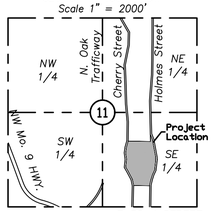
FINAL PLAT OF ASCENT APARTMENTS A SUBDIVISION IN SECTION 11-T50N-R33W KANSAS CITY, CLAY COUNTY, MISSOURI

COUNTY RECORDING INFORMATION

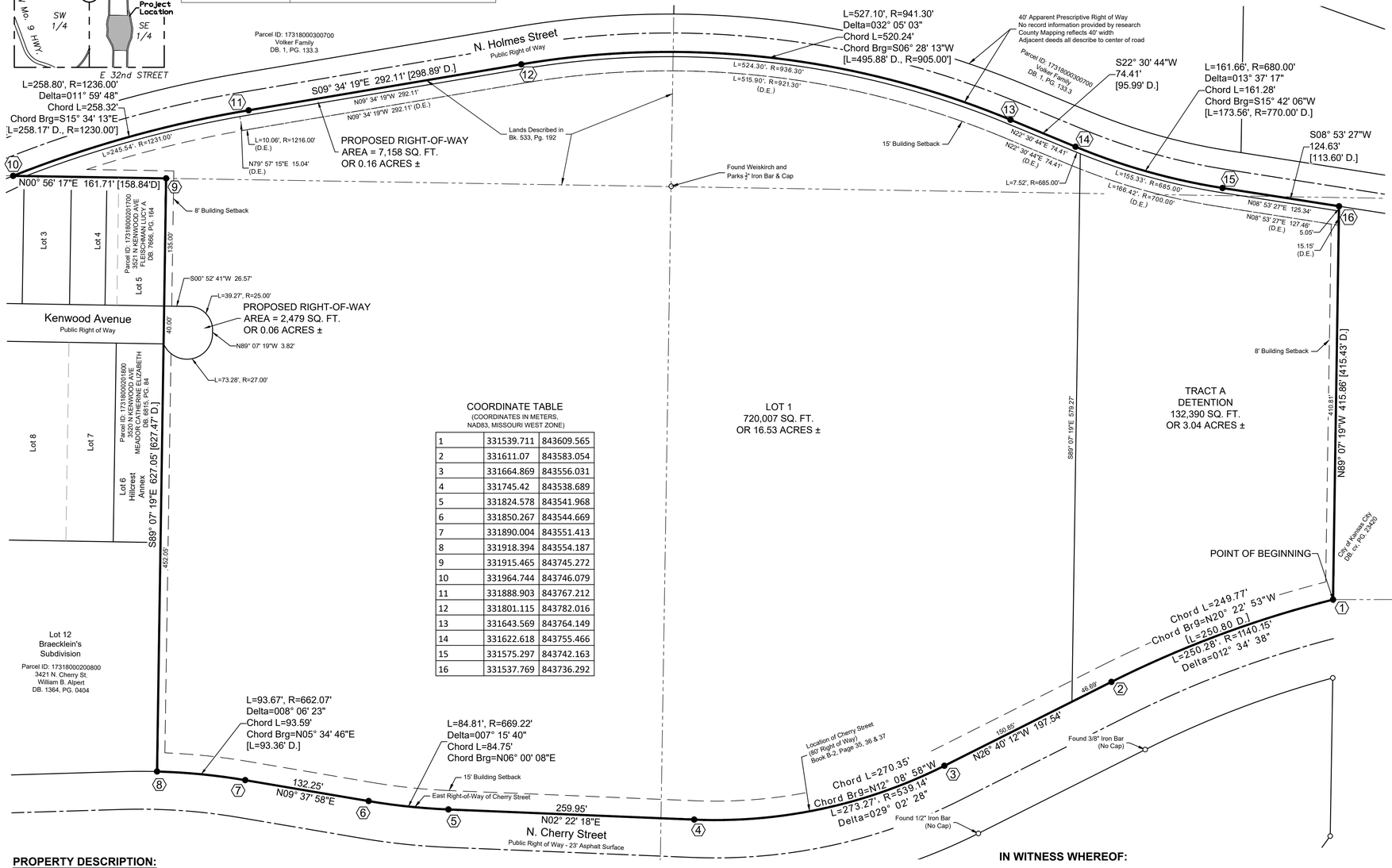
Plat Dedication:	Reserved for County Recording Stamp
Ascent Apartments	
Private Open Space Dedication:	
0.00	
Record As:	
Plat	

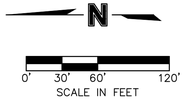
LOCATION MAP
SECTION 11 T50N R33W
Scale 1" = 2000'



Plat Data	Count
Number of Lots	1
Number of Tracts	1

Land Data	Area
Total Land Area	19.79 Acres
Land Area for Proposed and Existing Right of Way	0.16 Acres
Net Land Area	19.63 Acres





LEGEND	
○	FOUND MONUMENT
●	SET MONUMENT
D.E.	DRAINAGE EASEMENT
L	LENGTH OF CURVE
R	RADIUS OF CURVE

DEVELOPER:

NorthPoint Development
3315 North Oak Trafficway
Kansas City, MO 64116
816.888.7380

Owner:

Cherry Street Residential LLC
3315 North Oak Trafficway
Kansas City, MO 64116

PLAT DEDICATION:

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown hereon, which subdivision and plat shall hereafter be known as **ASCENT APARTMENTS**

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 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.

FLOODPLAIN: The subject property lies partially in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone A (Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood - no base flood elevations determined) as shown on Flood insurance Rate Map 29095C0510G, effective 01/20/2017. Limits of Zone A are depicted in the northern portion of the property.

STREET DEDICATION AND GRADES: There are no new streets being dedicated with this plat.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along street or drive within the boundaries of the property is hereby granted to the City 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 delivery 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 the City nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

MAINTENANCE OF TRACTS: Tract A is to be used for detention and shall be maintained by the owners of the lots, tracts and parcels shown within this plat pursuant to "Covenant to Maintain Storm Water Detention and BMP Facilities, Ascent Apartments", recorded simultaneously with this plat.

SURVEY NOTES:

1. This survey is based on the following prior surveys:
   - ALTA survey by Anderson Survey Company dated August 6, 1999
   - ALTA survey by Weiskirch & Parks as Project 4371 on April 26, 2021
   - ALTA survey by SitePoint LLC as Project MISC-007 on June 23, 2021
2. Basis of Bearings: Grid North, Missouri West Zone, U.S. State Plane, NAD 83.
3. All bearings and distances shown on this survey are as measured and substantially agree with record unless indicated by [xx.xx' D.].
4. The subject property shown on this survey is the same property that is described in title commitment listed herein.
5. The property abuts and has legal vehicular access to and from the public roadways known as North Holmes Street and North Cherry Street.
6. Except as shown on this plat there are no improvements that (i) are located in any area designated as a special flood hazard area by the Federal Emergency Management Agency; or (ii) encroach onto any adjoining property, easement area, right of way, setback line or boundary line.
7. Discrepancies were found between Braeklein's Subdivision platted road locations, the location of those same roads by recorded description, and by road records. The boundaries shown hereon are based on road records found to be the most recent and fitting the traveled way.

PROPERTY DESCRIPTION:

All that part of the East Half of the Southeast Quarter lying West of N. Holmes Road, as now established and the South Quarter of Lot 12, all of Lots 13 and 14, and all of Lot 15, except the South 475 feet thereof, in BRAECKLEIN'S SUBDIVISION, a subdivision, all in Section 11, Township 50, Range 33 in Kansas City, Clay County, Missouri, being more particularly described as follows:
Commencing at the Southwest corner of the Southeast Quarter of said Section 11, thence South 89°03'20" East along the South line of said Southeast Quarter, 884.44 feet, thence North 00°56'40" East, 609.53 feet a point on the East Right-of-Way of Cherry Street, as now established and the true Point of Beginning of the tract herein described;
Thence along said East Right-of-Way line the following seven course;
Course one, on a curve to the left with an initial tangent bearing North 14°16'52" West, a radius of 1,160.15 feet, a length of 250.80 feet;
Course two, North 26°40'01" West, 197.54 feet;
Course three, on a curve to the right, tangent to the last described course, with a radius of 539.14 feet, a length of 273.27 feet;
Course four, North 02°22'29" East, 259.95 feet;
Course five, on a curve to the right, tangent to the last described course, with a radius of 669.22 feet, a length of 84.81 feet;
Course six, North 09°38'09" East, 132.25 feet;
Course seven, on a curve to the left, tangent to the last described course, with a radius of 662.07 feet, a length of 93.36 feet to the North line of the South Quarter of said Lot 12;
Thence South 89°06'11" East along said North line and the south line of HILL CREST ANNEX, a subdivision in said Kansas City, 627.47 feet to the Southeast corner thereof and the West line of the East Half of said Southeast Quarter;
Thence North 00°57'07" East along the East line of said HILL CREST ANNEX and the West line of the East Half of said Southeast Quarter, 158.84 feet to the West Right-of-Way line of N. Holmes Road, as now established;
Thence along said West Right-of-Way the following six courses;
Course one, on a curve to the right with an initial tangent bearing South 21°36'00" East, a radius of 1,230.00 feet, a length of 258.17 feet;
Course two, South 09°34'27" East, 298.89 feet;
Course three, on a curve to the right, tangent to the last described course, with a radius of 905.00 feet, a length of 495.88 feet;
Course four, South 21°49'14" West, 95.99 feet;
Course five, on a curve to the left, tangent to the last described course, with a radius of 770.00 feet, a length of 173.56 feet;
Course six, South 08°54'20" West, 113.60 feet to the North line of the South 475 feet of said Lot 15;
Thence North 89°05'03" West along said North line, 415.43 feet to the Point of Beginning.
Containing 862,034 square feet or 19.79 Acres, more or less.

CITY PLAN COMMISSION:

Approved Date: _____
Case Number : _____

PUBLIC WORKS:

_____
Michael 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 _____ 2024.

_____ Mayor
Quinton Lucas

_____ City Clerk
Marilyn Sanders

IN WITNESS WHEREOF:

Port Authority of Kansas City, Missouri, a political subdivision of the state of Missouri, has caused these presents to be executed this _____ day of _____, 20____.

Port Authority of Kansas City, Missouri

_____
Jon D. Stephens, President and CEO

State of Missouri SS:
County of Jackson

Be it remembered that on this _____ day of _____, 20____, before me, the undersigned, a notary public in and for the county and state aforesaid, came Jon D. Stephens to me personally known, who being by me duly sworn, did say that he is president and CEO of Port Authority of Kansas City, Missouri, a political subdivision of the state of Missouri and that said instrument was signed in behalf of Port Authority of Kansas City, Missouri and that said Jon D. Stephens, acknowledged said instrument to be the free act and deed of said political subdivision.

I have hereunto set my hand and affixed my notarial seal in the date herein last above written.

My commission expires:_____

_____
Notary Public

SURVEYORS CERTIFICATION:

I hereby certify: that the plat of **ASCENT APARTMENTS**, a 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, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri. 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.

_____
Tobin R. Roberts
Professional Land Surveyor
Number 2001015269 - State of Missouri
Date: 2024.01.04

SITEPOINT
A Division of NorthPoint Development
3315 North Oak Trafficway
Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com

NO.:	REVISIONS/APPROVALS:	DATE:
1	Revised per City Comments	2024.01.04

DATE CREATED: 2023.12.11
DRAFTED BY: JB
REVIEWED BY: TR
SP PROJECT #: MF-3953

FINAL PLAT

ASCENT APARTMENTS
A SUBDIVISION IN SECTION 11-T50N-R33W
KANSAS CITY, CLAY COUNTY, MO

Certificate of Authority #: LS-2020017253

SHEET #:

001
OF 001

S:\01 PROJECTS\MULTI-FAMILY\3953 ASCENT APARTMENTS (KANSAS CITY, MO)\07 SURVEY\04 CAD\FINAL PLAT_CHERRY STREET APTS.DWG