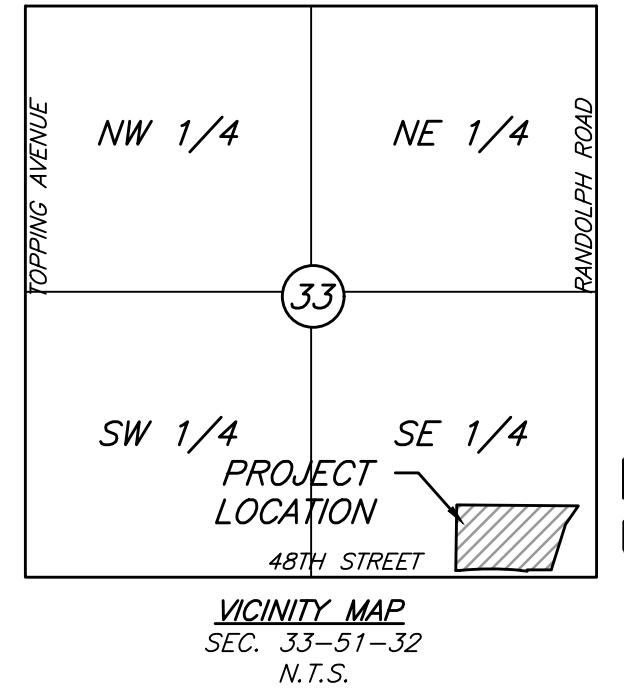


FINAL PLAT
MAPLE PARK PLAZA
 SE 1/4, SECTION 33, TOWNSHIP 51 NORTH, RANGE 32 WEST
 KANSAS CITY, CLAY COUNTY, MISSOURI

CLIENT:
 Star Development
 Robert De La Funete
 244 Mill St. Ste. 101
 Liberty, Missouri 64068

PROPERTY ADDRESS:
 7100 NE 48th Street
 Kansas City, Missouri



VICINITY MAP
 SEC. 33-51-32
 N.T.S.

FINAL PLAT DATA

Land Data	Area
Total Land Area	584,209 SQUARE FEET OR 13.41 ACRES
Land Area for Proposed and Existing Right of Way	N/A
Net Land Data	584,209 SQUARE FEET OR 13.41 ACRES
Plat Data	Count
Number of Lots	3
Number of Tracts	7

IN TESTIMONY WHEREOF:

Star Acquisitions, Inc., a Missouri corporation, has caused these presents to be executed this _____ day of _____, 2024.

 Tim Harris President

STATE OF MISSOURI)
)
 COUNTY OF CLAY)

on this _____ day of _____, 2024, before me, a Notary Public in and for said County and State, personally appeared Tim Harris, known to me to be the person who executed the foregoing instrument in behalf of said Star Acquisitions, Inc., and acknowledged to me that he executed the same as her free act and deed for the purpose therein stated.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office on the day and year last above written.

My Commission Expires : _____ Notary Public

CITY PLAN COMMISSION

Approved Date: _____
 Case Number: _____

PUBLIC WORKS

 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
 Quinton Lucas

 City Clerk
 Marilyn Sanders

COUNTY RECORDING INFORMATION

Plat Dedication:	Reserved for County Recording Stamp
MAPLE PARK PLAZA	
Private Open Space Dedication:	
N/A	
Recorded As:	
Plat	

PROPERTY DESCRIPTION:

A tract of land located in the Southeast Quarter of the Southeast Quarter of Section 33, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of said Southeast Quarter; Thence South 89°24'11" East, along the South line of said Southeast Quarter, 1,303.81 feet, to the Southeast corner of said Quarter Quarter; Thence North 00°50'41" East, 50.00 feet, to the Southeast corner of GREENWOOD LOTS 36 TO 85 INCLUSIVE, a subdivision in Kansas City, Clay County, Missouri, said point also being the Point of Beginning; Thence North 00°50'41" East, along the East line of said GREENWOOD LOTS 36 TO 85 INCLUSIVE, 607.46 feet; Thence South 89°27'07" East, 1124.23 feet, to the West Right-of-Way line of I-435, as now established; Thence along said West Right-of-Way line, the following three courses; Thence South 34°44'33" West, 207.04 feet; Thence South 17°22'56" West, 434.57 feet; Thence South 00°39'55" West, 6.02 feet to the North Right-of-Way line of NE 48th Street, as now established, said point being 65.00 feet, North of the South line of said Quarter; Thence along the said North Right-of-Way line the following five courses; Thence North 89°24'11" West, 226.14 feet; Thence South 00°35'49" West, 12.90 feet, to a point 40.00 feet North of the centerline of said 48th street; Thence On a curve to the right having an initial tangent bearing of North 82°23'32" West, a radius of 3779.72 feet, and an arc length of 58.16 feet; Thence on a curve to the left, tangent to the last described course having a radius of 2904.79 feet, and an arc length of 561.47 feet; Thence North 89°24'11" West, 40.46 feet, to the Point of Beginning. Containing 584,209 square feet or 13.41 acres more or less.

PLAT DEDICATION:

The undersigned proprietor of the property described herein has caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as: **"MAPLE PARK PLAZA"**

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 (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 ADDITION 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 THERE TO 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.

DRAINAGE EASEMENT:

A DRAINAGE EASEMENT (D.E.) 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 HEREIN 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 BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

SEWER 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 THEY LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OF PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

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 DELIVER 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.

ACCESS EASEMENT:

AN EASEMENT FOR VEHICULAR INGRESS, EGRESS AND PASSAGE TO AND FROM ALL ADJUTING STREETS OR RIGHTS OF WAY FURNISHING ACCESS TO THE PROJECT AND OVER ROADS AND DRIVE LANES ON ANY LOT AND/OR COMPRISING A PORTION OF THE COMMON ELEMENTS THAT ARE GENERALLY OPEN TO INVITEES OF AN OWNER, OCCUPANT OR THE DECLARANT FROM RELOCATING, ELIMINATING OR TEMPORARILY CLOSING ANY SUCH ROADS OR DRIVE LANES.

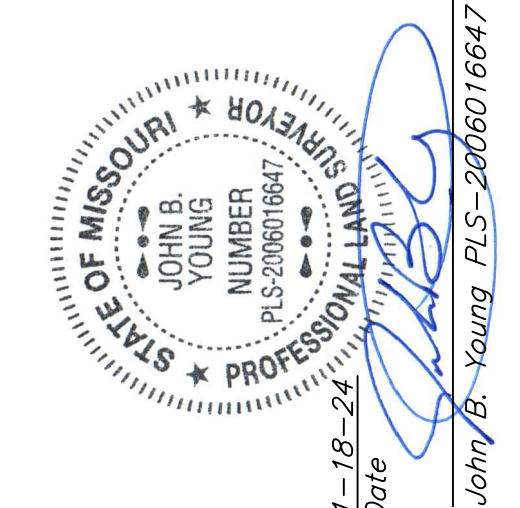
MAINTENANCE OF TRACT:

TRACT A, IS TO BE USED AS A DETENTION FACILITY 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 FACILITY OF THE NAME OF THE DOCUMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

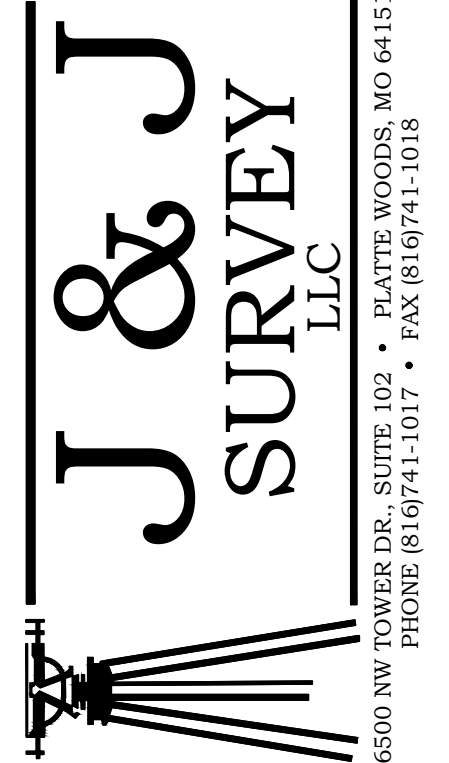
GENERAL SURVEY NOTES:

- 1.) Title Report # 231422, dated December 30, 2021 at 8:00 AM provided by First American Title Insurance company was provide by client.
- 2.) Basis of Bearings is based off of the Missouri state plane coordinate system by GPS observations.
- 3.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0161G, effective January 20, 2017.

CERTIFICATION:
 I, hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 18th day of November, 2023 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

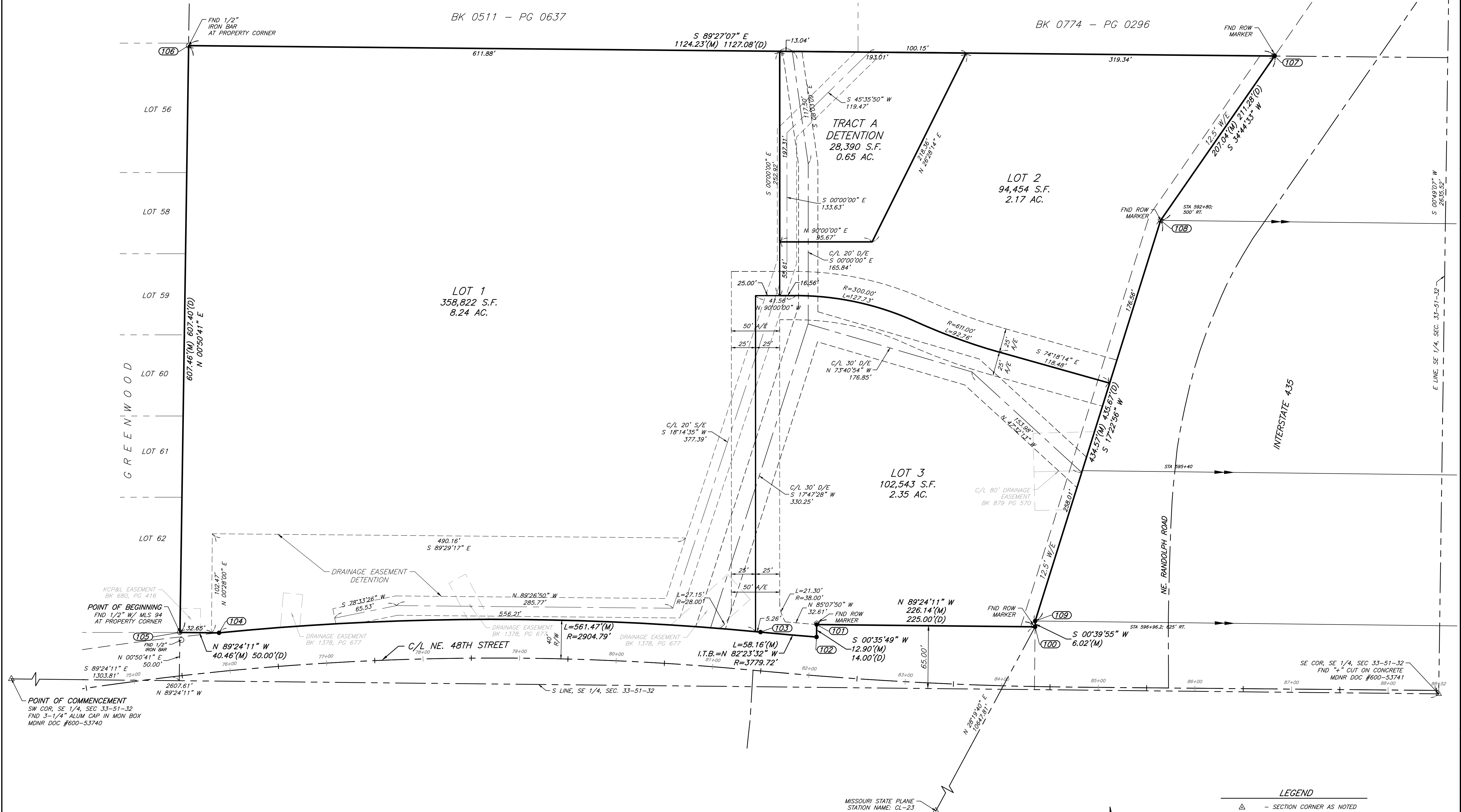


Location: S:\23.328 - Maple Park Plaza\DRAWINGS\2023.01.17-FINAL PLAT REV.23.328\FINALPLATREV.dwg - on 18, 2024 - 11:39am



12-19-23	01-17-24	01-18-24							
INITIAL SUBMITTAL	CLIENT REVISIONS	CLIENT REVISIONS							

FINAL PLAT
MAPLE PARK PLAZA
 SE 1/4, SECTION 33, TOWNSHIP 51 NORTH, RANGE 32 WEST
 KANSAS CITY, CLAY COUNTY, MISSOURI



POINT OF COMMENCEMENT
 SW COR, SE 1/4, SEC 33-51-32
 FND 3-1/4" ALUM CAP IN MON BOX
 MDNR DOC #600-53740

POINT OF BEGINNING
 FND 1/2" W/ M.S. 94
 AT PROPERTY CORNER

KCP&L EASEMENT
 BK 660, PG 416

NE COR, SE 1/4, SEC 33-51-32
 FND MAG NAIL

NE COR, SE 1/4, SEC 33-51-32
 FND MAG NAIL

SE COR, SE 1/4, SEC 33-51-32
 FND "+" CUT ON CONCRETE
 MDNR DOC #600-53741

MISSOURI STATE PLANE
 STATION NAME: CL-23

SCALE
 0' 50' 100'

LEGEND

△ - SECTION CORNER AS NOTED
 ○ - MONUMENT FOUND AS NOTED
 ● - SET MONUMENT AS NOTED
 ○ - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 (M) - MEASURED DISTANCE
 (D) - DEED DISTANCE
 D/E - DRAINAGE EASEMENT
 S/E - SANITARY SEWER EASEMENT
 A/E - ACCESS EASEMENT
 W/E - WATER EASEMENT

CERTIFICATION:
 I, hereby, certify, that this drawing is based on an actual field survey made by me or under my direct supervision on the 18th day of November, 2023, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



J & J SURVEY LLC

6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
 PHONE (816) 941-1017 • FAX (816) 941-1018

Location: S:\23.328 - Maple Park Plaza\DRAWINGS\2023.01.17-FINAL PLAT REV\23.328\FINALPLATREV.dwg - Jan 18, 2024 - 11:39am

NO.	DATE	DESCRIPTION
1	12-19-23	INITIAL SUBMITTAL
2	01-17-24	CLIENT REVISIONS
3	01-18-24	CLIENT REVISIONS

SHEET 2 OF 2