



STATE PLANE COORDINATES (PLAT BOUNDARY CORNERS)
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM MAD 1983, WESTERN ZONE, USING KANSAS CITY METRO CONTROL MONUMENT CL-96 (N-342052.017, E-846627.477) WITH A GRID FACTOR OF 0.9999008 OBTAINED WITH GPS

FINAL PLAT
MARKETPLACE 152 - LOT 5
A SUBDIVISION IN THE NORTHWEST QUARTER OF
SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:
CONTAINING 72,411 SQUARE FEET OR 1.66 ACRES

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 - MARKETPLACE 152, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S00°38'46" W, ALONG THE WEST LINE OF SAID LOT 3 AND THE WEST LINE OF LOT 4, MARKETPLACE 152 - LOT 4, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 312.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S89°30'33" E, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 257.23 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N. INDIANA AVENUE; THENCE S52°48'03" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 16.36 FEET TO THE NORTHEAST CORNER OF TRACT A, MARKETPLACE 152 FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE N89°30'33" W, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 331.01 FEET; THENCE N68°10'26" W, CONTINUING ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 148.22 FEET; THENCE N00°00'00" W, A DISTANCE OF 265.69 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT B, SAID MARKETPLACE 152 FIRST PLAT; THENCE S44°32'04" E, ALONG THE SOUTHERLY LINE OF SAID TRACT B, A DISTANCE OF 20.07 FEET; THENCE NORTHEASTERLY CONTINUING ALONG THE SOUTHERLY LINE OF SAID TRACT B, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N45°27'56" E, A RADIUS OF 95.00 FEET, AN ARC DISTANCE OF 83.37 FEET; THENCE S84°15'12" E, CONTINUING ALONG SAID LINE, A DISTANCE OF 95.44 FEET; THENCE EASTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 29.35 FEET; THENCE S89°30'33" E, CONTINUING ALONG SAID LINE, A DISTANCE OF 13.46 FEET TO THE POINT OF BEGINNING.

- BOUNDARY SURVEY NOTES:
1. THE POSITION OF EXISTING MONUMENTATION AS INDICATED, IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
 2. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PARENT DESCRIPTION AS SHOWN IN A TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KCC250351, EFFECTIVE DATE OF MAY 5, 2025 AT 1:10 PM. ALL EASEMENTS SHOWN IN SAID REPORT THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 3. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
 4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "MARKETPLACE 152 - LOT 5"

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.

MAINTENANCE OF TRACT:
TRACT 4 WITHIN MARKETPLACE 152 FIRST PLAT IS TO BE USED FOR STORMWATER DETENTION 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 AND BMP FACILITIES OF PLAT OF MARKETPLACE 152 FIRST PLAT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

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 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.

FLOODPLAIN:
ACCORDING TO THE "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0131G, PANEL 131 OF 825, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IN WITNESS WHEREOF:
HIGHWAY 152 INVESTORS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

BENNY HOY
MANAGING MEMBER

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BENNY HOY, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF HIGHWAY 152 INVESTORS, LLC AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND IS THE FREE ACT AND DEED OF SAID COMPANY.

PRINT NAME: _____ MY COMMISSION EXPIRES: _____

CITY PLAN COMMISSION _____ PUBLIC WORKS _____

APPROVED: _____
CASE NUMBER: CLD-FnPLAT-2025-XXXXXX _____
DIRECTOR
MICHAEL SHAW

CITY 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

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH WE BELIEVE TO BE ACCURATE AND CORRECT. WE ARE NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OR COMPLETENESS OF THIS SURVEY. THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT C. YOUNG, PLS-2007000089 REV. 6/13/2025 DATE

R.L. Buford & Associates, LLC

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FOR
HIGHWAY 152 INVESTORS

FINAL PLAT

SEC. 7-51-32 COUNTY CLAY JOB NO. L-25045
DATE 5/22/2025 FIELD BOOK MARKETPLACE
CHECKED BY J.K.R. DRAWN BY J.K.R.