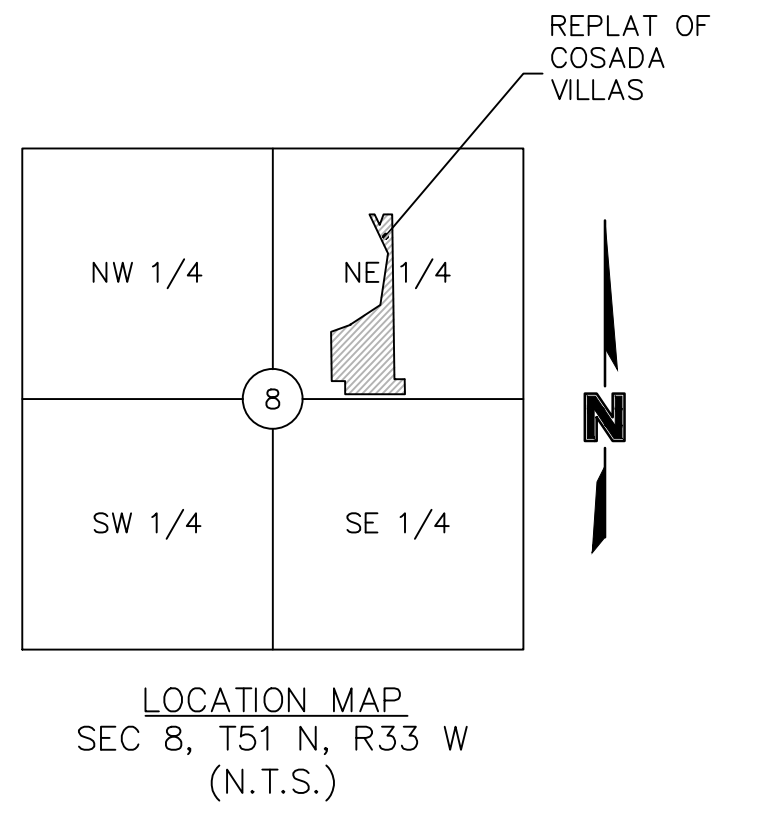
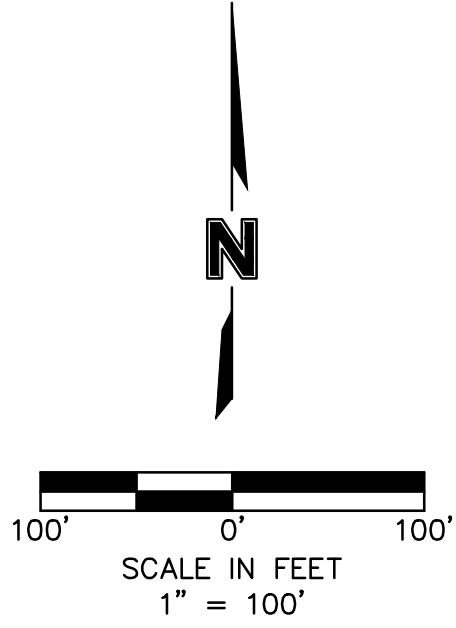


FINAL PLAT OF  
REPLAT OF COSADA VILLAS  
NE 1/4, SEC 8 - T51N. - R33W.  
KANAS CITY, PLATTE COUNTY, MISSOURI



PROPERTY DESCRIPTION:

ALL OF LOT 1 AND LOT 2, COSADA VILLA, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 8 TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN PLATTE COUNTY, KANSAS CITY, MISSOURI RECORDED AS INSTRUMENT NUMBER 00170014 IN BOOK 17 AT PAGE 14 IN THE PLATTE COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUBEUBUSH, P.L.S. 2002014092, AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 ALSO BEING A POINT ON THE WEST LINE OF BARCLAY CLUB APARTMENTS, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS INSTRUMENT NUMBER 2000006704 IN BOOK 19 AT PAGE 175 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 00°28'27" WEST ON SAID WEST LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 1,744.90 FEET; THENCE SOUTH 88°42'06" EAST ON SAID EASTERLY LINE, 108.00 FEET; THENCE SOUTH 00°28'27" WEST ON SAID EASTERLY LINE, 159.99 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD AS NOW ESTABLISHED; THENCE NORTH 88°42'06" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 631.54 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE NORTH 00°25'28" EAST ON SAID WESTERLY LINE, 139.99 FEET; THENCE NORTH 88°42'06" WEST ON SAID WESTERLY LINE, 140.00 FEET TO A POINT ON THE EAST LINE OF BARRY NEAR GREEN HILLS, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS INSTRUMENT NUMBER 2011001257 IN BOOK 20 AT PAGE 385 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 00°25'28" EAST ON SAID WESTERLY LINE AND SAID EAST LINE, 520.58 FEET; THENCE LEAVING SAID EAST LINE NORTH 71°22'43" EAST ON THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 220.83 FEET; THENCE NORTHERLY ON SAID NORTHERLY LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1 ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 21°43'11" WEST WITH A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 00°24'21" AND AN ARC DISTANCE OF 5.67 FEET; THENCE NORTH 58°23'48" EAST ON THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 374.70 FEET; THENCE NORTH 09°51'54" EAST ON SAID WESTERLY LINE, 551.58 FEET; THENCE NORTH 24°07'46" WEST ON SAID WESTERLY LINE, 458.17 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 88°56'15" EAST ON SAID NORTHERLY LINE, 55.26 FEET; THENCE SOUTH 24°07'46" EAST ON SAID NORTHERLY LINE, 125.00 FEET; THENCE NORTH 21°34'08" EAST ON SAID NORTHERLY LINE, 120.76 FEET; THENCE SOUTH 88°56'15" EAST ON SAID NORTHERLY LINE, 90.00 FEET TO THE POINT OF BEGINNING. CONTAINING 648,152 SQUARE FEET OR 14.88 ACRES, MORE OR LESS.

PLAT DEDICATION:

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

REPLAT OF COSADA VILLAS

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. NUMBERS 29095C0044G AND 29095C0107G, PLATTE COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

ACCESS EASEMENT:

THE RIGHT OF INGRESS-EGRESS ALONG THE ACCESS EASEMENT IS HEREBY GRANTED.

CASH IN LIEU OF PARKLAND:

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$67,045.87 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 2 DUPLEX UNITS AND 84 MULTI-FAMILY UNITS PURSUANT TO SECTION 88-405-17-C OF THE ZONING AND DEVELOPMENT CODE.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1190265-KCTY, EFFECTIVE AUGUST 10, 2023 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE. BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-26" WITH A GRID FACTOR OF "0.9999902". ALL COORDINATES SHOWN ARE IN METERS.

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	342411.507	839088.371
2	341879.711	839083.971
3	341878.965	839116.879
4	341830.203	839116.475
5	341834.564	838924.041
6	341877.231	838924.357
7	341878.197	838881.698
8	342036.857	838882.873
9	342058.348	838946.654
10	342059.955	838946.021
11	342119.800	839043.285
12	342285.427	839072.087
13	342412.868	839015.001
14	342412.556	839031.841
15	342377.788	839047.415
16	342412.016	839060.945

CURVE TABLE				
CURVE ID	RADIUS	LENGTH	DELTA	INITIAL TANGENT BEARING
C1	800.00'	5.67'	0°24'21"	N21°43'11"W

IN WITNESS WHEREOF:

PI GRANBY LLC, A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PI GRANBY LLC,  
A MISSOURI LIMITED LIABILITY COMPANY

ZACHARY BASSIN DIRECTOR OF COMMERCIAL MANAGEMENT

STATE OF \_\_\_\_\_ SS:  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME ZACHARY BASSIN, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS ZACHARY BASSIN DIRECTOR OF COMMERCIAL MANAGEMENT OF PI GRANBY LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND THAT SAID ZACHARY BASSIN 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 IN THE DATE HEREIN LAST ABOVE WRITTEN.

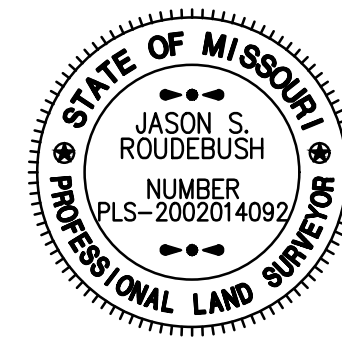
SURVEY PREPARED FOR:

PI GRANBY LLC,  
8826 SANTA FE DR STE 300  
OVERLAND PARK, KANSAS 66212

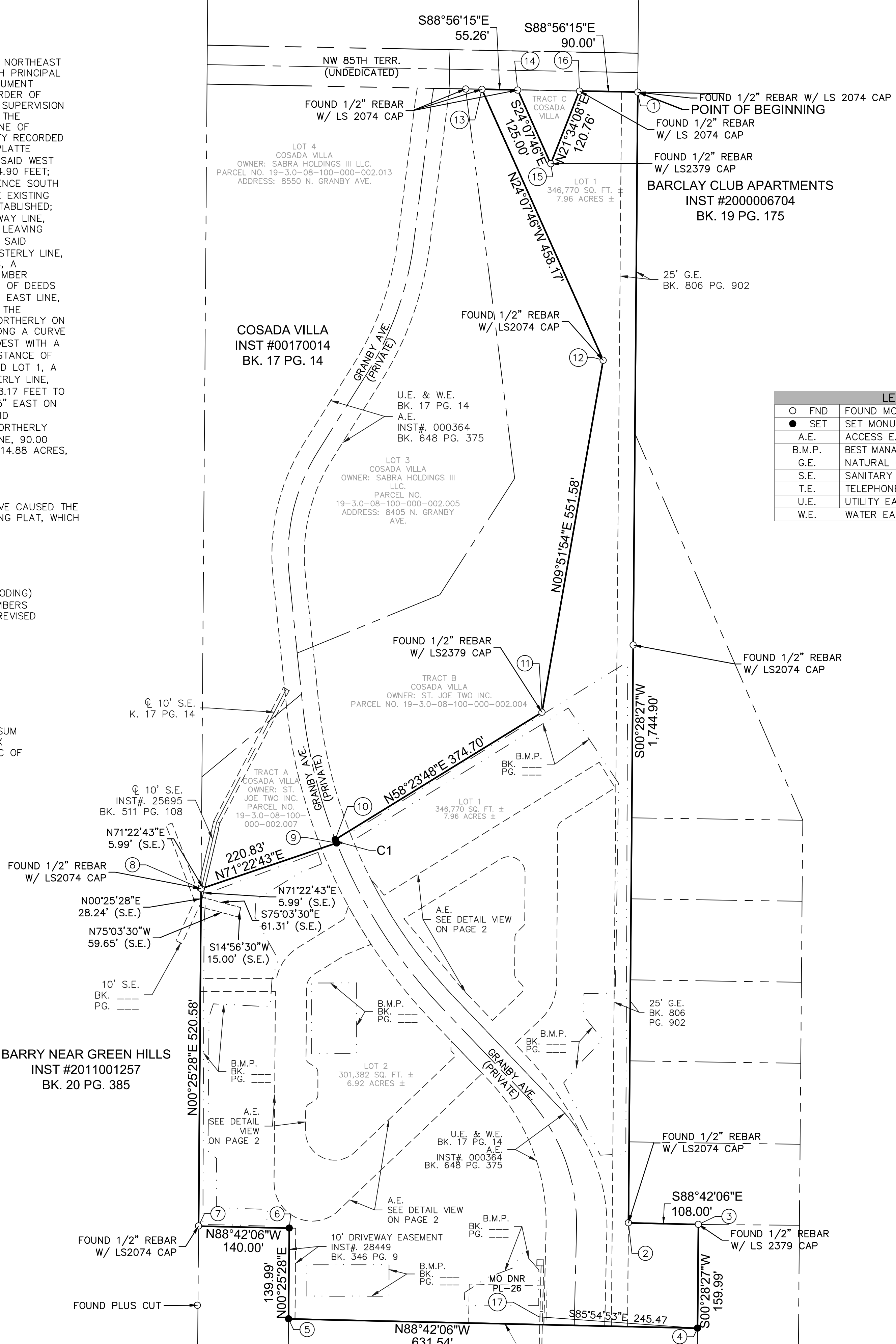
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

OLSSON, MO CLS 366  
JASON S. ROUBEUBUSH, MO PLS 2002014092  
SEPTEMBER 14, 2023  
JROUBEUBUSH@OLSSON.COM



LEGEND	
○ FND	FOUND MONUMENT
● SET	SET MONUMENT
A.E.	ACCESS EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICE EASEMENT
G.E.	NATURAL GAS EASEMENT
S.E.	SANITARY SEWER EASEMENT
T.E.	TELEPHONE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT



DATE OF SURVEY	
2023-01-25 - 1ST SUBMITTAL	
2023-09-07 - 2ND SUBMITTAL	
2023-09-14 3RD SUBMITTAL	

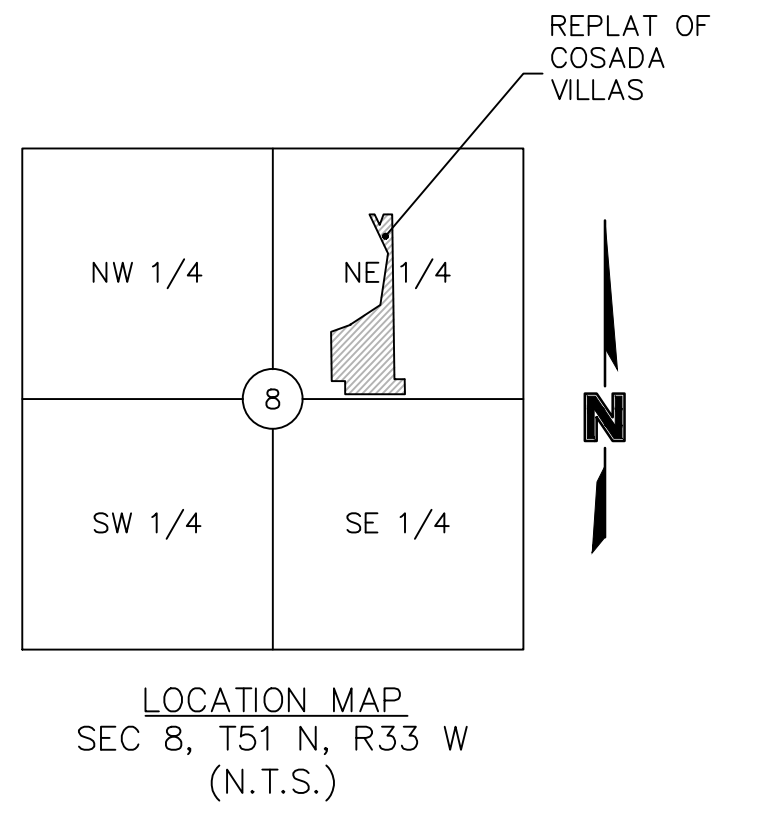
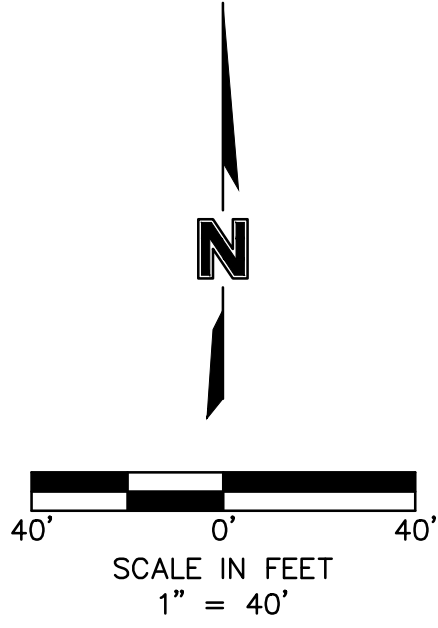
drawn by: JRH  
surveyed by: KH-KT-RN-TG  
checked by: SFS  
approved by: JSR  
project no.: 021-07351  
file name: V\_FPT\_021-07351.DWG

THIS PLAT AND SURVEY OF REPLAT OF COSADA VILLAS WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF REPLAT OF COSADA VILLAS SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

**olsson**  
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592  
1301 Burlington Street  
North Kansas City, MO 64116  
www.olsson.com  
TEL 816.351.1177  
FAX 816.351.1888

FINAL PLAT OF  
**REPLAT OF COSADA VILLAS**  
 NE 1/4, SEC 8 - T51N. - R33W.  
 KANSAS CITY, PLATTE COUNTY, MISSOURI



**PROPERTY DESCRIPTION:**

ALL OF LOT 1 AND LOT 2, COSADA VILLA, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 8 TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN PLATTE COUNTY, KANSAS CITY, MISSOURI RECORDED AS INSTRUMENT NUMBER 00170014 IN BOOK 17 AT PAGE 14 IN THE PLATTE COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 ALSO BEING A POINT ON THE WEST LINE OF BARCLAY CLUB APARTMENTS, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS INSTRUMENT NUMBER 2000006704 IN BOOK 19 AT PAGE 175 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 00°28'27" WEST ON SAID WEST LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 1,744.90 FEET; THENCE SOUTH 88°42'06" EAST ON SAID EASTERLY LINE, 108.00 FEET; THENCE SOUTH 00°28'27" WEST ON SAID EASTERLY LINE, 159.99 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD AS NOW ESTABLISHED; THENCE NORTH 88°42'06" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 631.54 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE NORTH 00°25'28" EAST ON SAID WESTERLY LINE, 139.99 FEET; THENCE NORTH 88°42'06" WEST ON SAID WESTERLY LINE, 140.00 FEET TO A POINT ON THE EAST LINE OF BARRY NEAR GREEN HILLS, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS INSTRUMENT NUMBER 2011001257 IN BOOK 20 AT PAGE 385 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 00°25'28" EAST ON SAID WESTERLY LINE AND SAID EAST LINE, 520.58 FEET; THENCE LEAVING SAID EAST LINE NORTH 71°22'43" EAST ON THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 220.83 FEET; THENCE NORTHERLY ON SAID NORTHERLY LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1 ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 21°43'11" WEST WITH A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 00°24'21" AND AN ARC DISTANCE OF 5.67 FEET; THENCE NORTH 58°23'48" EAST ON THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 374.70 FEET; THENCE NORTH 09°51'54" EAST ON SAID WESTERLY LINE, 551.58 FEET; THENCE NORTH 24°07'46" WEST ON SAID WESTERLY LINE, 458.17 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 88°56'15" EAST ON SAID NORTHERLY LINE, 55.26 FEET; THENCE SOUTH 24°07'46" EAST ON SAID NORTHERLY LINE, 125.00 FEET; THENCE NORTH 21°34'08" EAST ON SAID NORTHERLY LINE, 120.76 FEET; THENCE SOUTH 88°56'15" EAST ON SAID NORTHERLY LINE, 90.00 FEET TO THE POINT OF BEGINNING. CONTAINING 648,152 SQUARE FEET OR 14.88 ACRES, MORE OR LESS.

**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 \_\_\_\_\_ 2023.

MAYOR  
 QUINTON LUCAS

CITY CLERK  
 MARILYN SANDERS

**PUBLIC WORKS:**

MICHAEL J. SHAW  
 DIRECTOR OF PUBLIC WORKS

**CITY PLAN COMMISSION:**

APPROVED: \_\_\_\_\_

**SEWER EASEMENT:**

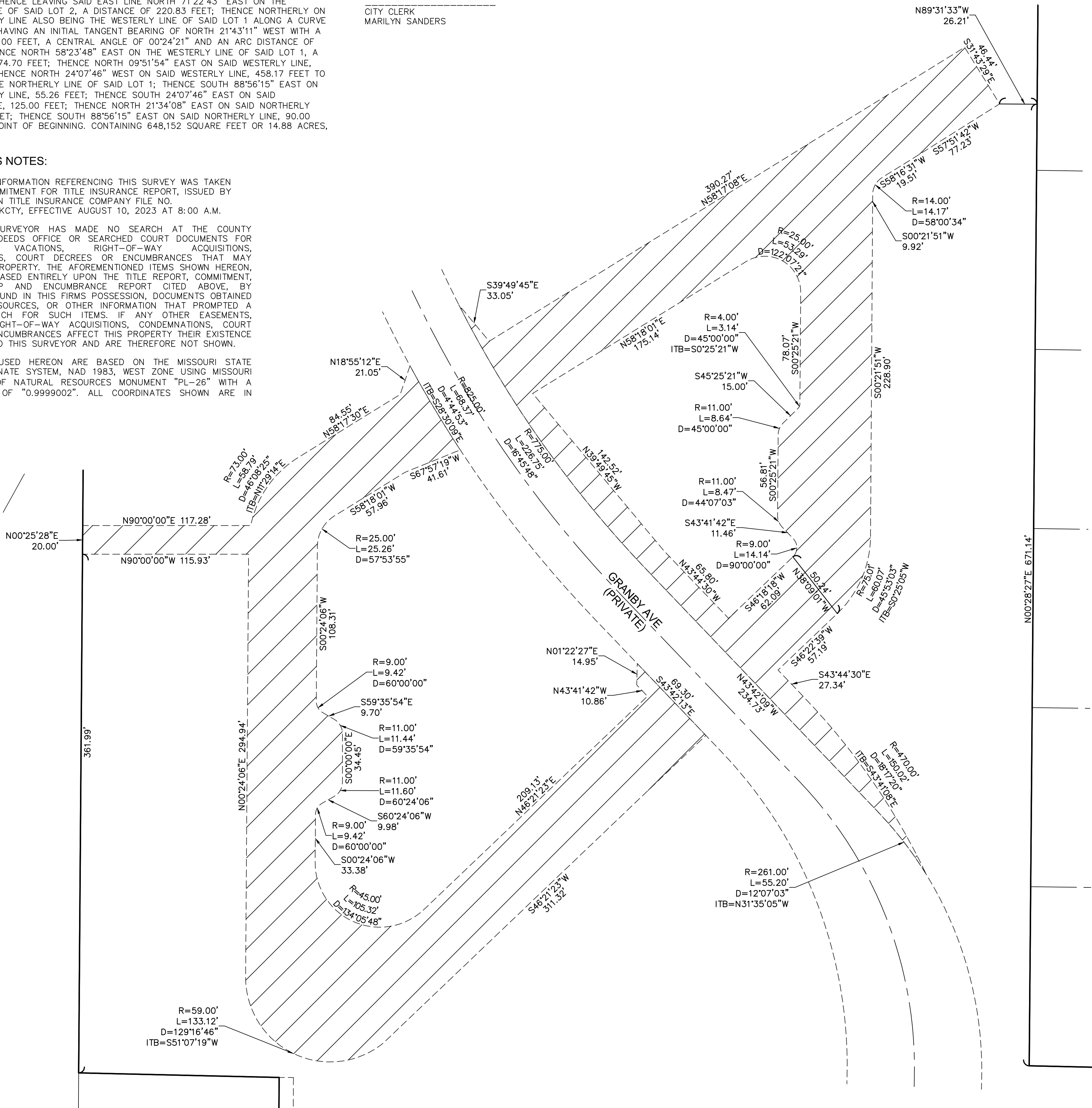
A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY, BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

**SURVEYORS NOTES:**

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1190265-KCTY, EFFECTIVE AUGUST 10, 2023 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-26" WITH A GRID FACTOR OF "0.9999002". ALL COORDINATES SHOWN ARE IN METERS.



LEGEND	
○ FND	FOUND MONUMENT
● SET	SET MONUMENT
A.E.	ACCESS EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICE EASEMENT
G.E.	NATURAL GAS EASEMENT
S.E.	SANITARY SEWER EASEMENT
T.E.	TELEPHONE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

LOT AREA	
LOT 1	7.96 AC.±
LOT 2	6.92 AC.±
TOTAL	14.88 AC.±

THIS PLAT AND SURVEY OF REPLAT OF COSADA VILLAS WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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OLSSON, MO CLS 366  
 JASON S. ROUDEBUSH, MO PLS 2002014092  
 SEPTEMBER 14, 2023  
 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
2023-01-25	1ST SUBMITTAL
2023-09-07	2ND SUBMITTAL
2023-09-14	3RD SUBMITTAL

drawn by: JRH  
 surveyed by: KH-KT-RN-TG  
 checked by: SES  
 approved by: JSR  
 project no.: 021-07351  
 file name: V\_FPT\_021-07351.DWG

