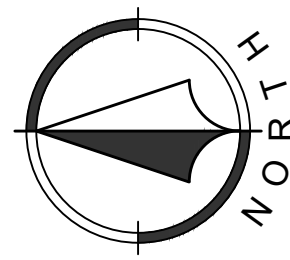
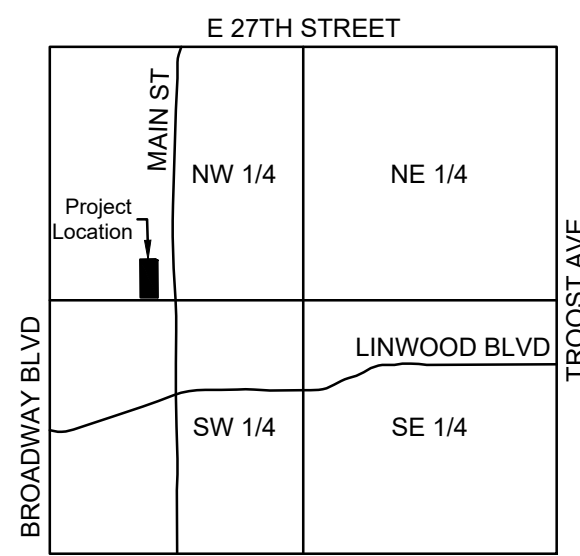


# FINAL PLAT ARRIVEKC NO. 2

A REPLAT OF LOTS 24 THROUGH 38 AND THE SOUTH 5 FEET OF LOT 39, BLOCK 2, MOUNT AUBURN  
AND ADJOINING VACATED PUBLIC RIGHT-OF-WAY IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



1"=30'  
0 15' 30'



LOCATION MAP  
SECTION 17-49-33  
NTS

LAND DATA	AREA
Total Land Area	69,855 S.F.
Land Area for Proposed and Existing Right of Way	0 S.F.
Net Land Area	69,855 S.F.
Plat Data	Count
Number of Lots	1
Number of Tracts	0

**PROPERTY DESCRIPTION:**

All of Lots 24 through 38 and the South 5 feet of Lot 39, Block 2, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri and all of the vacated alley East of and adjacent to the aforesaid lots in Block 2 and the East 1/2 of vacated Baltimore Avenue; Also the West 16 feet of Lot 9, except the North 3 feet thereof, and the West 16 feet of Lot 10 through 23, Block 2, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri, lying in Section 17, Township 49 North, Range 33 West of the Fifth Principal Meridian (5th P.M.), as surveyed by Michelle L. Brown, Professional Land Surveyor No. 2016019003 in the State of Missouri, on March 27, 2023 more particularly described as follows:

COMMENCING at the Southwest Corner of Lot 24, Block 3, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri, said point being the intersection of East right of way line of Wyandotte Avenue as now established and the North right of way line of East 31st Street as now established; thence South 87°08'05" East along said North right of way of East 31st Street a distance of 285.98 feet to the POINT OF BEGINNING, said point also lying on West line of the East 1/2 of said vacated Baltimore Avenue; thence North 02°30'03" East along said West line a distance of 394.85 feet; thence South 87°26'44" East a distance of 161.03 feet to a point lying on the East line of said vacated alley, Block 2, MOUNT AUBURN, and 5 feet North of the Northwest corner of said Lot 9; thence South 02°30'03" West along said East line a distance of 8.00 feet to a point 3.00 feet South of said Lot 9; thence South 87°26'44" East a distance of 16.00 feet; thence South 02°30'03" West along a line 16.00 feet East and parallel to said vacated alley a distance of 387.81 feet to a point on North right of way of East 31st Street; thence North 87°08'05" West along said North line a distance of 177.03 feet to the POINT OF BEGINNING, containing 69,857 square feet or 1.604 acres more or less.

**PLAT DEDICATION:** The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as ARRIVEKC NO. 2.

**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 (UE), 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 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.

**BUILDING LINES:** Building lines 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.

**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 Service 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 Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

**FLOOD PLAIN:** The subject property is located in OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain), according to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0254G, effective January 20, 2017.

**STREET GRADES:** The Street Grades for E 31st Street were previously established by Ordinance No. \_\_\_\_\_ passed \_\_\_\_\_; the Street Grades for Wyandotte Avenue were previously established by Ordinance No. \_\_\_\_\_ passed \_\_\_\_\_.

**CASH IN LIEU OF PARKLAND:** The developer elects to pay the City of Kansas City, Missouri, a sum of \$ 264,009.16 in lieu of required parkland dedicating for Multi-Family Units pursuant to Section 88-405-17-c of the Zoning and Development Code.

**STREET DEDICATION:** Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so dedicated.

**PLAT DEDICATION**

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

KANSAS CITY AREA TRANSPORTATION AUTHORITY

Frank White III, President and CEO

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me a Notary Public in and for said County and State, came Frank White III, President and CEO of Kansas City Area Transportation Authority, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Kansas City Area Transportation Authority and he duly acknowledged the execution of the same to be the act and deed of said Kansas City Area Transportation Authority.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public My Appointment Expires: \_\_\_\_\_

CITY PLAN COMMISSION PUBLIC WORKS

Approved: \_\_\_\_\_  
Case No: \_\_\_\_\_  
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 City Clerk  
Quinton Lucas Marilyn Sanders

Vincent E. Brice  
Jackson County Assessment Department

**NOTES:**  
Basis of Bearings: PARK RESERVE CONDOMINIUMS UNITS 2101 - 2308

Error of Closure: 1 part in: 324691.165'

All bearings and distances shown on this final plat are platted and measured unless otherwise noted.

I hereby certify that this Minor Subdivision - Lot Consolidation is based upon an actual field survey performed by me or under my direct supervision during March 2023, 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

**PRELIMINARY  
FINAL PLAT UNDER REVIEW**

ARRIVEKC NO. 2

Prepared For:  
NorthPoint Development  
Owen Haake  
3315 North Oak Trafficway  
Kansas City, Missouri 64116  
(816) 888-7380



Michelle L. Brown Missouri PLS-2016019003  
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Date of Preparation: July, 2023  
Revised: August 25, 2023

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