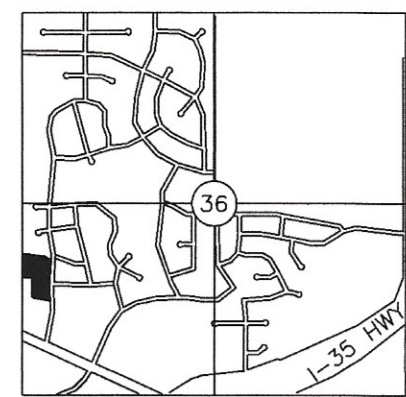


OWNER/DEVELOPER:
STAR DEVELOPMENT CORP.
244 WEST MILL STREET
LIBERTY MO 64068



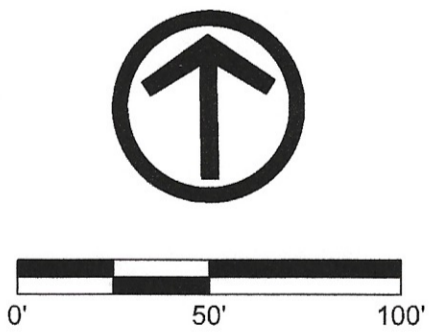
VICINITY MAP

SECTION 36-52-32
KANSAS CITY, CLAY COUNTY, MISSOURI
1"=2640'

STATE PLANE TABLE IN METERS,
GRID FACTOR=0.9999007
FROM MGRS STATION HALL
ADJ DATE 2003

Table with 3 columns: STATION, NORTHING, EASTING. Lists coordinates for stations 1 through 15.

- LEGEND
● FOUND MONUMENT AS NOTED
○ SET 1/2" REBAR WITH PLASTIC CAP STAMPED LS 199914096 MEASURED DISTANCE
(M) RECORD DISTANCE
A/E ACCESS EASEMENT
B/L BUILDING LINE
D/E DRAINAGE EASEMENT
U/E UTILITY EASEMENT
S/E SANITARY EASEMENT
P/S/B PARKING SETBACK LINE

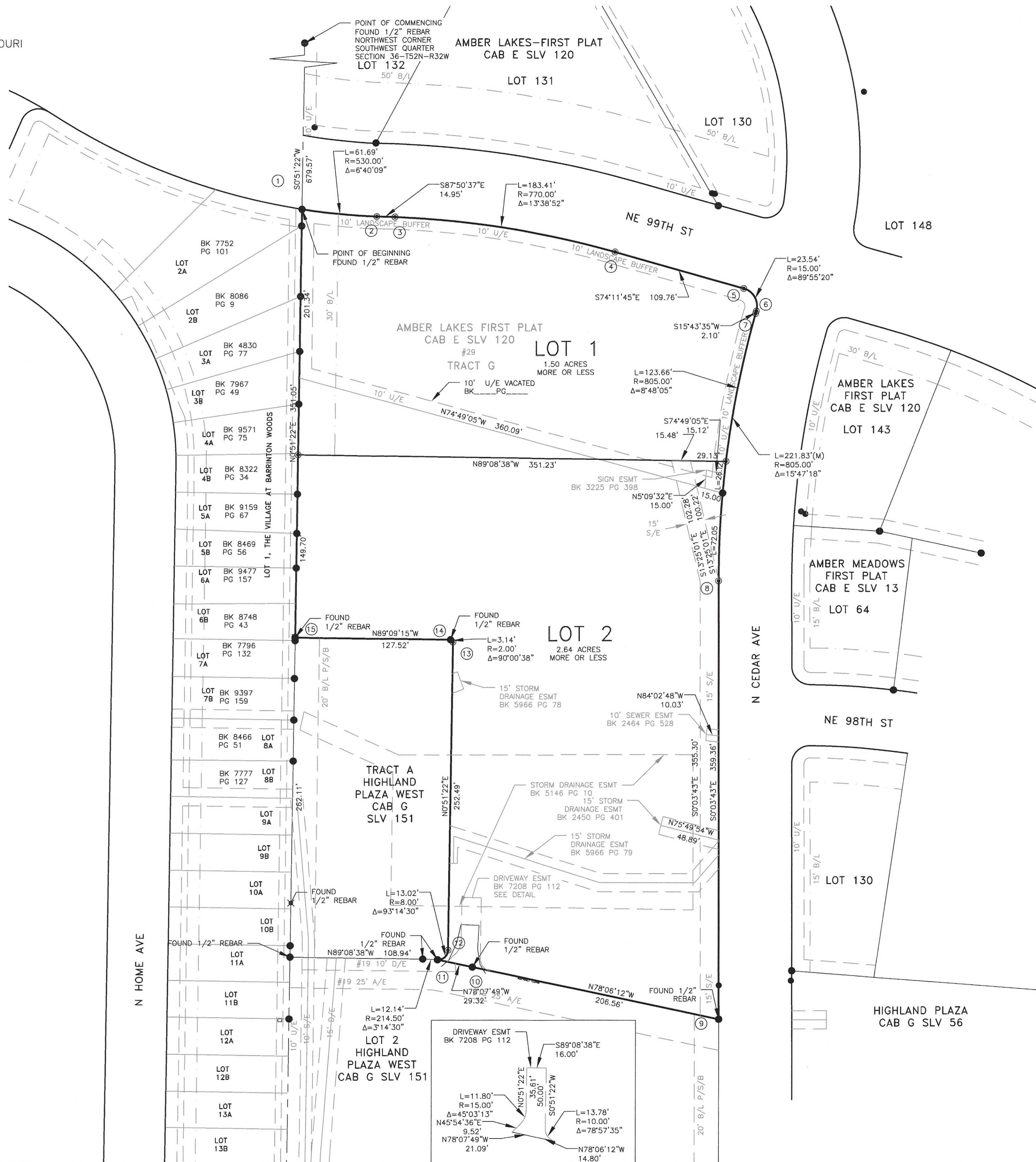


STREET GRADES:
NORTH CEDAR AVENUE ORDINANCE 957377 OCTOBER 12, 1995.
AMBER MEADOWS FIRST PLAT.
NORTHEAST 99TH STREET ORDINANCE 991254 SEPTEMBER 30, 1999.
AMBER LAKES FIRST PLAT.

- SURVEYOR'S NOTES:
1. PLAT IS BASED ON THE COMMERCIAL INFORMATIONAL REPORT FILE NO. 235282, DATED SEPTEMBER 29, 2023.
2. BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATES 1983 AND NAVD 1988 FROM MGRS STATION HALL. N=344775.849M E=857252.380M EL=965.88 FEET (NAVD 1988) GRID FACTOR=0.9999007 DATE OF ADJUSTMENT=2003.
3. UTILITIES: THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.
4. TYPE URBAN.
5. SURVEY PERFORMED IN THE FIELD AUGUST 3, 2023.
6. THIS PLAT IS LOCATED IN ZONE X (UNSHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 29095C0089G EFFECTIVE DATE JANUARY 20, 2017.
7. CONTAINS 4.14 ACRES, MORE OR LESS.

FINAL PLAT OF
HIGHLAND PLAZA WEST 2ND PLAT, LOTS 1 & 2
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

Table with 2 columns: DEDICATION, AMOUNT. Includes 'PLAT DEDICATION: RESERVED FOR COUNTY RECORDING STAMP' and 'PRIVATE OPEN SPACE DEDICATION: 0.00 ACRES'.



PLAT DESCRIPTION:
PART OF TRACT G, AMBER LAKES FIRST PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, MISSOURI AND PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE S00°51'22"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 679.57 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 99TH STREET AT A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S81°10'28"E, A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 06°40'09"; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 61.69 FEET; THENCE S87°50'37"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 14.95 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET AND A CENTRAL ANGLE OF 13°38'52"; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 183.41 FEET; THENCE S74°11'45"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 109.76 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°55'20"; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 23.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH CEDAR AVENUE; THENCE S15°43'35"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2.10 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 805.00 FEET AND A CENTRAL ANGLE OF 15°47'18"; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 221.83 FEET; THENCE S00°03'43"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 359.36 FEET TO THE NORTHEAST CORNER OF LOT 2, HIGHLAND PLAZA WEST, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE N78°06'12"W, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 206.56 FEET; THENCE N78°07'49"W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 29.32 FEET TO THE SOUTH LINE OF TRACT A OF SAID HIGHLAND PLAZA WEST, AT A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S85°54'08"E, A RADIUS OF 8.00 FEET AND A CENTRAL ANGLE OF 93°14'30"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID SOUTH LINE OF TRACT A, A DISTANCE OF 13.02 FEET TO A POINT ON THE EAST LINE OF SAID TRACT A; THENCE N00°51'22"E, ALONG SAID EAST LINE, A DISTANCE OF 252.49 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET AND A CENTRAL ANGLE OF 90°00'38"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID EAST LINE, A DISTANCE OF 3.14 FEET TO THE NORTH LINE OF SAID TRACT A; THENCE N89°09'15"W, ALONG SAID NORTH LINE, A DISTANCE OF 127.52 FEET TO THE NORTHWEST CORNER OF SAID TRACT A ON THE EAST LINE OF THE VILLAGE AT BARRINGTON WOODS, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE N00°51'22"E, ALONG SAID EAST LINE, A DISTANCE OF 351.05 FEET TO THE POINT OF BEGINNING. CONTAINING 4.14 ACRES, MORE OR LESS.

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 "HIGHLAND PLAZA WEST 2ND PLAT".
UTILITY EASEMENT:
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, 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 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.

SANITARY EASEMENT:
A SEWER EASEMENT (S/E) 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. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT. SIDELINE SETBACK SHALL BE 8.00 FEET. AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERE TO.

IN WITNESS WHEREOF: AMBER MEADOWS, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024.
AMBER MEADOWS, INC., A MISSOURI CORPORATION.

TIMOTHY D. HARRIS, PRESIDENT
STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME TIMOTHY D. HARRIS, PRESIDENT OF AMBER MEADOWS, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND THAT THIS INSTRUMENT WAS EXECUTED ON BEHALF OF SAID COMPANY AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

CITY PLAN COMMISSION PUBLIC WORKS

APPROVED DATE: _____
CASE NUMBER: _____ MICHAEL J. SHAW DIRECTOR

COUNCIL THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF THE CITY OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 20____.

MAYOR QUINTON LUCAS CITY CLERK MARYLYN SANDERS

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF HIGHLAND PLAZA WEST 2ND PLAT, 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 "STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TYPE URBAN. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

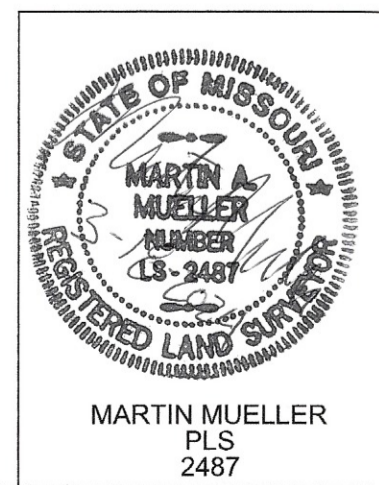


Table with 2 columns: DATE, REVISIONS. Includes a 'SCALE AS NOTED' section with DRAWN, CHECKED, APPROVED, DATE, and ISSUED FOR columns.

VEENSTRA & KIMM INC. logo and address: 9788 N Ash Avenue • Kansas City, Missouri 64157 816-781-6182 • 816-781-0643(FAX) • Corporate LS Number 2024000128

FINAL PLAT
HIGHLAND PLAZA WEST 2ND PLAT
SECTION 36, T52N, R32W
KANSAS CITY, CLAY COUNTY, MISSOURI
DWG. NO. 1
PROJECT 23022

X-REFS: FILE PATH: C:\DOWNLOADS\23022\23022PREPLAT PLOTTED: Monday, March 18, 2024 3:35:52 PM