



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

March 19, 2024

Project Name
Northstar Villas

Docket #C1

Request
CLD-FnPlat-2024-00002
Final Plat

Applicant
Rachelle Biondo
Rouse Frets White Goss Gentile Ross

Owner
Star Acquisitions, Inc.

Location 11250 N. Eastern Ave
Area About 17 acres
Zoning MPD
Council District 1st
County Clay
School District North Kansas City

Surrounding Land Uses
North: Residential, undeveloped uses, zoned MPD, R-7.5
South: Church, zoned MPD.
East: Residential uses, zoned R-7.5
West: Residential uses, zoned R-7.5

Major Street Plan
The City's Major Street Plan identifies NE Cookingham Drive as a highway at this location.

Land Use Plan
The Shoal Creek Valley Area Plan recommends Residential Low-Density, Mixed-Use Community and Institutional land uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on January 26, 2024. Scheduling deviations from 2024 Cycle 3.1 have occurred due to staff change and transition.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently undeveloped. It is the remaining portion of the overall Auburndale development. Land to the north, east and west are existing single family homes. To the south is North Star United Methodist church.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District MPD on about 17 acres generally located at the northwest corner of NE Cookingham Drive (291 Hwy) and N. Eastern Avenue creating 36 lots and four (4) tracts on about 17 acres generally located.

CONTROLLING CASE

Case No. CD-CPC-2023-00055 – Ordinance No. 230472 passed by the City Council on June 8, 2023, approved a major amendment to a previously approved CUP plan and rezoned about 23 acres to District MPD, which also serves as a preliminary plat, to allow for commercial and residential development.

PROFESSIONAL STAFF RECOMMENDATION

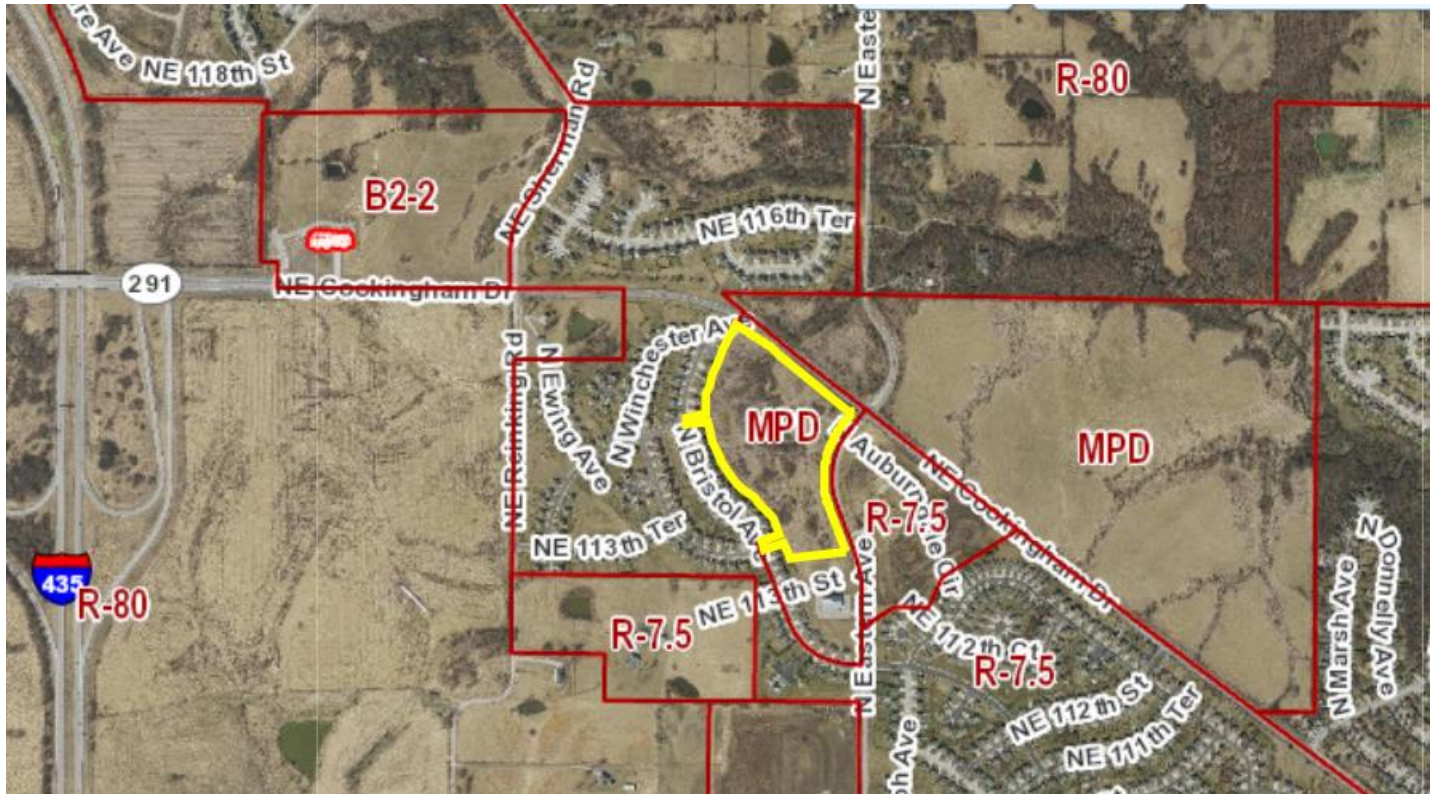
Docket #C1 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. 11931-CUP-5 - Amended a preliminary CUP plan to allow for a church instead of approximately 60 single-family patio homes and 25 single-family residential lots and other revisions. (Ordinance No. 040201, passed March 18, 2004)

Various plats within the Auburndale development have been developed since 2001. These includes Auburndale Estates, Meadows of Auburndale, Auburndale Patio Homes, Northstar of Auburndale, and Auburndale Manor.

PROJECT LOCATION



PLAT REVIEW

The request is to consider approval of a final plat in District MPD on about 17 acres in an area generally located at the northwest corner of NE Cookingham Drive (291 Hwy) and N. Eastern Avenue creating 36 lots and four (4) tracts. This use was approved by Case No. CD-CPC-2023-00055 which served as the Preliminary Plat. The MPD plan proposed to construct 34 single family detached lots and two commercial parcel along NE Cookingham Drive. The single family lots are platted just south of the commercial lots and north of the existing church.

PLAT ANALYSIS

*indicates adjustment/deviation requested

Standards	Applies	Meets	More Information
Lot and Building Standards	Yes	Yes	Proposed Final Plat conforms to standards of Preliminary Plat
*Double Sided Lots (88-405-05-E&F)	Yes	No	See analysis below
Boulevard and Parkway Standards (88-323)	No	NA	
Parkland Dedication (88-408)	Yes	Yes	Per staff conditions

Double Sided Lots - Section 88-405-05 (E&F) – Lots with double frontage requires a 30 foot landscape buffer. Staff recommend the plat be revised to provide the required 30 foot buffer along N. Eastern Avenue to ensure that the rear of Lots 1-7 are properly screened. This should include additional buffer and access restriction language. Staff will continue to work with the developer to ensure that a combination of fencing, landscaping and berms are used to meet this buffer screening requirements. This will require submittal of a project plan prior to be approved prior to release of this plat for recording.

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions

Report Date: March 18, 2024

Case Number: CLD-FnPlat-2024-00002

Project: NORTHSTAR OF AUBURNDALE

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to submitting documents for final approval the applicant upload Title Report current within 90 days.
2. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
3. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block with County Recording Block and insert Case No. CLD-FnPlat-2024-00002. This can be found as Table 7 in the Directors Minimal Submittal Requirements.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.

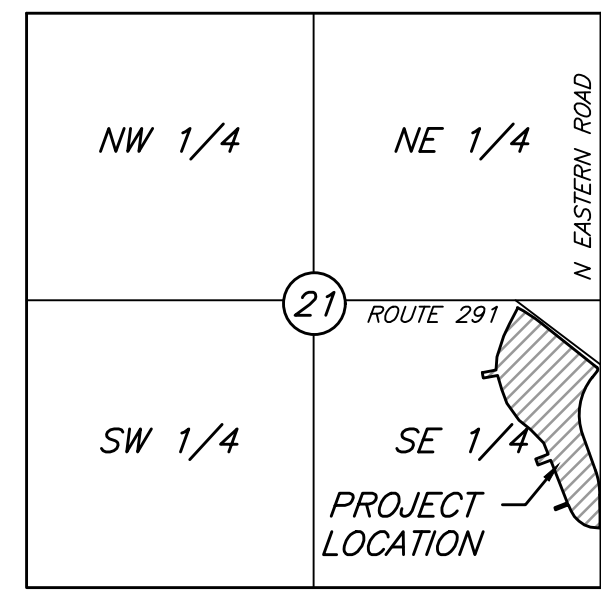
Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

5. The developer shall secure approval of a project plan from the City Plan Commission for all private open space indicating plans for landscaping, grading, detailed internal circulation, signage, lighting and a photometric study showing zero foot candles at the property lines prior to release of plat for recording or issuance of building permit.
6. That the developer submit an administrative amendment to the approved street tree planning plan showing evergreen trees planted on Lots 1-6 along N. Eastern Avenue. This shall be submitted to DMD and approved prior to release of this final plat for recording.

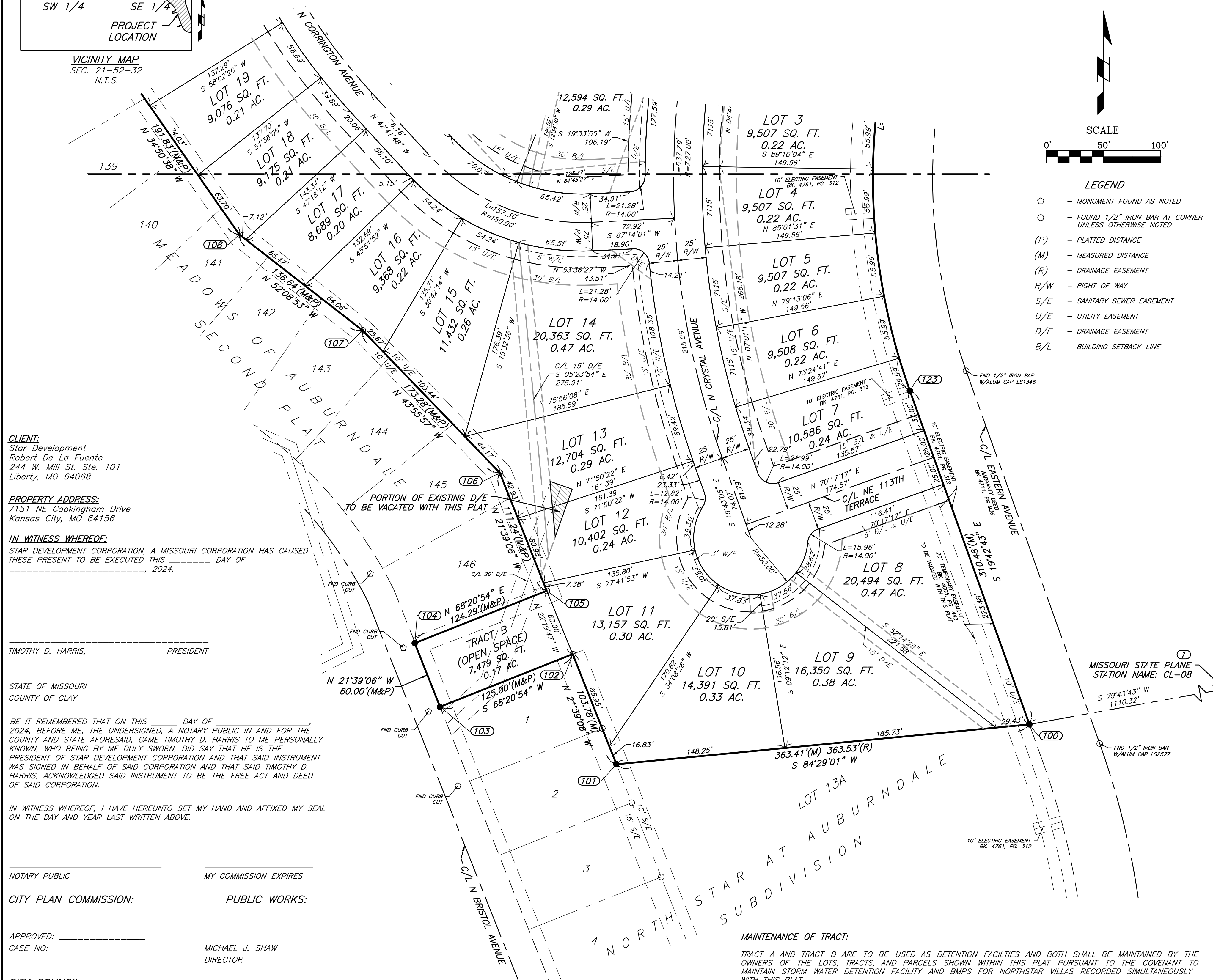
Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

7. Please provide amount due. For 34 Single Family Detached Residential Units and with credit for a pedestrian trail, the fee equates to \$27,243.48. An invoice has been assessed under CLD-FnPlat-2024-00002 and is available to pay via CompassKC. Fee shall be paid prior to release of the plat.

FINAL PLAT
NORTHSTAR VILLAS
 A REPLAT OF LOT 13B, NORTH STAR AT AUBURNDALE SUBDIVISION
 SE 1/4, SECTION 21, TOWNSHIP 52 NORTH, RANGE 32 WEST
 KANSAS CITY, CLAY COUNTY, MISSOURI



VICINITY MAP
 SEC. 21-52-32
 N.T.S.



CLIENT:
 Star Development
 Robert De La Fuente
 244 W. Mill St. Ste. 101
 Liberty, MO 64068

PROPERTY ADDRESS:
 7151 NE Coothingham Drive
 Kansas City, MO 64156

IN WITNESS WHEREOF:
 STAR DEVELOPMENT CORPORATION, A MISSOURI CORPORATION HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____ 2024.

TIMOTHY D. HARRIS, PRESIDENT

STATE OF MISSOURI
 COUNTY OF CLAY

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME TIMOTHY D. HARRIS TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF STAR DEVELOPMENT CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID TIMOTHY D. HARRIS, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

CITY PLAN COMMISSION: PUBLIC WORKS:

APPROVED: _____
 CASE NO: _____
 MICHAEL J. SHAW
 DIRECTOR

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____.

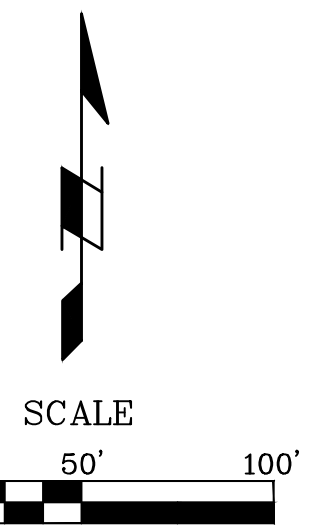
QUINTON LUCAS
 MAYOR
 MARILYN SANDERS
 CITY CLERK

MAINTENANCE OF TRACT:
 TRACT A AND TRACT D ARE TO BE USED AS DETENTION FACILITIES AND BOTH 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 AND BMPs FOR NORTHSTAR VILLAS RECORDED SIMULTANEOUSLY WITH THIS PLAT.

MAINTENANCE OF TRACTS:
 TRACTS B AND C ARE TO BE USED FOR PRIVATE OPEN SPACE AND TRAILS AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PARKLAND LANGUAGE:
 DEVELOPER HAS ELECTED TO PAY THE PARKLAND FEES THROUGH A COMBINATION OF DEDICATION OF PRIVATE OPEN SPACE AND MONEY IN LIEU OF PARKLAND. THE DEDICATION REQUIRED IS AS FOLLOWS: 34 SINGLE FAMILY LOTS X 3.7 X0.006 = 0.7548 ACRES OF PARKLAND REQUIRED.

THE PRIVATE OPEN SPACE IS SHOWN AS TRACT C ON THIS PLAT. TRACT C CONTAINS 288 LINEAR FEET OF TRAIL, 50 LINEAR FEET IN WIDTH CREDITED TO PARKLAND WHICH IS 0.33058 ACRES OF THE RECORDED 0.7548 ACRES. DEVELOPER ELECTS TO PAY THE REMAINING 0.42422 ACRES THROUGH A PAYMENT IN LIEU OF PARKLAND IN THE AMOUNT OF \$27,243.48 (0.42422 X \$64,220.18) WITH THIS FINAL PLAT.



- LEGEND**
- - MONUMENT FOUND AS NOTED
 - - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - (P) - PLATTED DISTANCE
 - (M) - MEASURED DISTANCE
 - (R) - DRAINAGE EASEMENT
 - R/W - RIGHT OF WAY
 - S/E - SANITARY SEWER EASEMENT
 - U/E - UTILITY EASEMENT
 - D/E - DRAINAGE EASEMENT
 - B/L - BUILDING SETBACK LINE

TITLE DESCRIPTION:
 A part of Lot 13, NORTH STAR AT AUBURNDALE SUBDIVISION, a subdivision of land recorded November 22, 2017 and filed as Instrument Number 2017039885 in Book 1, Page 13.1, in The City of Kansas City, Clay County, Missouri, said Lot being more particularly described as follows:
 Beginning at the North corner of Lot 1, NORTH STAR AT AUBURNDALE SUBDIVISION; Thence South 68°20'54" West, along the North line of said Lot 1, 125.00 feet, to the East Right-of-Way line of Bristol Avenue, as established by MEADOWS OF AUBURNDALE SECOND PLAT, a subdivision of land recorded June 21, 2006 as Instrument Number 2006026523 in Book 5, Page 66; Thence North 21°39'06" West, along said East Right-of-Way line, 60.00 feet; Thence North 68°20'54" East, 124.29 feet, departing said East Right-of-Way line; Thence North 21°39'06" West, 111.24 feet; Thence North 43°55'57" West, 123.28 feet; Thence North 52°08'53" West, 136.64 feet; Thence North 34°50'38" West, 191.83 feet; Thence North 20°54'13" West, 134.02 feet; Thence North 16°59'06" West, 136.19 feet; Thence South 79°56'12" West, 130.65 feet, to a point on said East Right-of-Way line of Bristol Avenue; Thence along said East Right-of-Way line, on a curve to the right, having an initial tangent bearing North 13°04'48" West, a radius of 475.00 feet and an arc length of 50.02 feet; Thence North 79°56'12" East, 126.42 feet, departing said East Right-of-Way line; Thence North 03°46'43" East, 122.95 feet; Thence North 17°41'12" East, 200.31 feet; Thence North 25°42'57" East, 124.46 feet; Thence North 27°22'04" East, 164.43 feet, to a point on the South Right-of-Way line of Missouri State Highway Route 291, as now established; Thence along said South Right-of-Way line, on a curve to the right, having an initial tangent bearing South 62°25'29" East, a radius of 1366.39 feet and an arc length of 260.75 feet; Thence South 51°29'26" East, continuing on said South Right-of-Way line, 651.49 feet; Thence continuing along said South Right-of-Way line, on a curve to the right, tangent to the last described course, having a radius of 25.00 feet and an arc length of 39.27 feet, to the West Right-of-Way line of Eastern Avenue, as now established; Thence South 38°30'34" West, along said West Right-of-Way line, 73.10 feet; Thence continuing along said West Right-of-Way line, on a curve to the left, tangent to the last described course, having a radius of 552.00 feet and an arc length of 560.92 feet; Thence South 19°42'43" East, continuing along said West Right-of-Way line, 310.48 feet; Thence South 84°29'01" West, 363.41 feet, to the West line of Lot 13, said NORTH STAR AT AUBURNDALE SUBDIVISION; Thence North 21°39'06" West, along said West line, 103.78 feet, to the Point of Beginning. Contains 834,913 square feet or 19.17 acres more or less.

Description prepared by John B Young, PLS-2006016647.

PROPERTY DESCRIPTION:
 A part of Lot 13, NORTH STAR AT AUBURNDALE SUBDIVISION, a subdivision of land recorded November 22, 2017 and filed as Instrument Number 2017039885 in Book 1, Page 13.1, in The City of Kansas City, Clay County, Missouri, said Lot being more particularly described as follows:

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PLAT DEDICATION:
 THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

"NORTHSTAR VILLAS"

EASEMENT DEDICATION:
 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 STRUCTURE (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 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 LEASE 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.

DRAINAGE EASEMENT:
 A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES; AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

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 TRYING LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND OTHER STRUCTURE OF PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

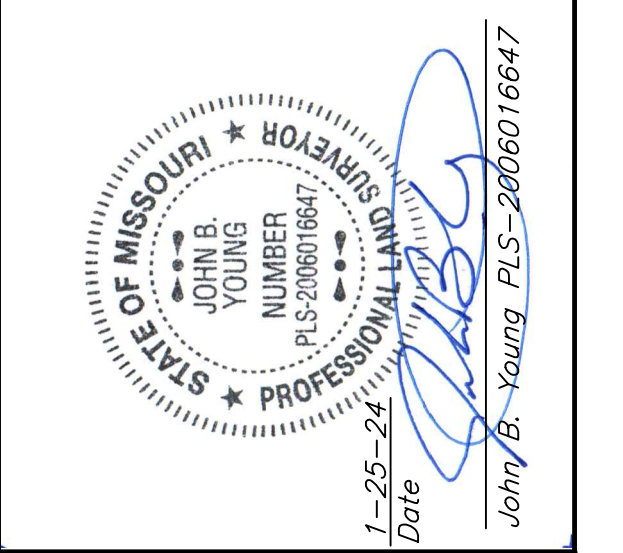
STREET DEDICATION:
 STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

RIGHT OF ENTRANCE:
 THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVER OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

BUILDING LINES:
 BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDINGS OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

WATER MAIN EASEMENT:
 A water main easement (W/E) for the operation and movement of equipment, and the movement of a working force, in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any appurtenances thereto over, under and through land lying, being, and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City, its agents, employees or independent contractors shall have the right to go upon the above described tracts of land, for the purpose of constructing, maintaining, and repairing the water main improvements and appurtenances thereto, and shall upon completion of such construction, maintenance or repair, cause the land to be restored to substantially the same condition that existed prior to the City's entry upon it. The tract of land over which a water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except non-ornamental grass, non-ornamental shrubs, sidewalks, roadways, pavement or curbs) that would interfere with the City in excavating upon said easement for the purposes of laying, constructing, operating, maintaining or repairing water mains and all appurtenances incidental thereto. No change in the earth cover over the water line will be made without the written approval of the Director of Water Services. This easement shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing of pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

CERTIFICATION:
 I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 26th day of September, 2022 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as stated in the Missouri Professional Land Surveyors Act, Chapter 248, Missouri Revised Statutes, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



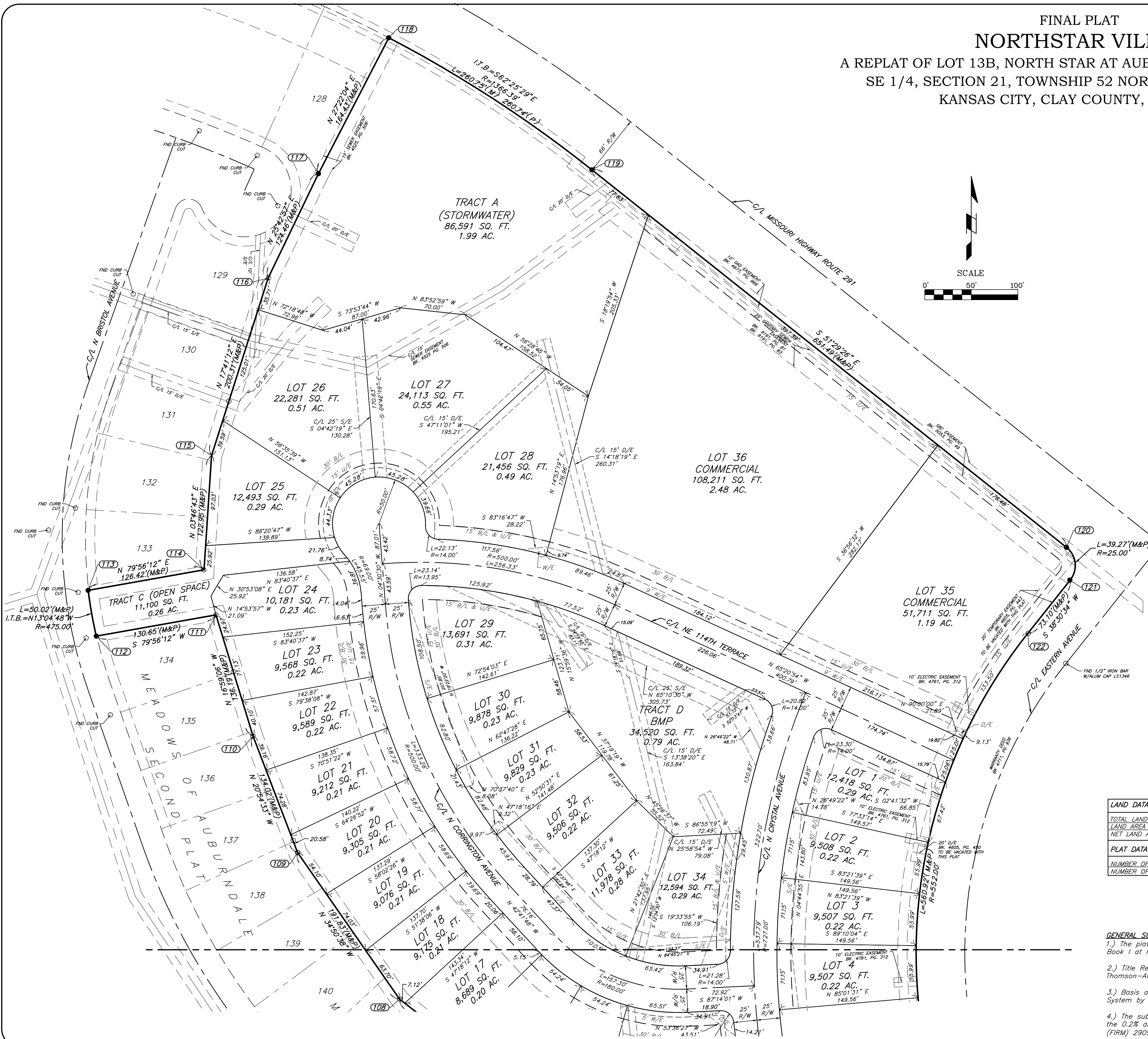
John B. Young, PLS-2006016647
 Date: 9-25-24

J & J SURVEY LLC

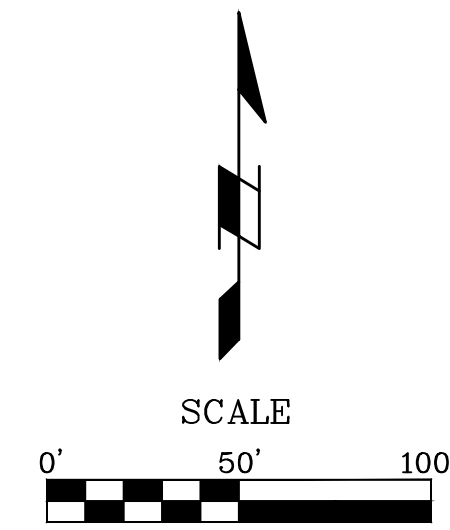
6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
 PHONE (816) 941-1017 • FAX (816) 941-1018

1	INITIAL SUBMITTAL	11-09-23
2	ADD PROPOSED EASEMENTS	11-17-23
3	REVISED PER COMMENTS	1-02-24
4	ADD WATER EASEMENT	1-05-24
5	REVISED PER CITY COMMENTS	1-16-24
6	REVISED PER CITY COMMENTS	1-24-24
7	REVISED PER NEW TITLE REPORT	1-25-24

FINAL PLAT
NORTHSTAR VILLAS
 A REPLAT OF LOT 13B, NORTH STAR AT AUBURNDALE SUBDIVISION
 SE 1/4, SECTION 21, TOWNSHIP 52 NORTH, RANGE 32 WEST
 KANSAS CITY, CLAY COUNTY, MISSOURI

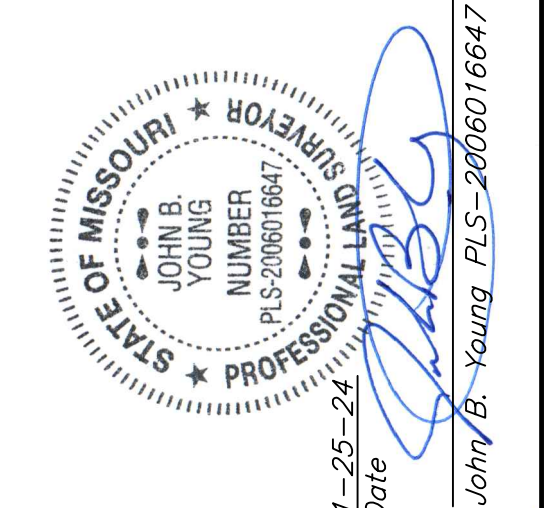


MISSOURI STATE PLANE COORDINATE TABLE			
Point #	Northing	Easting	Description
1	347641.399(m)	850980.357(m)	CL-08
100	347581.060(m)	850647.389(m)	PROPERTY CORNER
101	347570.413(m)	850537.146(m)	PROPERTY CORNER
102	347599.811(m)	850525.476(m)	PROPERTY CORNER
103	347585.755(m)	850490.068(m)	PROPERTY CORNER
104	347602.751(m)	850483.321(m)	PROPERTY CORNER
105	347616.727(m)	850518.528(m)	PROPERTY CORNER
106	347648.238(m)	850506.019(m)	PROPERTY CORNER
107	347686.270(m)	850469.379(m)	PROPERTY CORNER
108	347711.823(m)	850436.497(m)	PROPERTY CORNER
109	347759.805(m)	850403.094(m)	PROPERTY CORNER
110	347797.961(m)	850388.517(m)	PROPERTY CORNER
111	347837.657(m)	850376.392(m)	PROPERTY CORNER
112	347830.699(m)	850337.186(m)	PROPERTY CORNER
113	347845.702(m)	850334.524(m)	PROPERTY CORNER
114	347852.435(m)	850372.460(m)	PROPERTY CORNER
115	347889.825(m)	850374.929(m)	PROPERTY CORNER
116	347947.987(m)	850393.477(m)	PROPERTY CORNER
117	347982.162(m)	850409.936(m)	PROPERTY CORNER
118	348026.666(m)	850432.972(m)	PROPERTY CORNER
119	347983.400(m)	850499.489(m)	PROPERTY CORNER
120	347859.771(m)	850654.858(m)	PROPERTY CORNER
121	347849.058(m)	850655.956(m)	PROPERTY CORNER
122	347831.631(m)	850642.204(m)	PROPERTY CORNER
123	347670.139(m)	850615.473(m)	PROPERTY CORNER



CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 26th day of September, 2024 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as stated in the Missouri Board of Professional Land Surveyors, as established by the Missouri Department of Natural Resources, Division of Geology and Land Survey.

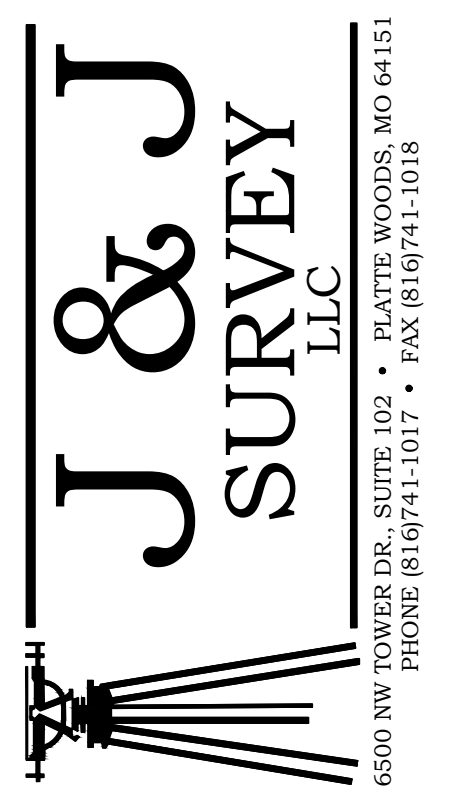


LAND DATA	AREA
TOTAL LAND AREA	721,425 SQ. FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT-OF-WAY	113,488 SQ. FT.
NET LAND AREA	834,913 SQ. FT.

PLAT DATA	COUNT
NUMBER OF LOTS	36
NUMBER OF TRACTS	4

- GENERAL SURVEY NOTES:**
- 1.) The plat of NORTH STAR AT AUBURNDALE SUBDIVISION is recorded in Plat Book 1 at Page 13.1 in the Recorder of Deeds Office in Clay County, Missouri.
 - 2.) Title Report # 236424, dated January 16, 2024 at 8:00 AM provided by Thomson-Affinity Title, LLC, was provided by client.
 - 3.) Basis of bearing were established by Missouri State Plane Coordinate System by GPS observations.
 - 4.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0086G, effective January 20, 2017.

Location: S:\23,329 - North Star at Auburndale\DRAWINGS\2024-01-25-FINAL PLAT\23-329PLAT.dwg-Jan. 25, 2024-4:14pm



6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
 PHONE (816) 941-1017 • FAX (816) 941-1018

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	11-09-23
2	ADD PROPOSED EASEMENTS	11-17-23
3	REVISED PER COMMENTS	1-02-24
4	ADD WATER EASEMENT	1-05-24
5	REVISED PER CITY COMMENTS	1-16-24
6	REVISED PER CITY COMMENTS	1-24-24
7	REVISED PER NEW TITLE REPORT	1-25-24