

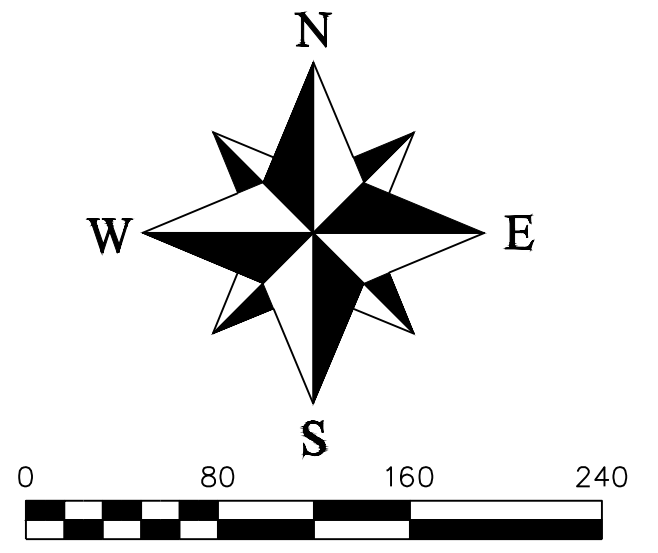
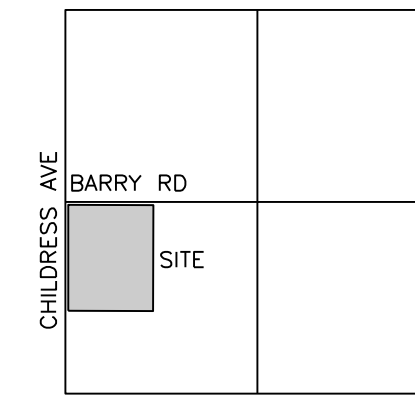
FINAL PLAT

Weatherby Meadows

Lots 1-138 & Tracts A-I

Section 10, Township 51, Range 34

Kansas City, Platte County, Missouri



Tract Name	Acres	Owner	EASTING
Tract A	4.06	HOA	Private open space(Open community green)
Tract B	3.51	HOA	Private open space(Open community green)
Tract C	0.21	HOA	Private open space(Dog park)
Tract D	0.07	HOA	Private open space(Meditation park)
Tract E	0.10	HOA	Private open space(Pocket park)
Tract F	0.73	HOA	Amenity area(Cubhouse/Pool)
Tract G	0.12	HOA	Private open space(Pocket park)
Tract H	3.80	HOA	Detention
Tract I	0.05	HOA	Pump Station

LEGEND

- Set 1/2" Rebar & Cap
- ⊙ Found Survey Monument (As Noted)
- Exception Document Location

PLAT BOUNDARY DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE N89°48'34"W ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE 1306.22 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE S0°08'42"E ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 40.00 FEET; THENCE N89°48'34"W, A DISTANCE OF 100.26 FEET TO THE POINT OF BEGINNING; THENCE S0°13'33"W, A DISTANCE OF 1458.44 FEET; THENCE N89°46'48"W, A DISTANCE OF 1167.30 FEET; THENCE N0°04'33"E, A DISTANCE OF 1457.84 FEET; THENCE S89°48'34"E, A DISTANCE OF 1171.11 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1,704,887.37 SQ. FT. OR 39.13 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

"Weatherby Meadows"

EASEMENTS

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF KANSAS CITY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188 RSMo. (2008), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

STREETS

THE ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

BUILDING LINES

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT. NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

MASTER DRAINAGE PLAN

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

COMMON AREA

TRACTS A THROUGH I SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

PRIVATE OPEN SPACE

TRACTS A-E & G CONTAIN 8.07 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 138 LOTS PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 3.06 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT. 1.38 SINGLE-FAMILY LOTS X 3.7 PERSONS X .006 OF AN ACRE/PERSON = 3.06 ACRES OF OPEN COMMUNITY SPACE REQUIRED.

SIDEWALKS

FOUR FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS.

POND TRAIL

7 FOOT CONCRETE TRAIL SHALL BE INSTALLED AROUND PROPOSED POND.

IN TESTIMONY WHEREOF:

_____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ____ DAY OF _____, 20__.

NOTARY CERTIFICATION:

STATE OF _____
 COUNTY OF _____
 ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS FREE ACT AND DEED.

IN WITNESS THEREOF:

I HAVE HERELIANTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CITY COUNCIL

MAYOR AND CITY COUNCIL CERTIFICATION:

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 DATE _____
 Marilyn Sanders, CITY CLERK DATE _____

I HAVE REVIEWED THESE PLANS AND UNDERSTAND WHAT IS PROPOSED. ANY INCIDENTAL WORK NOT SPECIFICALLY PERMITTED MUST BE PERFORMED BY THE PERMIT HOLDER. ACCEPTED.

MIKE YEATES
 DATE _____

CITY PLAN COMMISSION

Approved this ____ day of _____, 20__.

PUBLIC WORKS:

Michael Shaw, P.E. Director of Public Works

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT
 ENGINEERING SOLUTIONS, LLC, MO CORP LS 2005008319-D
 DATE: 1/17/2023

REVISIONS
DATE

Final Plat
Weatherby Meadows
Section 10, Township 51, Range 34
Kansas City, Platte County, Missouri

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	1	51	34	Platte	Weatherby Meadows

DATE OF PREPARATION: November 23, 2022
 SCALE: 1" = 80'



ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
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