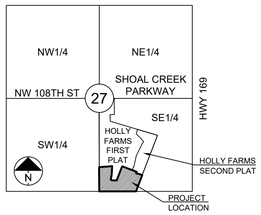
FINAL PLAT OF
HOLLY FARMS - THIRD PLAT
A REPLAT OF TRACT I HOLLY FARMS - 2ND PLAT AND PART OF THE SE 1/4 OF SEC. 27-52-33
IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



SECTION 27-52-33

LOCATION MAP
SCALE 1" = 2000'

LOT #	AREA (SF)
101	9,892.70
102	9,892.70
103	10,334.30
104	11,371.12
105	14,535.72
106	16,141.44
107	11,197.28
108	9,701.55
109	11,048.98
110	10,673.52
111	9,405.09
112	9,405.09
113	10,683.47
114	13,749.51
115	9,851.84
116	10,406.09
117	12,769.13
118	11,858.25
119	10,965.91
120	11,902.85
121	15,038.12
122	15,944.33
123	9,915.87
124	9,709.89
125	9,604.58
126	9,889.96
127	11,714.97
128	14,512.11
129	9,355.79
130	9,351.07
131	11,363.45
132	11,414.99
133	9,622.80
134	9,625.00
135	9,625.00
136	9,593.16
137	9,780.66
138	9,811.31
139	9,808.84
140	13,656.94
141	14,073.47
142	12,338.05
143	12,832.19
144	10,261.68
145	10,258.98
146	10,593.16
ROW	128,152.26
TRACT K	3,311.33

COORDINATE LIST		
Point #	Northing	Easting
1	1135103.3350	2762073.4695
2	1135124.3848	2762246.8865
3	1135119.8608	2762247.4222
4	1135125.5841	2762297.0935
5	1135134.1296	2762433.9592
6	1134898.3668	2762423.0725
7	1134762.1162	2762397.0921
8	1134742.9674	2762416.9446
9	1134737.1008	2762441.9023
10	1134736.2389	2762559.5592
11	1135130.1847	2762713.4472
12	1135066.5098	2762876.4518
13	1135067.9070	2762876.9976
14	1134973.3742	2763118.9972
15	1134928.3449	2763101.4073
16	1134910.1520	2763147.9800
17	1134924.2567	2763153.4897
18	1134876.8945	2763274.7345
19	1134427.0017	2763098.9919
20	1134434.5388	2762070.1395

FLOODPLAIN: The subject property is located in "ZONE X" (Areas determined to be outside the 0.2% Annual chance floodplain) according to the FIRM, map numbers 29095C0061G and 29095C0062G revised January 20, 2017.

LEGEND:

- ● FOUND 1/2" REBAR WITH CAP UNLESS OTHERWISE NOTED
- ■ MONUMENT AS NOTED
- ○ SET 1/2" REBAR W/LS-8859-F CAP SEE SURVEY NOTE #2
- ◉ SET 4" DIAMETER CONCRETE AROUND FOUND BAR
- ⊙ SET 2" ALUMINUM CAP W/ MO LS20022008859 ON 24" LONG 5/8" BAR
- CL - CENTERLINE
- R/W - RIGHT-OF-WAY
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT & R/W LINES

DESCRIPTION:

A replat of all of Tract I, HOLLY FARMS - 2ND PLAT, and part of the Southeast One-Quarter of Section 27, Township 52 North, Range 33 West, both in the City of Kansas City, Clay County, Missouri and both together being more particularly described as follows:

Beginning at the Southwest corner of the said Southeast One-Quarter; thence along the West line of the said Southeast One-Quarter, North 00 degrees 17 minutes 07 seconds East, a distance of 668.80 feet to the Southwest corner of HOLLY FARMS - 1ST PLAT; thence along the South line of said HOLLY FARMS - 1ST PLAT for the following four (4) courses, North 83 degrees 04 minutes 45 seconds East, a distance of 174.69 feet to a point of curvature; thence Southeasterly, along a curve to the right, having an initial tangent bearing of South 06 degrees 35 minutes 03 seconds East, a radius of 775.00 feet, a central angle of 00 degrees 20 minutes 12 seconds and an arc length of 4.56 feet; thence North 83 degrees 25 minutes 38 seconds East, a distance of 50.00 feet; thence North 86 degrees 25 minutes 38 seconds East, a distance of 137.13 feet to the Northwest corner of Tract J of said HOLLY FARMS - 2ND PLAT; thence along the West and South lines of said Tract J for the following five (5) courses, South 02 degrees 38 minutes 38 seconds West, a distance of 236.01 feet; thence South 10 degrees 47 minutes 44 seconds West, a distance of 138.71 feet; thence South 45 degrees 03 minutes 47 seconds East, a distance of 26.79 feet; thence South 75 degrees 41 minutes 22 seconds East, a distance of 24.59 feet; thence South 89 degrees 34 minutes 49 seconds East, a distance of 119.68 feet to the Southeast corner of said Tract J; thence along the East line of said Tract J and its Northeasterly extension, North 21 degrees 20 minutes 14 seconds East, a distance of 422.94 feet to the Southwest corner of Lot 30 of said HOLLY FARMS - 1ST PLAT; thence along the South line of said HOLLY FARMS - 1ST PLAT for the following two (2) courses, South 68 degrees 39 minutes 46 seconds East, a distance of 175.00 feet; thence North 21 degrees 20 minutes 14 seconds East, a distance of 1.50 feet; thence continuing along the South line of said HOLLY FARMS - 1ST PLAT and along the South line of Lot 75, of said HOLLY FARMS - 2ND PLAT, South 68 degrees 39 minutes 46 seconds East, a distance of 259.81 feet to a point on the West right-of-way line of North Jefferson Street as platted in said HOLLY FARMS - 2ND PLAT; thence along said West right-of-way line, South 21 degrees 20 minutes 14 seconds West, a distance of 48.34 feet to a corner point of said right-of-way; thence along the South line of said HOLLY FARMS - 2ND PLAT for the following three (3) courses South 68 degrees 39 minutes 46 seconds East, a distance of 50.00 feet; thence North 21 degrees 20 minutes 14 seconds East, a distance of 15.14 feet; thence South 68 degrees 39 minutes 46 seconds East, a distance of 130.17 feet; thence South 21 degrees 20 minutes 14 seconds West, a distance of 483.00 feet to a point on the South line of the said Southeast One-Quarter; thence along said South line, North 89 degrees 34 minutes 49 seconds West, a distance of 1028.88 feet to the Point of Beginning, and containing 14.8518 acres, more or less.

PRIVATE OPEN SPACE:
TRACT K CONTAINS 0.076 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 46 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-405-17-E OF THE ZONING AND DEVELOPMENT CODE. SEE NOTES, TABLE, AND CALCULATIONS BELOW FOR TOTAL ACRES REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT AND THIS SUBDIVISION, AS SHOWN ON THE APPROVED PRELIMINARY PLAT OF HOLLY FARMS DATED: 8-18-2023.

PARKLAND CALCULATION TABLE - TRAIL		
TRACT	L.F. OF TRAIL	L.F. x .50'
K	134	6,700 sf = 0.15 acres

PARKLAND DEDICATION REQUIREMENT
SINGLE FAMILY UNITS X 3.7 X .006 = ACRES OF PARKLAND
146 TOTAL LOTS X 3.7 PERSONS PER UNIT X 0.006 ACRES = 3.24 ACRES

PARKLAND DEDICATION PROPOVIDED
HOLLY FARMS - FIRST PLAT
POOL, CABANA & TRAIL IMPROVEMENTS = 4.26 ACRES
HOLLY FARMS - SECOND PLAT
TRAIL IMPROVEMENTS = 0.84 ACRES
HOLLY FARMS - THIRD PLAT
TRAIL IMPROVEMENTS = 0.15 ACRES
HOLLY FARMS - TOTAL PARKLAND DEDICATION
POOL, CABANA & TRAIL IMPROVEMENTS = 5.25 ACRES

MAINTENANCE OF TRACT: Tract K is to be used for private open space and trail and shall be maintained by the owners of the lots, tracts and parcels shown within this plat pursuant to the TWENTY-THIRD supplement to declaration of homes association and covenants, conditions, restrictions and easements document recorded simultaneously with this plat.

MAINTENANCE OF TRACT: Tracts D and E within Holly Farms, First Plat and Tract J within Holly Farms, Second Plat are to be used as a detention facilities 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 the Covenant to Maintain Storm Water Detention and BMP Facilities of the Holly Farms, Third Plat, recorded simultaneously with this plat.

Land Data Area	Area
Total Land Area:	14.85
Land Area for Proposed and Existing Right of Way:	2.94
Net Land Area:	11.91

Plat Data Count	Count
Number of Lots:	46
Number of Tracts:	1

PLAT DEDICATION: The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as HOLLY FARMS - THIRD PLAT.

STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

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 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 APPURTENCES 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 DEDICATION: 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.

SURFACE DRAINAGE EASEMENT DEDICATION: A surface drainage easement (SD/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.

TRACT K IS HEREBY DEDICATED AS A D/E, SD/E AND U/E.

BUILDING LINES (BL) or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

EXECUTION:

IN TESTIMONY WHEREOF, CLAYTON PROPERTIES Group, Inc., has caused this instrument to be executed, this _____ day of _____, 202__.

CLAYTON PROPERTIES Group, Inc.

_____
By: Bradley Kempf, Assistant Secretary

ACKNOWLEDGMENT:

STATE OF)
) ss.
COUNTY OF)

BE IT REMEMBERED, that on this _____ day of _____, 202__, before me, the undersigned, a Notary Public in and for said County and State came Bradley Kempf, Assistant Secretary, of CLAYTON PROPERTIES Group, Inc. who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of same to be the act and deed of said corporation.

_____
Notary Public

My Commission Expires:_____

CITY PLAN COMMISSION

Approved Date: _____
Case Number:_____

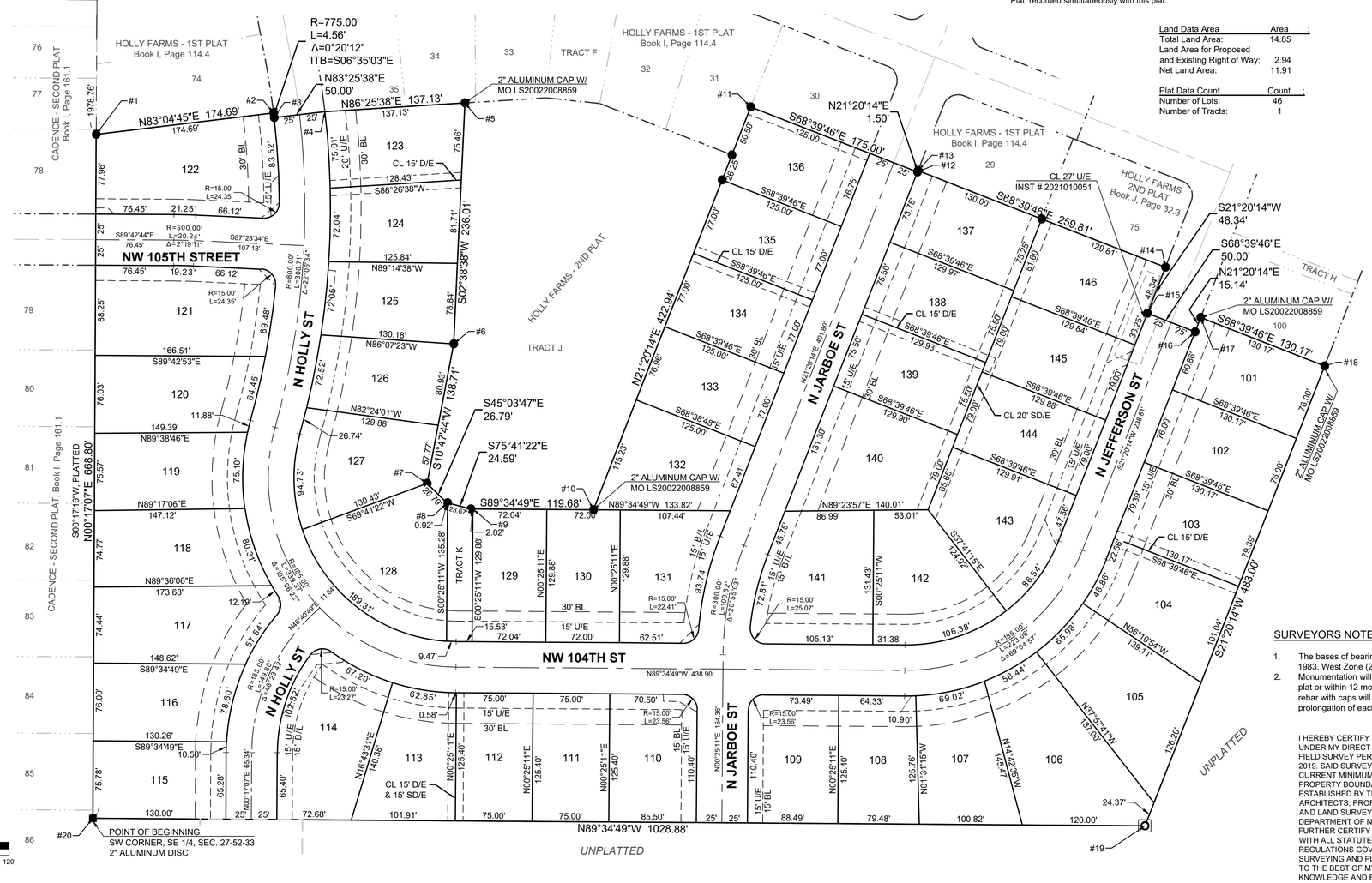
PUBLIC WORKS

_____
Michael J. Shaw
Director

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_____.

_____ _____
Mayor Quinton Lucas — City Clerk Marilyn Sanders

Plat Dedication: HOLLY FARMS - THIRD PLAT	Reserved for County Recording Stamp
Private Open Space Dedication: 0.15 ACRES	
Record As: Plat	



SURVEYORS NOTES:

1. The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.99990164.
2. Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. 1/2" rebar with caps will be set as shown and at all lot corners. Curbs are notched at the prolongation of each interior lot line.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN OCTOBER 2019. SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM 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. 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.

PRELIMINARY

David Allen Rinne, P.L.S.
MO# PLS-2014000198

DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.,
120 SE, 30 STREET
LEE'S SUMMIT, MO 64082

Revision Date: 09/10/2024

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street ● Lenexa, Kansas 66215
Ph: (913) 492-5158 ● Fax: (913) 492-8400 ● WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003800-F #LAC2001005237 #LS2002008859-F

DATE	01/19/2022	FINAL PLAT OF HOLLY FARMS THIRD PLAT
DRAWN BY	TRC	
CHECKED BY	AR	
PROJ. NO.	21-158	SHEET NO1 of 1