FINAL PLAT
CREEKSIDE SECOND PLAT
PART OF THE SE 1/4 OF SEC 26, TOWNSHIP 52N, RANGE 32W, KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 52 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N0°30'11"E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 1149.45 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF TRACT E, CREEKSIDE FIRST PLAT, A SUBDIVISION OF RECORD IN SAID CLAY COUNTY; THENCE N89°29'49"W ON THE NORTH LINE OF SAID TRACT E, 363.47 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE N23°37'28"W ON SAID NORTH LINE, 264.36 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE S60°19'05"W ON SAID NORTH LINE, 50.28 FEET TO THE NORTHWEST CORNER OF SAID TRACT E; THENCE S23°37'28"E ON THE WEST LINE OF SAID TRACT E, 240.57 FEET TO THE NORTHEAST CORNER OF LOT 14 OF SAID CREEKSIDE FIRST PLAT; THENCE S66°22'32"W ON THE NORTH LINE OF SAID LOT 14 AND IT'S WESTERLY EXTENSION, 185.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF N HAWTHORNE AVENUE; THENCE S23°37'28"E ON SAID WEST RIGHT-OF-WAY LINE, 12.92 FEET TO THE NORTHEAST CORNER OF LOT 15 OF SAID CREEKSIDE FIRST PLAT; THENCE S66°22'32"W ON THE NORTH LINE OF SAID LOT 15, 140.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE N23°37'28"W, 226.79 FEET; THENCE N39°56'35"W, 50.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT (SAID CURVE HAVING AN INITIAL TANGENT BEARING N50°03'25"E, A RADIUS OF 525.00 FEET, CHORD BEARING N57°49'10"E, CHORD DISTANCE OF 141.82 FEET) AN ARC LENGTH OF 142.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT (SAID CURVE HAVING AN INITIAL TANGENT BEARING N65°34'56"E, A RADIUS OF 14.00 FEET, CHORD BEARING N20°58'44"E, CHORD DISTANCE OF 19.66 FEET) AN ARC LENGTH OF 21.80 FEET TO A POINT OF TANGENCY; THENCE N23°37'28"W, 26.17 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT (SAID CURVE HAVING AN INITIAL TANGENT BEARING N23°37'28"W, A RADIUS OF 475.00 FEET, CHORD BEARING N25°50'33"W, CHORD DISTANCE OF 36.76 FEET) AN ARC LENGTH OF 36.77 FEET; THENCE N61°56'23"E, 185.13 FEET; THENCE N60°23'02"E, 50.00 FEET; THENCE N29°40'55"W, 157.80 FEET; THENCE N60°19'05"E, 127.50 FEET; THENCE N29°40'55"W, 41.64 FEET; THENCE N60°19'05"E, 197.50 FEET; THENCE N29°40'55"W, 306.95 FEET; THENCE N65°38'03"E, 341.00 FEET; THENCE S89°29'49"E, 192.35 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S0°30'11"W ON SAID EAST LINE, 1106.80 FEET TO THE POINT OF BEGINNING. CONTAINING 14.079 ACRES MORE OR LESS. ALL BEARINGS HEREIN ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

GENERAL NOTES

1. THIS DOCUMENT WAS PREPARED FROM INFORMATION PROVIDED BY AND THE LAND REFERRED TO IN ALLIANCE NATIONWIDE TITLE AGENCY, L.L.C COMMITMENT FOR TITLE INSURANCE ORDER NO. MO-ANTA-BLS-511615 EFFECTIVE DATE AUGUST 7,2025 AT 8:00AM.

2. THIS SURVEY MEETS OR EXCEEDS THE MISSOURI DEPARTMENT OF NATURAL RESOURCES MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY REQUIREMENTS FOR URBAN CLASS PROPERTY.

3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE BY UTILIZATION OF MISSOURI DNR FIRST ORDER CONTROL MONUMENTS "CL08" AND "HALL".

4. THE SUBJECT TRACT CONTAINS 14.079 ACRES MORE OR LESS.

5. THE SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" (UNSHADED); AN AREA DESIGNATED AS AN AREA OF MINIMAL FLOODING ACCORDING TO THE JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS, FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0087G MAP REVISED DATE; JANUARY 20, 2017 & MAP NUMBER 20905C20089G MAP REVISED DATE: JANUARY 20, 2017

6. ALL REAR LOT CORNERS SHALL BE SET WITH 1/2" IRON BAR & CAP UPON SUBSTANTIAL COMPLETION OF GRADING AND THE PROLONGATION OF THE SIDE LOT LINES SHALL BE MONUMENTED BY A CHISELED CUT ON THE CURB.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE HEREON DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "CREEKSIDE SECOND PLAT"

STREETS:

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

UTILITY EASEMENTS:

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 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, 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 OF 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 APPURTENCES 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.

WATER MAIN EASEMENT:

A WATER MAIN EASEMENT (W/E) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

SCHEDULE B:

1. MEMORANDUM OF EXCLUSIVE RIGHT TO SELL CONTRACT FILED 3/17/2017 AS DOCUMENT NO. 2017008495 IN BOOK 7925 AT PAGE 3,
2. ALL MATTERS PERTAINING TO THE GENERAL WARRANTY DEED FILED 8/21/2018 AS DOCUMENT NO. 2018027320 IN BOOK 8264 AT PAGE 138.
3. TERMS AND CONDITIONS OF THE CONVEYANCE OF EASEMENT FOR STREAM BUFFERS FILED 2/24/2020 AS DOCUMENT NO. 2020005729 IN BOOK 8612 AT PAGE 91. MISCELLANEOUS FILED 6/3/202 IN BOOK 8695 AT PAGE 3.
4. TERMS AND CONDITIONS OF THE SANITARY SEWER EASEMENT FILED 2/24/2020 AS DOCUMENT NO. 2020005730 IN BOOK 8612 AT PAGE 92.
5. BUILDING SETBACK LINES, EASEMENTS, COVENANTS AND RESTRICTIONS AS RECORDED IN PLAT BOOK I AT PAGE 134.1.
6. COVENANTS AND RESTRICTIONS WHICH MAY BE SHOWN IN BOOK 9048, PAGE 90 OR ON THE RECORDED PLAT, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (PERTAINS TO FIRST PLAT)
7. TERMS AND PROVISIONS OF THE HOMES ASSOCIATION DECLARATION WHICH MAY OR MAY NOT BE OF RECORD WHICH PROVIDES FOR, AMONG OTHER THINGS, THE LEVY OF ASSESSMENTS, WHICH IF UNPAID, MAY BECOME A LIEN THEREON AS SHOWN IN BOOK 9048, PAGE 90 AND IN BOOK 9048 AT PAGE 91. (PERTAINS TO FIRST PLAT)
8. TERMS AND CONDITIONS OF THE COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES PLAT OF CREEKSIDE FIRST PLAT FILED 5/6/2021 IN BOOK 9048 AT PAGE 92. (PERTAINS TO FIRST PLAT)
9. TERMS AND CONDITIONS OF THE EASEMENT FILED 8/21/2018 IN BOOK 8264 AT PAGE 140. (PERTAINS TO FIRST PLAT)
10. TERMS AND CONDITIONS OF THE EASEMENT FILED 8/21/2018 IN BOOK 8264 AT PAGE 141. (PERTAINS TO FIRST PLAT)
11. TERMS AND CONDITION OF MULTIPLE EASEMENTS FILED 6/3/2020 IN BOOK 8695 AT PAGE 3. (PERTAINS TO FIRST PLAT)
12. TERMS, PROVISIONS, RESTRICTIONS AND COVENANTS AS CONTAINED IN WARRANTY DEED FILED 3/17/2017 AS DOCUMENT NO. 2017008493 IN BOOK 7925 AT PAGE 1. (PERTAINS TO FIRST PLAT)
13. TERMS AND CONDITIONS OF THE ORDINANCE NO. 190899 IN BOOK 9048 AT PAGE 89. (PERTAINS TO FIRST PLAT)
14. EFFECTS OF PENDING PETITION IN EMINENT DOMAIN CASE NO. 18CY-CV04465 FILED MAY 1, 2018, FOR THE IMPROVEMENT OF 104TH STREET. (PERTAINS TO FIRST PLAT)
15. NOTE: UPON COMPLETION AND SUBSEQUENT OCCUPANCY OF ANY NEW CONSTRUCTION, THE CLAY COUNTY ASSESSOR MAY REASSESS THE PREMISES IN QUESTION TO INCLUDE ANY IMPROVEMENTS THEREON.
16. TENANCY RIGHTS, EITHER BY MONTH TO MONTH OR BY VIRTUE OF WRITTEN LEASE OF PARTIES NOW IN POSSESSION OF ANY PART OF THE PREMISES IN QUESTION.
17. TERMS AND CONDITIONS OF THE STORM DRAINAGE EASEMENT FILED 9/6/2013 IN BOOK 7179 AT PAGE 126.

MAINTENANCE OF TRACTS:

TRACT J IS DESIGNATED AS DRAINAGE EASEMENT (D/E), UTILITY EASEMENT (U/E), AND SHALL BE USED FOR STORM WATER DETENTION, AND SHALL BE MAINTAINED PURSUANT TO THE "COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES; PLAT OF CREEKSIDE SECOND PLAT".

PRIVATE OPEN SPACE:

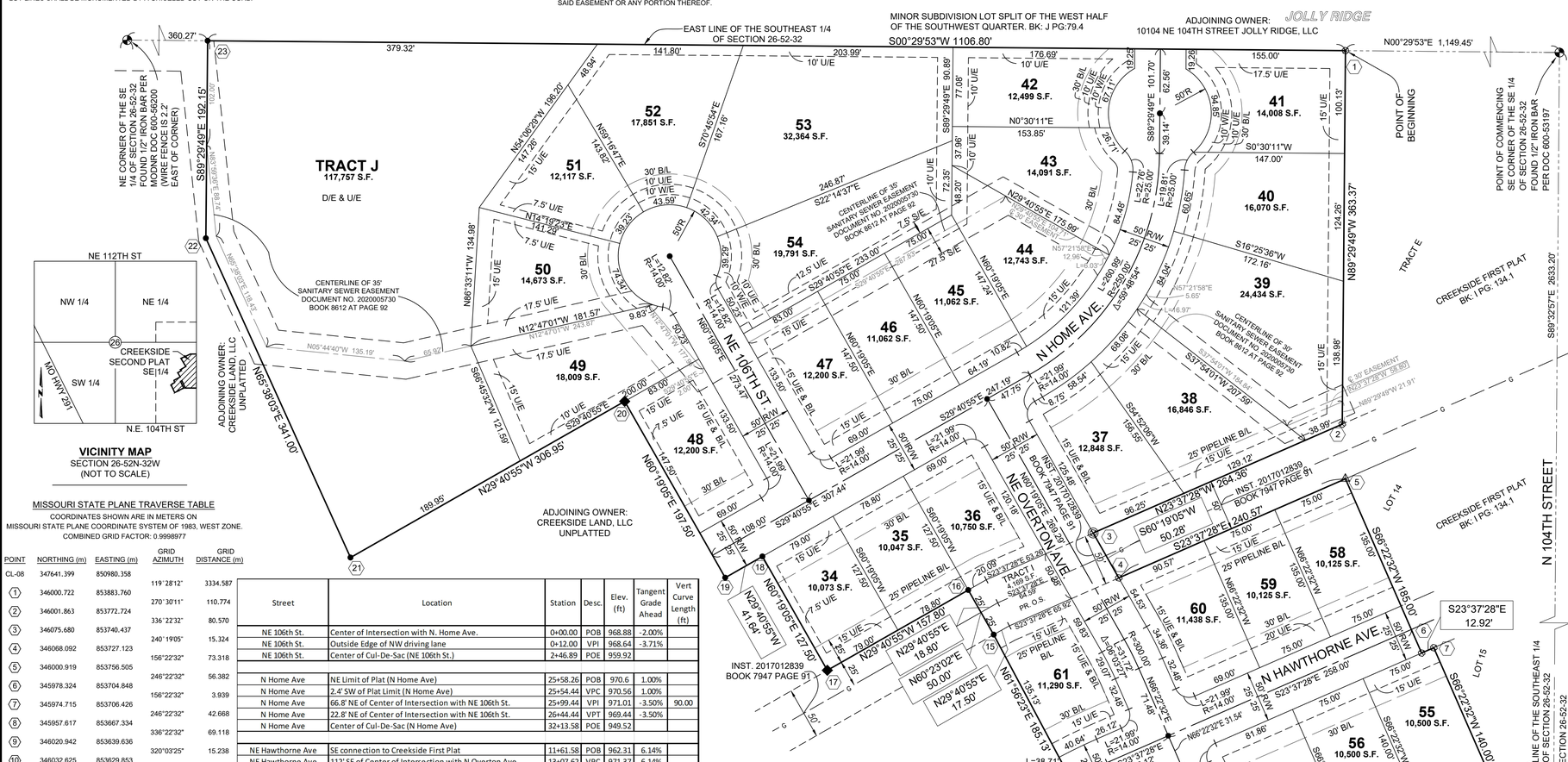
TRACT I IS HEREBY DEDICATED AS PRIVATE OPEN SPACE AND UTILITIES CONFINED TO EASEMENT. TRACT I SHALL ALSO BE SUBJECT TO THE RULES AND REGULATIONS ESTABLISHED BY BUCKEYE PARTNERS, L.P., THEIR SUCCESSORS AND / OR ASSIGNS, ALONG WITH ANY REGULATORY AGENCIES REGARDING NATURAL GAS PIPELINES.

BUILDING LINES:

BUILDING LINES OR SET BACK 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.

PARKLAND DEDICATION:

PRIVATE OPEN SPACES AND AMENITIES MEETING THE REQUIREMENTS OF 88-408, PARKLAND DEDICATION, TO BE PROVIDED IN FUTURE PHASES OF THE DEVELOPMENT AS APPROVED PER THE PRELIMINARY PLAT.



MISSOURI STATE PLANE TRAVERSE TABLE

COORDINATES SHOWN ARE IN METERS ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE. COMBINED GRID FACTOR: 0.999897

POINT	NORTHING (m)	EASTING (m)	GRID AZIMUTH	GRID DISTANCE (m)
CL-08	347641.399	850980.358		
			119°28'12"	3334.587
1	346000.722	853883.760		
			270°30'11"	110.774
2	346001.863	853772.724		
			336°22'32"	80.570
3	346075.680	853740.437		
			240°19'05"	15.324
4	346068.092	853727.123		
			156°22'32"	73.318
5	346000.919	853756.505		
			246°22'32"	56.382
6	345978.324	853704.848		
			156°22'32"	3.939
7	345974.715	853706.426		
			246°22'32"	42.668
8	345957.617	853667.334		
			336°22'32"	69.118
9	346020.942	853639.636		
			320°03'25"	15.238
10	346032.625	853629.853		
			057°49'10"	43.223
11	346055.645	853666.435		
			020°58'44"	5.992
12	346061.240	853668.580		
			336°22'32"	7.977
13	346068.548	853665.384		
			334°09'27"	11.205
14	346078.632	853660.500		
			061°56'23"	56.422
15	346105.173	853710.289		
			060°23'02"	15.238
16	346112.704	853723.537		
			330°19'05"	48.093
17	346154.486	853699.722		
			060°19'05"	38.858
18	346173.728	853733.482		
			330°19'05"	12.690
19	346184.753	853727.198		
			060°19'05"	60.192
20	346214.559	853779.492		
			330°19'05"	93.549
21	346295.834	853733.168		
			065°38'03"	103.926
22	346338.710	853827.837		
			090°30'11"	58.621
23	346338.063	853886.695		
			180°30'11"	337.318
1	346000.890	853883.494		

Street	Location	Station	Desc.	Elev. (ft)	Tangent Grade Ahead	Vert Curve Length (ft)
NE 106th St.	Center of Intersection with N. Home Ave.	0+00.00	POB	968.88	-2.00%	
NE 106th St.	Outside Edge of NW driving lane	0+12.00	VPI	968.64	-3.71%	
NE 106th St.	Center of Cul-De-Sac (NE 106th St.)	2+46.89	POE	959.92		
N Home Ave	NE Limit of Plat (N Home Ave)	25+58.26	POB	970.6	1.00%	
N Home Ave	2.4' SW of Plat Limit (N Home Ave)	25+54.44	VPC	970.56	1.00%	
N Home Ave	66.8' NE of Center of Intersection with NE 106th St.	25+99.44	VPI	971.01	-3.50%	90.00
N Home Ave	22.8' NE of Center of Intersection with NE 106th St.	26+44.44	VPT	969.44	-3.50%	
N Home Ave	Center of Cul-De-Sac (N Home Ave)	32+13.58	POE	949.52		
NE Hawthorne Ave	SE connection to Creekside First Plat	11+61.58	POB	962.31	6.14%	
NE Hawthorne Ave	112' SE of Center of Intersection with N Overton Ave	13+07.62	VPC	971.37	6.14%	
NE Hawthorne Ave	64.9' SE of Center of Intersection with N Overton Ave	13+54.72	VPI	974.3	1.50%	94.19
NE Hawthorne Ave	SE approach to Intersection with N Overton Ave	14+01.81	VPT	975	1.50%	
NE Hawthorne Ave	Outside Edge of NE driving lane of N Overton Ave	14+07.10	VPI	975.08	2.00%	
NE Hawthorne Ave	Center of Intersection with N Overton Ave	14+19.60	VPI	975.33	-2.00%	
NE Hawthorne Ave	Outside Edge of SW driving lane of N Overton Ave	14+32.10	VPI	975.08	-1.75%	
NE Hawthorne Ave	NW approach to Intersection with N Overton Ave	14+47.85	VPC	974.81	-1.75%	
NE Hawthorne Ave	48.1' NW of Center of Intersection with N Overton Ave	14+67.65	VPI	974.46	-3.50%	39.59
NE Hawthorne Ave	67.9' NW of Center of Intersection with N Overton Ave	14+87.45	VPT	973.77	-3.50%	
NE Hawthorne Ave	NW Limit of Plat (N Hawthorne Ave)	15+23.50	POE	972.4		
N Overton Ave	SW Limit of Plat (N Overton Ave)	13+22.75	POB	968.21	5.50%	
N Overton Ave	102.2' SW of Center of Intersection with NE Hawthorne Ave	13+94.57	VPC	972.16	5.50%	
N Overton Ave	SW approach to Intersection with NE Hawthorne Ave	14+77.07	PVI	976.7	-2.57%	165.00
N Overton Ave	59.6' NE of Center of Intersection with NE Hawthorne Ave	15+59.57	PVT	974.58	-2.57%	
N Overton Ave	153.3' NE of Center of Intersection with NE Hawthorne Ave	16+53.31	VPC	972.17	-2.57%	
N Overton Ave	208.3' NE of Center of Intersection with NE Hawthorne Ave	17+08.31	VPI	970.76	-8.00%	110.00
	160.9' SW of Center of Intersection with N Home Ave					
N Overton Ave	105.9' SW of Center of Intersection with N Home Ave	17+63.31	VPT	966.36	-8.00%	
N Overton Ave	97.9' SW of Center of Intersection with N Home Ave	17+71.33	VPC	965.72	-8.00%	
N Overton Ave	55.4' SW of Center of Intersection with N Home Ave	18+13.83	VPI	962.32	-2.00%	85.00
N Overton Ave	12.9' SW of Center of Intersection with N Home Ave	18+56.33	VPT	961.47	-2.00%	
N Overton Ave	Ouside Edge of SE driving lane of N Home Ave	18+57.25	VPI	961.45	2.00%	
N Overton Ave	Center of Intersection with N. Home Ave.	18+69.25	POE	961.69		

IN TESTIMONY WHEREOF: CREEKSIDE LAND, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD E. FRYE, MANAGING MEMBER OF CREEKSIDE LAND, L.L.C., ON THIS ____ DAY OF _____, 2025.

CREEKSIDE LAND, L.L.C.

BY: _____
RICHARD E. FRYE, MANAGING MEMBER

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED: THAT ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, APPEARED RICHARD E. FRYE, MANAGING MEMBER OF CREEKSIDE LAND, L.L.C., KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED ON BEHALF OF CREEKSIDE LAND, L.L.C.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFIC IN SAID COUNTY, THE DAY AND YEAR LAST ABOVE WRITTEN.

_____ _____
Notary Public in and for said County and State — My commission expires

City Planning Commission

APPROVED: OCTOBER 1, 2019

Public Works

_____
DIRECTOR
MICHAEL J. SHAW

COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCI OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 190899 DULY AUTHENTICATED AS PASSED THIS DAY O NOVEMBER 17, 2019.

_____ _____
MAYOR QUINTON LUCAS — CITY CLERK MARILYN SANDERS

LEGEND

- = FOUND SECTION CORNER / 1/4 SECTION CORNER MONUMENT AS NOTED
- = SET MONUMENT, 5/8" IRON BAR WITH ALUMINUM CAP STAMPED "2013023732"
- = SET MONUMENT, 1/2" IRON BAR WITH PLASTIC CAP STAMPED "2013023732"
- = FOUND SURVEY MONUMENT, 5/8" IRON BAR WITH ALUMINUM CAP STAMPED "MO2000 151303"
- = FOUND SURVEY MONUMENT, 1/2" IRON BAR WITH PLASTIC CAP STAMPED "MO2000 151303"
- = FOUND SURVEY MONUMENT AS NOTED

(M) = MEASURED DIMENSION
(D) = DEED DIMENSION
C/L = CENTERLINE
R/W= RIGHT OF WAY
D/E= DRAINAGE EASEMENT
L/E = LANDSCAPE EASEMENT
U/E= UTILITY EASEMENT
B/L = BUILDING SETBACK LINE
(NR)= NON-RADIAL
R = RADIUS
L = ARC LENGTH
PR. O.S.= PRIVATE OPEN SPACE

OFFICIAL CITY SEAL

0 60 120
SCALE IN FEET 1" = 60'

DEVELOPER

RICHARD E. FRYE
CREEKSIDE LAND, LLC
803 P.C.A. ROAD
WARRENSBURG, MO 64093

NOTE: THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN CLASS OF PROPERTY.

I HEREBY STATE THAT THIS BOUNDARY SURVEY IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI SURVEY STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY DIVISION, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. I FURTHER STATE 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.

DATE: _____

ZACHARY A. BRINKER - LS 2016042019
CERTIFICATE OF AUTHORITY

MARK	REVISION	DATE	BY
#	#	#	#
#	#	#	#
#	#	#	#

Surveyor: ZAB | Checked By: ZAB | Scale: 1" = 60'
Technician: TDC | Date: 08/27/2025 | T-R-S: 52N-32W-26
Project No: 121.1184.11 | Sheet 1 of 1

KANSAS CITY, CLAY COUNTY, MISSOURI

FINAL PLAT - CREEKSIDE SECOND PLAT

SNYDER & ASSOCIATES, INC.

802 FRANCIS STREET
ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 121.1184.11
Sheet 1 of 1

V:\Projects\2021\121.1184.11\CAD\121184 FINALPLAT.dwg TYLER CONNOR, 22X34 EXHIBIT 1, 2025/08/27 2:46 PM, ARCH FULL BLEED (24.00 X 36.00 INCHES)