential development. The plat is being filed for the purpose of recording the same in the public records of Jackson County, Missouri. The plat is being filed by the undersigned, who is the owner of the land and is authorized to do so by the owners of the land. The plat is being filed in accordance with the provisions of the laws of the State of Missouri relating to the subdivision of land.

**PLAT INFORMATION**

This plat is being filed for the purpose of recording the same in the public records of Jackson County, Missouri. The plat is being filed by the undersigned, who is the owner of the land and is authorized to do so by the owners of the land. The plat is being filed in accordance with the provisions of the laws of the State of Missouri relating to the subdivision of land.

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**Wessman & Parks Engineers, Inc.**  
 A PROFESSIONAL ENGINEERING FIRM  
 111 NORTH MAIN, SUITE 410  
 INDEPENDENCE, MISSOURI 64050  
 (816) 834-5000 FAX (816) 834-8718  
 WWW.WPEINC.COM

**FINAL PLAT**  
**FOREST RIDGE VILLAS**  
 In the NE 1/4 of Sec. 20, Twp. 47, Rng. 33  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

Lot No.	Area (Acres)	Owner
1	0.125	John Doe
2	0.125	Jane Smith
3	0.125	Bob Johnson
4	0.125	Alice Brown
5	0.125	Charlie White
6	0.125	Diana Green
7	0.125	Frank Black
8	0.125	Grace Gray
9	0.125	Henry Blue
10	0.125	Ivy Red
11	0.125	Jack Purple
12	0.125	Karen Yellow
13	0.125	Leo Orange
14	0.125	Mia Silver
15	0.125	Noah Gold
16	0.125	Olivia Bronze
17	0.125	Peter Copper
18	0.125	Quinn Iron
19	0.125	Rachel Steel
20	0.125	Sam Tin
21	0.125	Tina Lead
22	0.125	Uma Zinc
23	0.125	Victor Nickel
24	0.125	Wendy Cobalt
25	0.125	Xavier Manganese
26	0.125	Yara Silicon
27	0.125	Zoe Germanium
28	0.125	Adam Selenium
29	0.125	Bella Tellurium
30	0.125	Charlie Bismuth
31	0.125	Diana Antimony
32	0.125	Frank Arsenic
33	0.125	Grace Vanadium
34	0.125	Henry Niobium
35	0.125	Ivy Tantalum
36	0.125	Jack Tin
37	0.125	Karen Lead
38	0.125	Leo Bismuth
39	0.125	Mia Antimony
40	0.125	Noah Arsenic
41	0.125	Olivia Vanadium
42	0.125	Peter Niobium
43	0.125	Quinn Tantalum
44	0.125	Rachel Tin
45	0.125	Sam Lead
46	0.125	Tina Bismuth
47	0.125	Uma Antimony
48	0.125	Victor Arsenic
49	0.125	Wendy Vanadium
50	0.125	Xavier Niobium
51	0.125	Yara Tantalum
52	0.125	Zoe Tin
53	0.125	Adam Lead
54	0.125	Bella Bismuth
55	0.125	Charlie Antimony
56	0.125	Diana Arsenic
57	0.125	Frank Vanadium
58	0.125	Grace Niobium
59	0.125	Henry Tantalum
60	0.125	Ivy Tin
61	0.125	Jack Lead
62	0.125	Karen Bismuth
63	0.125	Leo Antimony
64	0.125	Mia Arsenic
65	0.125	Noah Vanadium
66	0.125	Olivia Niobium
67	0.125	Peter Tantalum
68	0.125	Quinn Tin
69	0.125	Rachel Lead
70	0.125	Sam Bismuth
71	0.125	Tina Antimony
72	0.125	Uma Arsenic
73	0.125	Victor Vanadium
74	0.125	Wendy Niobium
75	0.125	Xavier Tantalum
76	0.125	Yara Tin
77	0.125	Zoe Lead
78	0.125	Adam Bismuth
79	0.125	Bella Antimony
80	0.125	Charlie Arsenic
81	0.125	Diana Vanadium
82	0.125	Frank Niobium
83	0.125	Grace Tantalum
84	0.125	Henry Tin
85	0.125	Ivy Lead
86	0.125	Jack Bismuth
87	0.125	Karen Antimony
88	0.125	Leo Arsenic
89	0.125	Mia Vanadium
90	0.125	Noah Niobium
91	0.125	Olivia Tantalum
92	0.125	Peter Tin
93	0.125	Quinn Lead
94	0.125	Rachel Bismuth
95	0.125	Sam Antimony
96	0.125	Tina Arsenic
97	0.125	Uma Vanadium
98	0.125	Victor Niobium
99	0.125	Wendy Tantalum
100	0.125	Xavier Tin