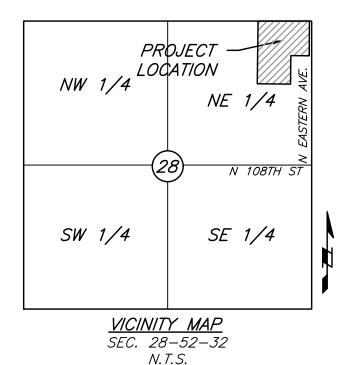
FINAL PLAT

PROVIDENCE POINTE 2ND PLAT

NE 1/4, SECTION 28, TOWNSHIP 52 NORTH, RANGE 32 WEST KANSAS CITY, CLAY COUNTY, MISSOURI

Star Development Corporation Robert De La Fuente 244 W Mill St. Ste. 101 Liberty, Missouri 64068



STREET GRADE:

STREET GRADES FOR A PORTION OF N. EASTERN AVE. HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER D50669 BEING PASSED ON JUNE 6, 2005; AND ALSO BY ORDINANCE NUMBER 05121 BEING PASSED AUGUST 25, 2005

NE CORRINGTON AVE.			
GRADE POINT	ELEVATION	DESCRIPTION	V.C.T.
15+48.00	1037.639	BEGIN	
<i>15+72.00</i>	1037.639	BEGIN	
19+13.01	1033.11	BVCS	
19+57.75	1032.52	LVC	89.47
20+02.48	1029.92	EVCS	33.77
20+72.93	1025.83	BVCS	
21+07.98	1024.82	LOW PT.	
20+94.10	1024.60	LVC	42.34
21+15.27	1024.86	EVCS	,2.0 ,
21+55.05	1025.34	END	
N. CRYSTAL AVE.			
42+99.32	1030.43	BEGIN	
43+23.32	1030.43	BEGIN	
43+74.57	1031.54	BVCS	
44+24.77	1032.09	HIGH POINT	
44+25.63	1032.65	PVI	102.13
44+76.70	1031.50	EVCS	702.70
48+50.00	1022.71	END	
N. BRISTOL DRIVE			
0+00.00	1036.842	BEGIN	
7+34.36	1025.440	GRADE BREAK	
7+46.36	1025.440	END	
N. BRISTOL AVENUE			
7+46.36	1025.440	BEGIN	
7+58.36	1025.440	GRADE BREAK	
10+23.64	1020.69	BVCS	
10+23.64	1020.69	HIGH POINT	
10+98.64	1019.34	LVC	150.00
11+73.64	1017.04	EVCS	,
11+50.00	1017.74	END	
NE 111TH STREET			
9+93.63	1017.59	BEGIN	
<i>6+37.99</i>	1035.37	<i>EVCS</i>	
<i>5+37.26</i>	1037.89	HIGH PT.	
<i>5+62.77</i>	1039.13	LVC	150.44
<i>4+87.55</i>	1037.28	<i>BVCS</i>	
<i>2+88.03</i>	1032.36	<i>EVCS</i>	
<i>2+88.03</i>	1032.36	HIGH PT.	
2+34.20	1031.03	LVC	107.67
<i>1+80.36</i>	1028.71	<i>BVCS</i>	
<i>0+68.42</i>	1023.91	<i>EVCS</i>	
<i>0+31.58</i>	1022.66	LOW PT.	
0+50.00	1023.11	LVC	<i>36.85</i>
<i>0+31.58</i>	1022.66	<i>BVCS</i>	
23+00.00	1022.45	GRADE BREAK	
0+00.00	1022.91	END	
NE 112TH STREET			
	4000 40	25044	
47+00.00	1026.49	BEGIN	
48+98.50	1022.03	BVCS	
49+61.25	1021.32	LOW POINT	450.00
49+73.50	1020.34	LVC	150.00
50+48.50	1022.69	EVCS	

GENERAL SURVEY NOTES:

54+18.67

54+30.67

1.) The plat of PROVIDENCE POINTE FIRST PLAT is recorded in Book I Page 71.1 is in the Recorder of Deeds Office in Clay County, Missouri

1034.250

1034.49

GRADE BREAK

END

2.) The plat of MEADOWS OF AUBURNDALE SECOND PLAT is recorded in Book G Page 66 is in the Recorder of Deeds Office in Clay County, Missouri

3.) Title Report No. 229380-a dated December 6, 2021 at 8:00 a.m., provided by Thomson -Affinity Title, LLC.

4.) Basis of bearings were established by the Missouri State Plane Coordinate system from GPS

5.) 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) 29095C0089G, effective January 20, 2017.

PROPERTY DESCRIPTION:

A tract of land in the Northeast Quarter of Section 28, Township 52 North, Range 32 West, in Kansas City, Clay County, Missouri, being more particularly described as follows:

Beginning at the Northwest corner of, PROVIDENCE POINTE FIRST PLAT, a subdivision in said Kansas City, Clay County, Missouri; Thence North 00°39'43" East, 1157.02 feet to the North line of said Northeast Quarter; Thence South 89°18'36" East, along said North line, 939.92 feet to the West Right-of-Way line of N. Eastern Avenue, as now established; Thence South 00°27'00" West, along said West Right-of-Way line, 632.96 feet to the Northeast corner of Lot 95, said PROVIDENCE POINTE FIRST PLAT; Thence along the North line of said PROVIDENCE POINTE FIRST PLAT, the following three courses; Thence North 89°33'24" West, 336.07 feet; Thence South 00°26'36" West, 520.00 feet; Thence North 89°33'24" West, 608.18 feet, to the Point of Beginning. Contains 913,315 square feet or 20.97 acres more or less.

PLAT DEDICATION:

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

"PROVIDENCE POINTE 2ND PLAT".

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 ADDITION 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 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.

DRAINAGE EASEMENT:

A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPÀIR 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

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.

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 THEY 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 ANY OTHER STRUCTURE OF PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

<u>MAINTENANCE OF TRACT:</u>

TRACT 8 (1.49 ACRES), IS TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITH THE PLAT PURSUANT TO THE DECLARATIONS OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS OF PROVIDENCE POINTE 2ND PLAT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

MAINTENANCE OF TRACT:

TRACT 9 (1.30 ACRES), ARE TO BE USED FOR STORM WATER DETENTION AND BMP WATER QUALITY SHALL BE MAINTAINÈD BY THE ÓWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY OF PROVIDENCE POINTE 2ND PLAT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

<u>MAINTENANCE OF TRACT:</u>

TRACT 10 (0.95 ACRES), ARE TO BE USED FOR BMP WATER QUALITY 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 OF PROVIDENCE POINTE 2ND PLAT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

STREET DEDICATION:

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

PAYMENT IN LIEU OF PARKLAND;

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$25,384.68 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR (68 SINGLE FAMILY UNITS*3.7* 0.006* \$16,815.50) PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

I<u>N WITNESS WHEREOF:</u>

STAR DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF

STAR DEVELOPMENT CORPORATION

Timothy D. Harris President

STATE OF MISSOURI COUNTY OF PLATTE

BE IT REMEMBERED THAT ON THIS _____ DAY OF ______, 2022, 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 PRESIDENT OF STAR DEVELOPMENT CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID TIMOTHY, 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.

PUBLIC WORKS:

NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVED: _____

DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:

CITY PLAN COMMISSION:

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 _____, 2022.

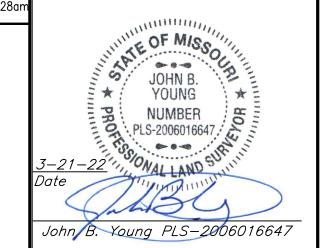
Micheal Shaw

QUINTON LUCAS MAYOR

MARILYN SANDERS CITY CLERK

INITIAL SUBMITTAL 09-09-21 2 12-20-21 REVISED PER COMMENTS \bigcirc 3 REVISED PER CITY COMMENTS 02-04-22 4 REVISED PER CITY COMMENTS 03-21-22





CERTIFICATION: I hereby certify that this drawing is based on an

actual field survey made by me or under my direct supervision on the 27th day of May, 2021 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 and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

