

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**220891**

Ordinance Number

**Brief Title**

Approving the plat of Villages at View Crest Plat an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b> Approximately 26.23 acres generally located at the northeast corner of Highway 152 and Highway 169</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by 3C Investments LLC in order to subdivide the property in accordance with the city codes and state statutes. The developer intends to construct a 3 lot multi-family home subdivision.</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 2(CL) Loar - Fowler  <b>Other districts (school, etc.)</b> Platte County R-III</p>
<p><b>Discussion</b> This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p><b>CONTROLLING CASE</b> Case No. CD-CPC-2018-00155- Ord. 190340 approved on May 23, 2019, the Council approved a rezoning for an approximate 27-acre tract of land generally located at the northeast corner of Missouri Highway 152 and Missouri Highway 169 from District R-80 to District MPD, and approved a development plan that serves as a preliminary plat for a 206 multi-family townhome and senior living development.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> 3C Investments LLC  <b>City Department</b> City Planning and Development  <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> September 6, 2022  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b></p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

**Details**

--

**Policy / Program Impact**

<b>Policy or Program Change</b> N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b> N/A	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b> N/A	
<b>Financial Impact</b> N/A	
<b>Fund Source and Appropriation Account Costs</b> N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of public and private improvements for a 3 lot multi-family residential development, on approximately 26.23 acres of previously undeveloped property. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
---	--

**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

**Date:** September 29, 2022

**Reviewed by:**  
Joe Rexwinkle  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2021-00031

# FINAL PLAT

## VILLAGES AT VIEW CREST

### LOTS 1 THRU 3, AND TRACTS A AND B

### KANSAS CITY, CLAY COUNTY, MISSOURI

**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 SURVEYWORK SHALL BE HEREAFTER KNOWN AS VILLAGES AT VIEW CREST.

**LEGAL DESCRIPTION:**  
ALL THAT PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 2 AND ALL THAT PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 3, ALL BEING IN TOWNSHIP 51, RANGE 31, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°02'54" WEST (RECORD-SOUTH 00°03'38" WEST), ALONG THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER 439.97 FEET (RECORD-434.78 FEET); THENCE SOUTH 89°09'06" EAST (RECORD-SOUTH 89°04'45" EAST), 129.93 FEET (RECORD-129.32 FEET) TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 169, AS NOW ESTABLISHED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREBY DESCRIBED; THENCE CONTINUING SOUTH 89°09'06" EAST (RECORD-SOUTH 89°04'45" EAST), 384.4 FEET (RECORD-380.00 FEET); THENCE EASTERLY ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF SOUTH 79°44'59" EAST, HAVING A RADIUS OF 684.93 FEET (RECORD-689.93 FEET) AND A DISTANCE OF 176.21 FEET (RECORD-189.91 FEET); THENCE SOUTH 89°09'06" EAST, 3.74 FEET; THENCE SOUTH 00°02'54" WEST (RECORD-SOUTH 00°03'38" WEST), 1.35 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°02'54" WEST (RECORD-NORTH 00°03'38" WEST), 1939.25 FEET (RECORD-1912.00 FEET) TO ITS INTERSECTION WITH THE NORTHERLY LINE OF MISSOURI ROUTE 155, AS NOW ESTABLISHED; THENCE NORTH 74°05'05" WEST, 1.35 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 61°12'34" WEST (RECORD-NORTH 79°02'39" WEST), 126.29 FEET (RECORD-NORTH 90°10'25" WEST), ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 32°03'03" WEST (RECORD-215.03 FEET); THENCE NORTH 30°55'18" WEST (RECORD-NORTH 30°10'25" WEST), ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 15°22'55" WEST, 500.35 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 169; THENCE NORTH 16°11'22" EAST (RECORD-NORTH 16°00'48" EAST), ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 293.31 FEET; THENCE NORTH 21°14'09" EAST (RECORD-NORTH 21°03'19" EAST), ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 550.25 FEET TO THE TRUE POINT OF BEGINNING.

**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, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PREDELSITS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS ON THIS PLAT. 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, OR HEREBY COVENANT, CONSENT, AND AGREES 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, THEY 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 UTILITIES 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 OF FILL SHALL BE MADE OR ANY KIND OF BURDEN SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERE TO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS.

**DRAINAGE EASEMENT:**  
A DRAINAGE EASEMENT (DE) 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 HEREBY 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 BUILT THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

**SANITARY SEWER EASEMENT:**  
A SEWER EASEMENT (SE) 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. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREBY DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID SEWERAGE 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 SEWERAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID SEWERAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILT THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

**WATERLINE EASEMENT:**  
AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, TO ENTER UPON, CONSTRUCT, CONSTRUCT, MAINTAIN AND USE CONDUITS, SEWER PIPES, SURFACE DRAINAGE FACILITIES, ETC., UPON, OVER, UNDER, AND ACROSS THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "WATER LINE EASEMENT" AND SUBJECT TO THE MANAGEMENT BY THE CITY TO REGULATE THE SUBORDINATE USE OF OTHER EASEMENTS BY GOVERNMENTAL ENTITIES, UTILITIES, AND OTHER SERVICE PROVIDERS WITHIN THOSE OUTLINED AND DESIGNATED EASEMENT AREAS. THESE AREAS SHALL BE SUBJECT TO THE RIGHT OF THE CITY, IN ITS SOLE DISCRETION, TO REQUIRE THE RELOCATION OR MODIFICATION OF ANY UTILITY FACILITY OR OTHER PROPERTY IMPROVEMENT, INCLUDING THE REMOVAL OF VEGETATION, DETERMINED BY THE CITY TO IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND MAINTENANCE OF ANY STORMWATER DRAINAGE FACILITY OR OTHERWISE INTERFERE WITH OR OBSTRUCT THE FLOW OF SURFACE DRAINAGE WATER.

**PRIVATE OPEN SPACE, TRACTS A AND B:**  
THE PRIVATE OPEN SPACE (2.1 ACRES) SHOWN ON THIS PLAT IS HEREBY RESERVED TO SATISFY A PORTION OF THE REQUIRED PARKING AND DEDICATION FOR 36 C-2 ZONING UNITS AND 34 C-3 ZONING UNITS, PURSUANT TO SECTION 20-404-A, CODE OF GENERAL ORDINANCES 1-42 (ACRES REQUIRED).

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

**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.

**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 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 HEREON AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

**CITY PLAN COMMISSION:** \_\_\_\_\_ **PUBLIC WORKS:** \_\_\_\_\_

APPROVED \_\_\_\_\_ DIRECTOR: RAULPH S. DAVIS, P.E.

**CITY COUNCIL:**  
THIS IS TO CERTIFY THAT THE WITHIN PLAT "VILLAGES AT VIEW CREST" WAS DULY SUBMITTED AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. DULY AUTHENTICATED AS PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MAYOR: GUNTON LUCAS \_\_\_\_\_ CITY CLERK: MARLYN SANDERS \_\_\_\_\_

JACKSON COUNTY GIS DEPARTMENT

**ACKNOWLEDGMENT:**  
IN WITNESS WHEREOF, THE GRANTORS HAS HERETO EXECUTED THIS INSTRUMENT ON THE DAY AND YEAR ABOVE WRITTEN.

BY: CRAIG PORTER, MEMBER \_\_\_\_\_  
STATE OF MISSOURI \_\_\_\_\_  
COUNTY OF JACKSON \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, BEFORE ME APPEARED CRAIG PORTER, MEMBER OF 3C INVESTMENTS, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE \_\_\_\_\_, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE \_\_\_\_\_  
MY TERM EXPIRES \_\_\_\_\_

**INDEX OF SHEETS:**

COVER SHEET AND NOTES	1
TRACT DIMENSIONS	2
EASEMENTS AND STREET GRADES	3

- NOTES:**
1. THE SUBJECT PROPERTY CONTAINS 26.23 ACRES MORE OR LESS.
  2. ACCESS TO PROPERTY VIA PUBLIC RIGHT OF WAY: NW 95TH TERRACE.
  3. PARTIAL TRACT AS RECORDED IN BOOK 3378, PAGE 927.
  4. CLASS OF PROPERTY - URBAN.
- BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY ARE GRID BEARINGS.
- FLOOD PLATTMENT:**  
A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AND A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "AC" (BASE FLOOD ELEVATION IS DETERMINED AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 280502094G WITH A MAP DATE OF JANUARY 09, 2017).
- SURVEY REFERENCE:**  
TITLE COMMITMENT FILE NUMBER: NCS-873275-KCY  
EFFECTIVE DATE: OCTOBER 31, 2017 AT 6:00 AM  
FIRST AMERICAN TITLE COMPANY

THE REFERENCED TITLE REPORT DESCRIBES THE FOLLOWING EASEMENTS IN SCHEDULE III AS EXCEPTIONS:

ITEM # 8 - LACK OF ABUTTERS RIGHTS, GRANTED OR TAKEN AS SHOWN IN THE REPORT OF COMMISSIONERS IN SUIT FILED IN THE CIRCUIT COURT OF CLAY COUNTY AS NO. 22748 AND RECORDED NOVEMBER 13, 1996, AS DOCUMENT NO. 8-7450 IN BOOK 579, PAGE 24. (AFFECTS PROPERTY AND IS SHOWN)

ITEM # 9 - RIGHTS OBTAINED UNDER REPORT OF COMMISSIONERS FILED IN CASE NO. CV191 - 5856C AND FILED UNDER DOCUMENT NO. L-8467 IN BOOK 2865, PAGE 813. (AFFECTS PROPERTY AND IS SHOWN)

ITEM # 10 - RIGHT OF WAY AGREEMENT WITH WILLIAMS PIPELINE CO. FILED UNDER DOCUMENT NO. L-10488 IN BOOK 2968, PAGE 342. (DOES NOT AFFECT PROPERTY, APPROX. LOCATION IS SHOWN PER EXHIBIT A OF DOCUMENT)

ITEM # 11 - EASEMENTS CONTAINED IN INSTRUMENT FILED UNDER DOCUMENT NO. D-14443 IN BOOK 1246, PAGE 932. (SAME AS ITEM # 13 AFFECTS PROPERTY AND IS SHOWN)

ITEM # 12 - COMMUNICATIONS RIGHT OF WAY AGREEMENT CONTAINED IN INSTRUMENT FILED UNDER DOCUMENT NO. F-87873 IN BOOK 1797, PAGE 932. (DOES NOT AFFECT PROPERTY AND NOT SHOWN)

ITEM # 13 - LACK OF DIRECT ACCESS TO ROUTE 152, SAID RIGHT OF DIRECT ACCESS HAVING BEEN CONVEYED BY INSTRUMENT FILED AS DOCUMENT NO. D-14443 IN BOOK 1246, PAGE 932. (SAME AS ITEM # 11 AFFECTS PROPERTY AND IS SHOWN)

ITEM # 14 - EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT BY INSTRUMENT FILED UNDER DOCUMENT NO. L-11868 IN BOOK 2084, PAGE 149. (AFFECTS PROPERTY AND IS SHOWN)

ITEM # 15 - SEWER EASEMENT GRANTED TO KANSAS CITY AS SET FORTH IN THE INSTRUMENT RECORDED MAY 18, 2004 AS DOCUMENT NO. S-71409 IN BOOK 4619, PAGE 640. (AFFECTS PROPERTY AND IS SHOWN)

**STATE PLANE COORDINATE TABLE**

NEUTER		
CL-10 REPT.	NORTHING	EASTING
(1)	54162.819	84287.759
(2)	34364.021	84376.229
(3)	34364.747	84306.777
(4)	34364.577	84287.193
(5)	34377.783	84284.750
(6)	34379.534	84281.648
(7)	34403.807	84272.387
(8)	34402.608	84281.829
(9)	34402.584	84281.787
(10)	1 MEETER	+ 3.26803327

ALL COORDINATES AND ALL BEARINGS AS SHOWN IN THIS SURVEY ARE BASED ON MISSOURI COORDINATE SYSTEM OF 1883 WEST ZONE (SS83) & COMBINED GRID FACTOR OF 0.999694

(1) STATE PLANE POINT NUMBER

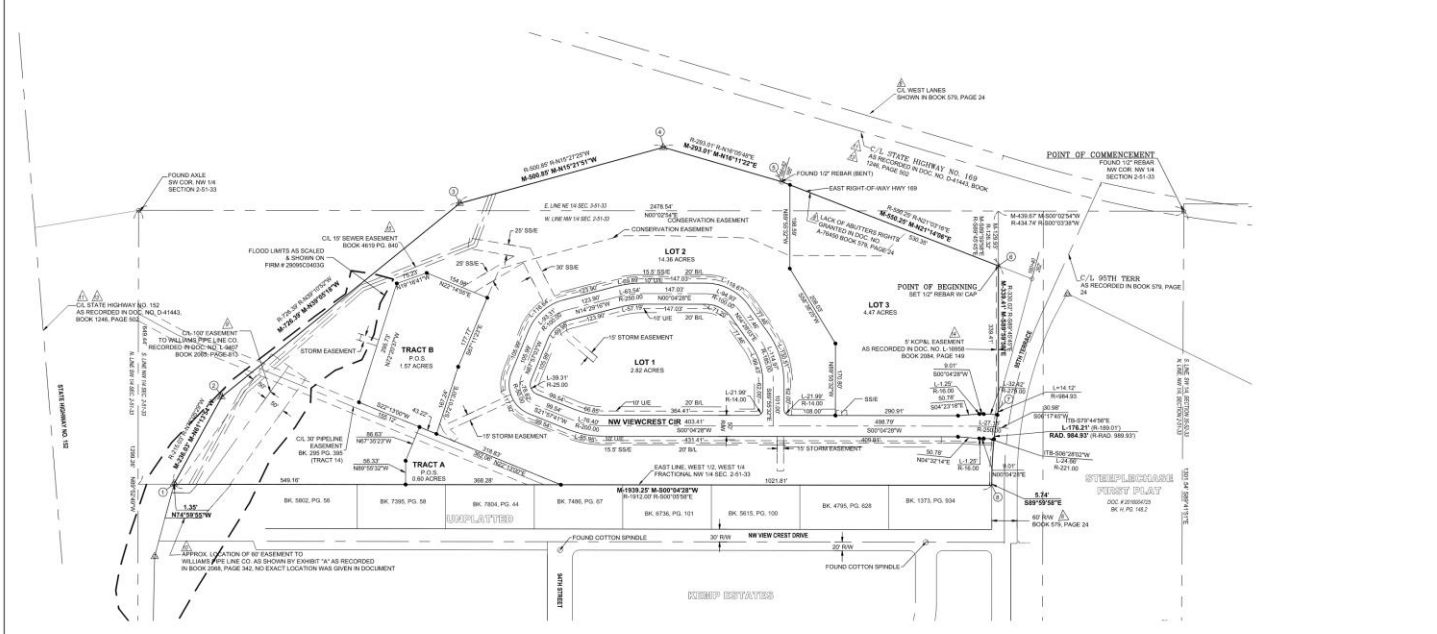


I HEREBY CERTIFY THAT THE PLAT OF "VILLAGES AT VIEW CREST" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES DIVISION OF SURVEYING AND PLATTING OF THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT I AM COMPLYING WITH ALL STATE ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.



FINAL PLAT	
VILLAGES AT VIEW CREST	
KANSAS CITY, CLAY COUNTY, MISSOURI	
DATE: MARCH 19, 2021	BOUNDARY & CONSTRUCTION SURVEYING, INC.
ENGINEER:	831 BE COLLINGSWOOD STREET SUITE 300, LIBBY, MISSOURI, MO 64549 PHONE 9374-0708 FAX 9374-0207
MADE BY: JOHN	
148 WINDYBLOT DRIVE, SUITE 60	
KANSAS CITY, MO 64108	
PROJECT NO.: 20-403	SHEET 1 OF 3
RELEASED BY: KEVIN GIBNEY, KANSAS CITY, CLAY COUNTY, MO	

FINAL PLAT  
 VILLAGES AT VIEW CREST  
 LOTS 1 THRU 3, AND TRACTS A AND B  
 KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP  
 SCALE = 1" = 2000'  
 SECTIONS 2 & 3  
 TOWNSHIP 51, RANGE 33

- LEGEND**
- BL - BUILDING LINE
  - UE - UTILITY EASEMENT
  - SSE - SANITARY SEWER EASEMENT
  - RW - RIGHT OF WAY
  - CL - CENTERLINE
  - P.O.S. - PRIVATE OPEN SPACE
  - M - MEASURED
  - R - RECORD
  - - SET 1/2" REBAR AND CAP  
R.S. 21-34, MO.
  - - FOUND 1/2" REBAR
  - - CORNER NOT SET
  - ① - STATE PLANE POINT NUMBER