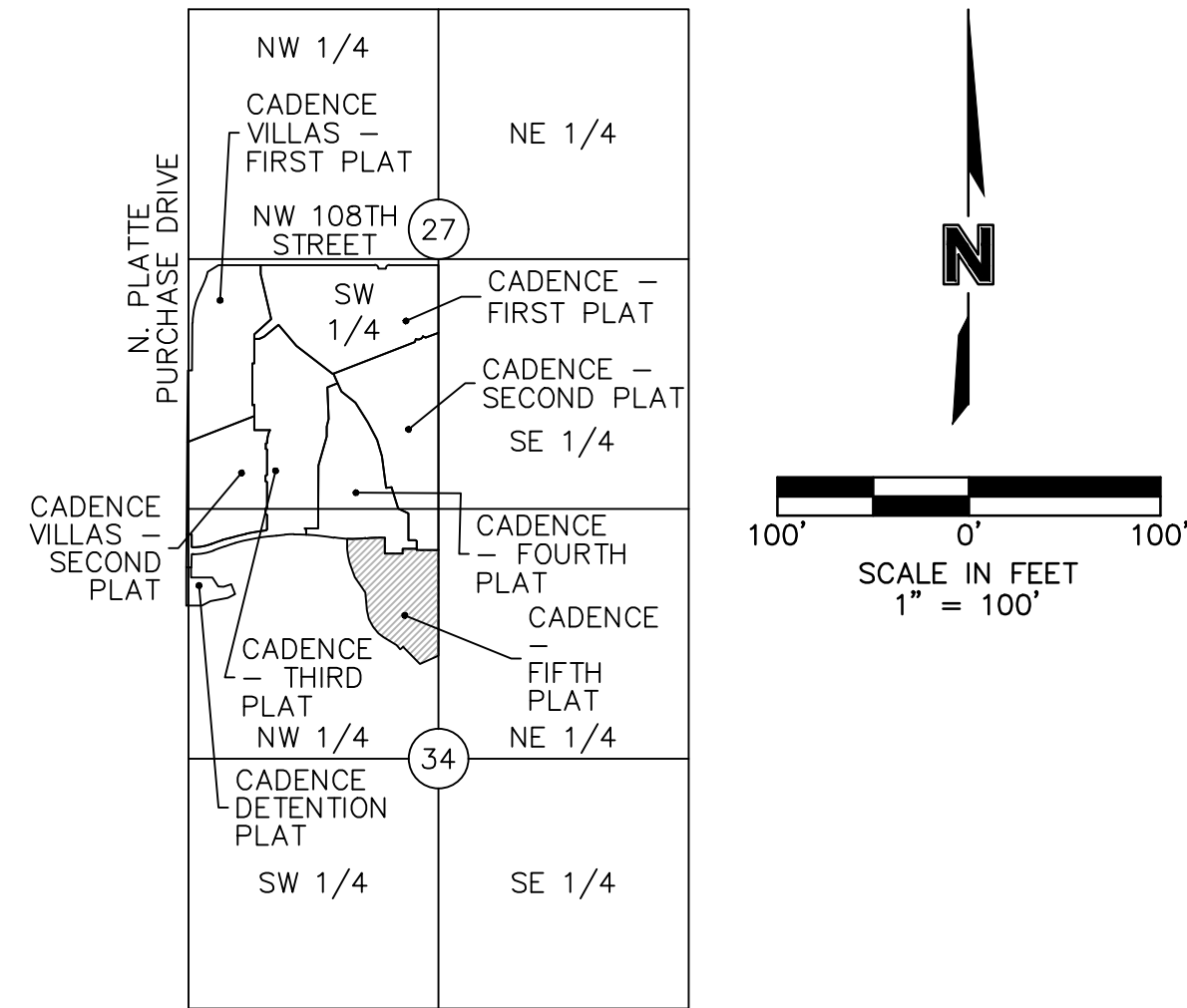




LOCATION MAP
SEC. 27, T52N., R33W.
SEC. 34, T52N., R33W.
(N.T.S.)

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	346583.653	840505.296
2	345764.990	841625.888
3	345767.328	841669.814
4	345768.961	841725.881
5	345723.223	841725.651
6	345722.959	841778.225
7	345737.436	841778.298
8	345737.229	841819.443
9	345733.365	841819.424
10	345733.060	841880.176
11	345439.069	841877.317
12	345415.828	841827.246
13	345464.024	841780.588
14	345456.899	841772.769
15	345468.467	841762.849
16	345490.601	841726.006
17	345501.300	841711.959
18	345519.731	841696.590
19	345541.408	841685.705
20	345564.994	841680.041
21	345615.290	841676.032
22	345658.026	841646.371
23	345696.854	841632.378
24	345716.813	841627.747
25	345736.494	841625.808

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF TIMOTHY BLAIR WISWELL, P.L.S. 2009000067, UNDER THE AUTHORITY OF C.L.S. 366 AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, ALSO BEING A POINT ON THE EAST LINE OF CADENCE - SECOND PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED FEBRUARY 7, 2022 AS INSTRUMENT NUMBER 2022004469 IN BOOK I AT PAGE 161.1 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE SOUTH 00°33'26" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND ALONG SAID EAST LINE OF SAID CADENCE - SECOND PLAT, 142.12 FEET TO THE SOUTHEAST CORNER OF SAID CADENCE - SECOND PLAT AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 00°33'26" WEST ON THE EAST LINE OF SAID NORTHWEST QUARTER, 964.64 FEET; THENCE LEAVING SAID EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 65°06'03" WEST, 181.12 FEET; THENCE NORTH 44°04'19" WEST, 220.09 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 45°55'41" WEST, WITH A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 03°27'32" AND AN ARC DISTANCE OF 34.71 FEET; THENCE NORTH 40°36'46" WEST, 50.00 FEET; THENCE NORTH 59°00'17" WEST, 141.02 FEET; THENCE NORTH 52°42'13" WEST, 57.93 FEET; THENCE NORTH 39°49'22" WEST, 78.74 FEET; THENCE NORTH 26°39'49" WEST, 79.59 FEET; THENCE NORTH 13°30'16" WEST, 79.59 FEET; THENCE NORTH 04°33'26" WEST, 165.54 FEET; THENCE NORTH 34°45'47" WEST, 170.68 FEET; THENCE NORTH 19°49'07" WEST, 135.42 FEET; THENCE NORTH 13°03'44" WEST, 67.22 FEET; THENCE NORTH 05°37'36" WEST, 64.89 FEET; THENCE NORTH 00°09'42" EAST, 93.49 FEET TO A POINT ON THE SOUTHERLY LINE OF CADENCE - FOURTH PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY, THENCE EASTERLY, ALONG SAID SOUTHERLY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 89°00'36" EAST, A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 08°04'27" AND AN ARC DISTANCE OF 144.44 FEET; THENCE EASTERLY, ALONG SAID SOUTHERLY LINE, ALONG A CURVE TO THE RIGHT, BEING TANGENT WITH THE LAST DESCRIBED COURSE, WITH A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 10°49'51" AND AN ARC DISTANCE OF 184.31 FEET; THENCE SOUTH 00°17'16" WEST, ALONG SAID SOUTHERLY LINE, 150.07 FEET; THENCE SOUTH 89°42'44" EAST, ALONG SAID SOUTHERLY LINE, 172.50 FEET; THENCE NORTH 00°17'16" EAST, ALONG SAID SOUTHERLY LINE, 47.50 FEET; THENCE SOUTH 89°42'44" EAST, ALONG SAID SOUTHERLY LINE, 135.00 FEET TO THE SOUTHEAST CORNER OF SAID CADENCE - FOURTH PLAT, ALSO BEING A POINT ON THE WESTERLY LINE OF SAID CADENCE - SECOND PLAT; THENCE SOUTH 00°17'16" WEST, ALONG SAID WESTERLY LINE, 12.68 FEET TO THE SOUTHWEST CORNER OF SAID CADENCE - SECOND PLAT; THENCE SOUTH 89°42'44" EAST ALONG THE SOUTH LINE OF SAID CADENCE - SECOND PLAT, 199.33 FEET TO SAID SOUTHEAST CORNER OF SAID CADENCE - SECOND PLAT ALSO BEING THE POINT OF BEGINNING, CONTAINING 656,453 SQUARE FEET OR 15.07 ACRES, MORE OR LESS.

DEVELOPER:

HUNT MIDWEST REAL ESTATE
DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO., 64161
816-455-2500

CITY PLAN COMMISSION:

APPROVED DATE: _____
CASE NUMBER: CLD-FnPlat-2026-00004

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____

QUINTON LUCAS MAYOR

MARILYN SANDERS
CITY CLERK

CITY SEAL

IN WITNESS WHEREOF:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI
CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF
MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS _____ DAY OF _____ 20____

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
A MISSOURI CORPORATION

F. BRENNER HOLLAND, JR. SR. VICE PRESIDENT

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____
20____ BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE
AFORESAID, CAME F. BRENNER HOLLAND, JR. TO ME
PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY
THAT HE IS SR. VICE PRESIDENT OF HUNT MIDWEST REAL
ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION AND
THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID
CORPORATION AND THAT SAID BRENNER HOLLAND,
ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND
DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL
SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

FINAL PLAT OF
CADENCE - FIFTH PLAT
NW 1/4, SEC. 34, T52N, R33W.
KANSAS CITY, CLAY COUNTY, MISSOURI

N. MULBERRY STREET:

GRADE POINT	ELEV.	DESC.	V.C.T.
38+69.11	1049.68	BEGIN CONSTRUCTION	
39+07.29	1050.20	BEGIN TYPICAL SECTION	
44+73.61	1058.13	V.P.C.	
45+17.81	1058.44	HIGH POINT STATION	
45+25.00	1058.85	V.P.I.	102.78
45+76.39	1057.90	V.P.T.	
46+01.19	1057.44	END TYPICAL SECTION	
46+85.23	1055.88	BEGIN TYPICAL SECTION	
46+42.76	1056.66	STATION 20+58.75	
		N. HICKORY STREET	
48+87.43	_____	END CONSTRUCTION	

N. HICKORY STREET:

GRADE POINT	ELEV.	DESC.	V.C.T.
10+12.00	1048.99	BEGIN CONSTRUCTION	
10+43.73	1049.47	BEGIN TYPICAL SECTION	
16+47.63	1058.52	V.P.C.	
17+32.68	1059.16	HIGH POINT STATION	
17+25.00	1059.68	V.P.I.	154.73
18+02.37	1058.73	V.P.T.	
20+18.69	1056.08	END TYPICAL SECTION	
20+25.24	1055.99	GRADE BREAK	
20+58.75	1056.66	STATION 46+42.76	
		N. MULBERRY STREET/END CONSTRUCTION	

STREET GRADES:

STREET GRADES AND RIGHT-OF-WAY FOR A
PORTION OF NW. 104TH STREET AND N.
MULBERRY STREET LOCATED IN CADENCE -
SECOND PLAT HAVE BEEN PREVIOUSLY
ESTABLISHED BY ORDINANCE NUMBER 21039
BEING PASSED ON MAY 6, 2021. STREET
GRADES AND RIGHT-OF-WAY FOR A
PORTION OF NW. 104TH STREET LOCATED
IN CADENCE - FOURTH PLAT HAVE BEEN
PREVIOUSLY ESTABLISHED BY ORDINANCE
NUMBER _____ BEING PASSED ON
_____ 20____.

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
GENERAL	
⊕	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

LAND DATA	AREA
TOTAL LAND AREA	15.07 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	2.25 ACRES±
NET LAND AREA	12.82 ACRES±
PLAT DATA	COUNT
NUMBER OF LOTS	58
NUMBER OF TRACTS	2

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED
THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT,
WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

CADENCE - FIFTH PLAT

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 BUILDING OR PORTION THEREOF SHALL
BE BUILT BETWEEN THIS LINE AND THE LOT LINES NEAREST THERETO.

MAINTENANCE OF TRACTS: TRACT R (0.96 ACRES) IS TO BE USED FOR PRIVATE OPEN
SPACE, AND ALL TRACTS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS,
AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO DECLARATION OF HOMES
ASSOCIATION AND COVENANT, CONDITIONS, RESTRICTION AND EASEMENTS.

MAINTENANCE OF TRACT: TRACT Q (0.54 ACRES) IS TO BE USED FOR 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 PLAT OF CADENCE - FIFTH PLAT, RECORDED SIMULTANEOUSLY WITH
THIS PLAT.

PRIVATE OPEN SPACE: THE PRIVATE OPEN SPACE TRACT R (0.96 ACRES) SHOWN ON THIS
PLAT IS NOT USED TO SATISFY THE REQUIRED PARKLAND FOR (58) SINGLE FAMILY
UNITS (1.29 ACRES REQUIRED BY ORDINANCE) PURSUANT TO SECTION 88-408-E,
ZONING AND DEVELOPMENT CODE.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ACCORDING TO THE CLAY
COUNTY FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0061C MAP REVISED
JANUARY 20, 2017.

PAYMENT IN LIEU OF PARKLAND: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS
CITY, MISSOURI, A SUM OF \$22,072.24 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR
(58 SINGLE FAMILY UNITS) PURSUANT TO SECTION 88-408-C OF THE ZONING AND
DEVELOPMENT CODE.

1.1 ACRES X \$20,065.67 (PER ACRE) = \$22,072.24

P.O.S. (PRIVATE OPEN SPACE) USED FOR PARKLAND DEDICATION				
Plat	No. Lots	Required	Provided	Net
CADENCE - FIRST PLAT	63	1.40	2.42	1.02
CADENCE - SECOND PLAT	50	1.11	3.27	3.18
CADENCE VILLAS - FIRST PLAT	54	1.20	0.74	2.72
CADENCE - THIRD PLAT	61	1.35	0.92	2.29
CADENCE VILLAS - SECOND PLAT	62	1.38	0.00	0.91
CADENCE - FOURTH PLAT	54	1.20	0.48	0.19
CADENCE - FIFTH PLAT	58	1.29	0.00	-1.1

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS
TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT,
ISSUED BY COFFELT LAND TITLE, INC., TITLE NO. 26083992
WITH AN EFFECTIVE DATE OF JANUARY 21, 2026 AT 8:00 A.M.
PROPERTY LAST CONVEYED MARCH 8, 2007 BY MISSOURI
WARRANTY DEED DOCUMENT NUMBER 2007009485 IN BOOK
5646 AT PAGE 146.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI
STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE
USING MISSOURI DEPARTMENT OF NATURAL RESOURCES
MONUMENT "PL-07" WITH A GRID FACTOR OF 0.9998971. ALL
COORDINATES SHOWN ARE IN METERS.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF CADENCE - FIFTH PLAT
A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT 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 IN DIVISION 2030 - CHAPTER 16 (20
CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN
ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE
SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN
DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION
CORNER MONUMENTS AND SURVEY BOUNDARY CORNER
MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON
THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER
LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION
AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL
STATE AND CLAY COUNTY STATUTES, ORDINANCES, AND
REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND
THE PLATING OF SUBDIVISIONS TO THE BEST OF MY
PROFESSIONAL KNOWLEDGE AND BELIEF.

BY:
TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067
OLSSON, LC - 366
TWSWELL@OLSSON.COM

DATE OF SURVEY

01-23-2026 - Title Report Request
01-29-2026 - for HWM review
01-30-2026 - 1st Submittal
02-27-2026 - 2nd Submittal

drawn by: NRW
surveyed by: AHIES
checked by: TBW
approved by: TBW
project no.: F180833
file name: V_PLAT_H180833.DWG

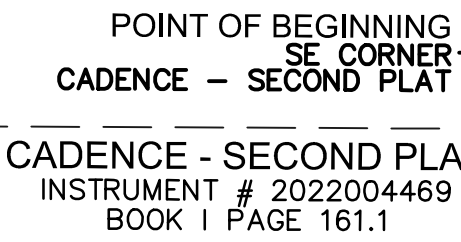
Olsson

Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
TEL 816.361.1177 FAX 816.361.1888
North Kansas City, MO 64116

SHEET

1 of 2

POINT OF
COMMENCING
NE Corner NW 1/4,
SEC 34, T52N, R33W



LOT LINE/CURVE TABLE		
LINE ID	BEARING/RADIUS	DISTANCE
L250-1	S001°7'16" W	44.49'
L250-2	S001°7'16" W	10.51'
L251	S001°7'16" W	55.00'
L252	S001°7'16" W	55.00'
L253	S001°7'16" W	55.00'
L254	S001°7'16" W	55.00'
L259	S001°7'16" W	49.16'
L260	S001°7'16" W	63.05'
L261	S001°7'16" W	73.36'
L262	S001°7'16" W	65.51'
LQ	S89°39'59"E	32.62'
	R=15.00'	22.43'
C270	R=15.00'	25.01'
L270/271	S88°21'15" W	130.28'

EASEMENT DEDICATION--AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING THE FOLLOWING UTILITIES: WATER MAINS, SEWER MAINS, STORM DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM (UNDER, OVER, AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS) (HEREINAFTER REFERRED TO AS "UTILITIES"), HEREIN GRANTED TO AND ALL EXISTING EASEMENTS, ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND WARRANT TO THE CITY OF KANSAS CITY, MISSOURI, THAT 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 UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS SHALL BE MAINTAINED AND KEPT OPEN TO THE PUBLIC AND SHALL NOT 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, DRIVEWAYS WITH CURBS, SIDEWALKS, DRIVEWAYS WITH SIDEWALKS, DRIVEWAYS WITH SIDEWALKS AND DRIVEWAYS WITH SIDEWALKS AND DRIVEWAYS WITH SIDEWALKS) WHICH WOULD 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 OF THE CITY OF KANSAS CITY, MISSOURI, IN CONNECTION WITH THE CONSTRUCTION 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 TO THE EXTENT OF THE NECESSARY AND REASONABLE MAINTENANCE OF THE UTILITY EASEMENTS, AND ANY 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 MAINTENANCE OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LAYING, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIRATION AND REMOVAL OF WATER MAINS, SHALL BE GRANTED TO THE CITY OF KANSAS CITY, MISSOURI, 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 PURPOSES OF LAYING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING AND MAINTAINING SUCH WATER MAINS, AND FOR THE PURPOSES OF SUCH 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 THE LAND. THE EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF THE LAND, OR THE ERECTION OF 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, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING AND MAINTAINING SUCH WATER MAINS, AND FOR THE PURPOSES 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 THE ERECTION OF BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION 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 THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND UTILITY 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.

DRAINAGE EASEMENT – 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, BUILT AND SITUATED AS SHOWN ON THE ATTACHED MAP, SHALL BE 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 PREVENT THE CITY FROM THE USE OF ANY OF THE LANDS HEREIN DESCRIBED TO GO 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 OTHERWISE CONSTRUCT ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

DEVELOPER:
HUNT MIDWEST REAL ESTATE
DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO., 64161
816-455-2500

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFELT LAND TITLE, INC., TITLE NO. 26083992 WITH AN EFFECTIVE DATE OF JANUARY 21, 2026 AT 8:00 A.M.

PROPERTY LAST CONVEYED MARCH 8, 2007 BY MISSOURI WARRANTY DEED DOCUMENT NUMBER 2007009485 IN BOOK 5646 AT PAGE 146.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-07" WITH A GRID FACTOR OF 0.9998971. ALL COORDINATES SHOWN ARE IN METERS.

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
— — —	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
D.E.	STORM DRAINAGE EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
CL	CENTERLINE
I.T.B.	INITIAL TANGENT BEARING
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
BK.	BOOK
PG.	PAGE

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF CADENCE - FIFTH PLAT A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS THE REQUIREMENTS OF THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH ARIZONA ZONE, NAD 83, AND THAT THE BEARINGS AND DISTANCES ON THIS PLAT DATE FROM JANUARY 1, 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE PLAT LINES AND SECTION BOUNDARY LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CLAY COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY: TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067
OLSSON, LC-366
TWISWELL@OLSSON.COM

DATE OF SURVEY	
01-29-2026 - for HWM review	
01-30-2026 - 1st Submittal	
02-27-2026 - 2nd Submittal	
drawn by: _____	NRW
surveyed by: _____	AH/ES
checked by: _____	TBW
approved by: _____	TBW
project no.: _____	H18-0833
file name: _____	V_PPLAT_H180833.DWG

SHEET

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Olsson

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