

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2026-00004

Cadence 5th Plat



KANSAS CITY
Planning & Dev

April 1, 2026

Docket #C3

Request

Final Plat

Applicant

Nelson Willoughby
Olsson

Owner

Terry Owens
Hunt Midwest Real Estate

Site Information

Location	1500 NW Tiffany Springs Pkwy
Area	15 Acres
Zoning	R-7.5
Council District	1 st
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Residential, R-7.5
South: Undeveloped, R-7.5
East: Residential, R-7.5
West: Residential, R-7.5

Land Use Plan

The Gashland/Nashua Area Plan recommends Residential Low Density for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

No streets are identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of a Final Plat in District R-7.5 (Residential) on about 15 acres generally located at the southeast corner of Northwest 104th Street and North Liberty Street, allowing for the creation of 58 lots and 2 tracts for the purposes of a residential development.

Existing Conditions

The subject site is currently undeveloped and located within the Cadence Residential Development. Phases to the north have either been completed or are under construction. There is an associated regulated stream at the northeast corner of the subject site.

Neighborhood

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case

CD-AA-2022-00128 – Staff approved a minor amendment to Ordinance 061258, approving 498 lots on 195 acres generally located at the southeast corner of Northeast 108th and North Platte Purchase Drive, approved June 22, 2022.

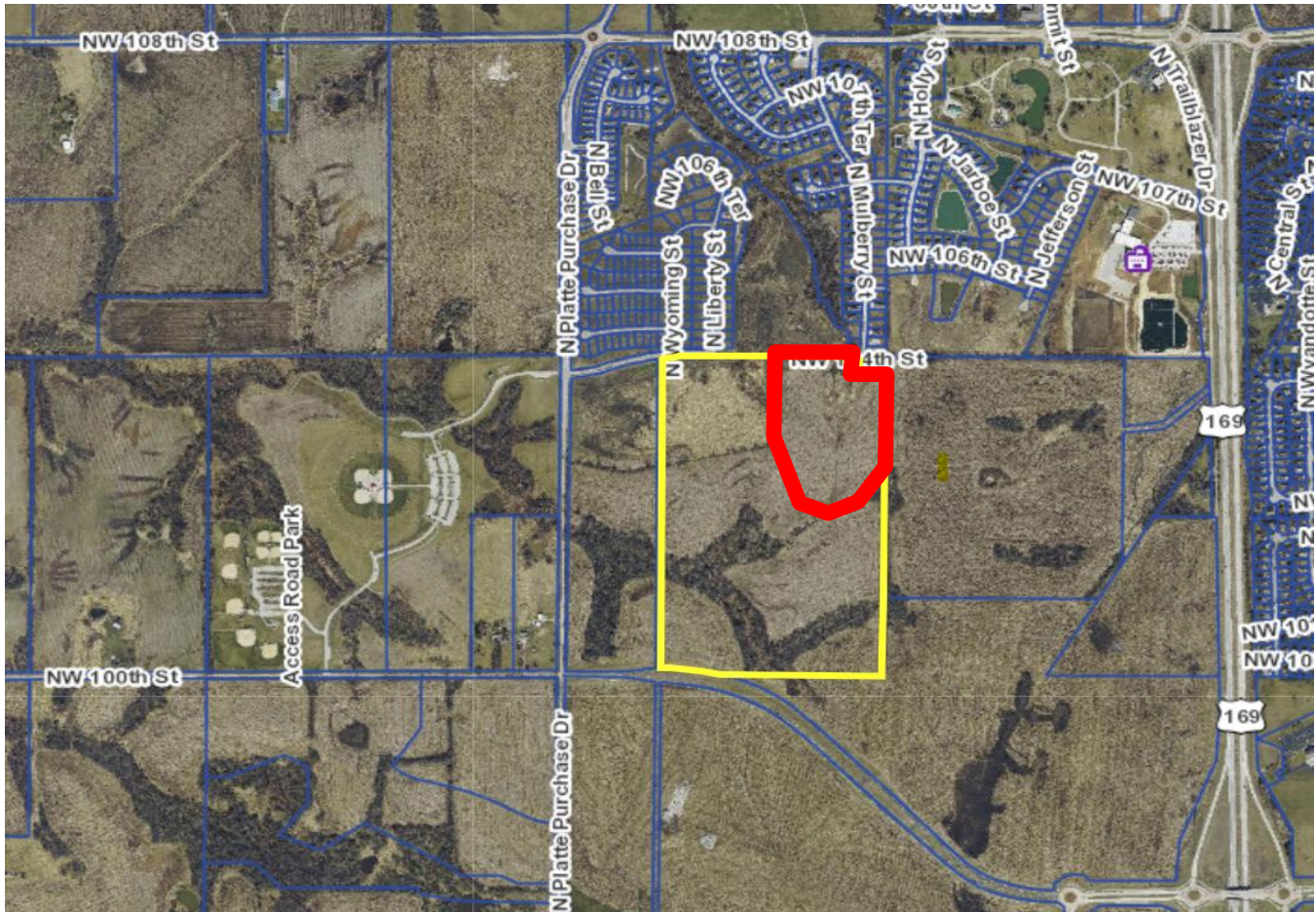
Project Timeline

The application for the subject request was filed on January 30, 2026. Scheduling deviations have occurred as this application was continued at the March 18th CPC hearing with fee so that the applicant could have further discussions with Public Works regarding imposed conditions.

Professional Staff Recommendation

Docket #C3 Approval Subject to Conditions

VICINITY MAP



PLAT REVIEW

The request is to consider approval of a Final Plat in District R-7.5 on about 15 acres generally located at the southeast corner of Northwest 104th Street and North Liberty Street, allowing for the creation of 58 lots and 2 tracts for the purposes of a residential development. This use was approved in Case No. 13662-CUP-1 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a 498-lot development in 12 phases. This Final Plat approves the construction of two streets from Northwest 104th Street, which will connect to each other and provide a connection to future development to the south.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	The proposed Final Plat is in conformance with the lot and building standards in Section 88-110 and in conformance with the controlling Preliminary Plat.
Parkland Dedication (88-408)	Yes	Applicant is dedicating private open space tracts to satisfy parkland dedication requirements.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on Final Plats, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: March 09, 2026

Case Number: CLD-FnPlat-2026-00004

Project: Cadence - Fifth Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
2. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2026-00004.
3. That prior to issuance of the Certificate of Occupancy for the first house built the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."
4. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

5. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
6. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
7. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
8. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
9. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
10. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
11. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
12. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

13. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2006 acquisition rate of \$9,961.61 per acre. This requirement shall be satisfied prior to recording of final plat.

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

14. Please submit a traffic memorandum for the proposed development that includes trip generation estimates as per the ITE Trip Generation Manual. The memo should also include the directional distribution and assignment of site traffic, along with peak hour traffic splits for the AM, PM, peak periods. In addition, please evaluate the projected impact to the adjacent roadway network, including nearby intersections and access points, perform a walkability study and identify any recommended mitigation measures if warranted.

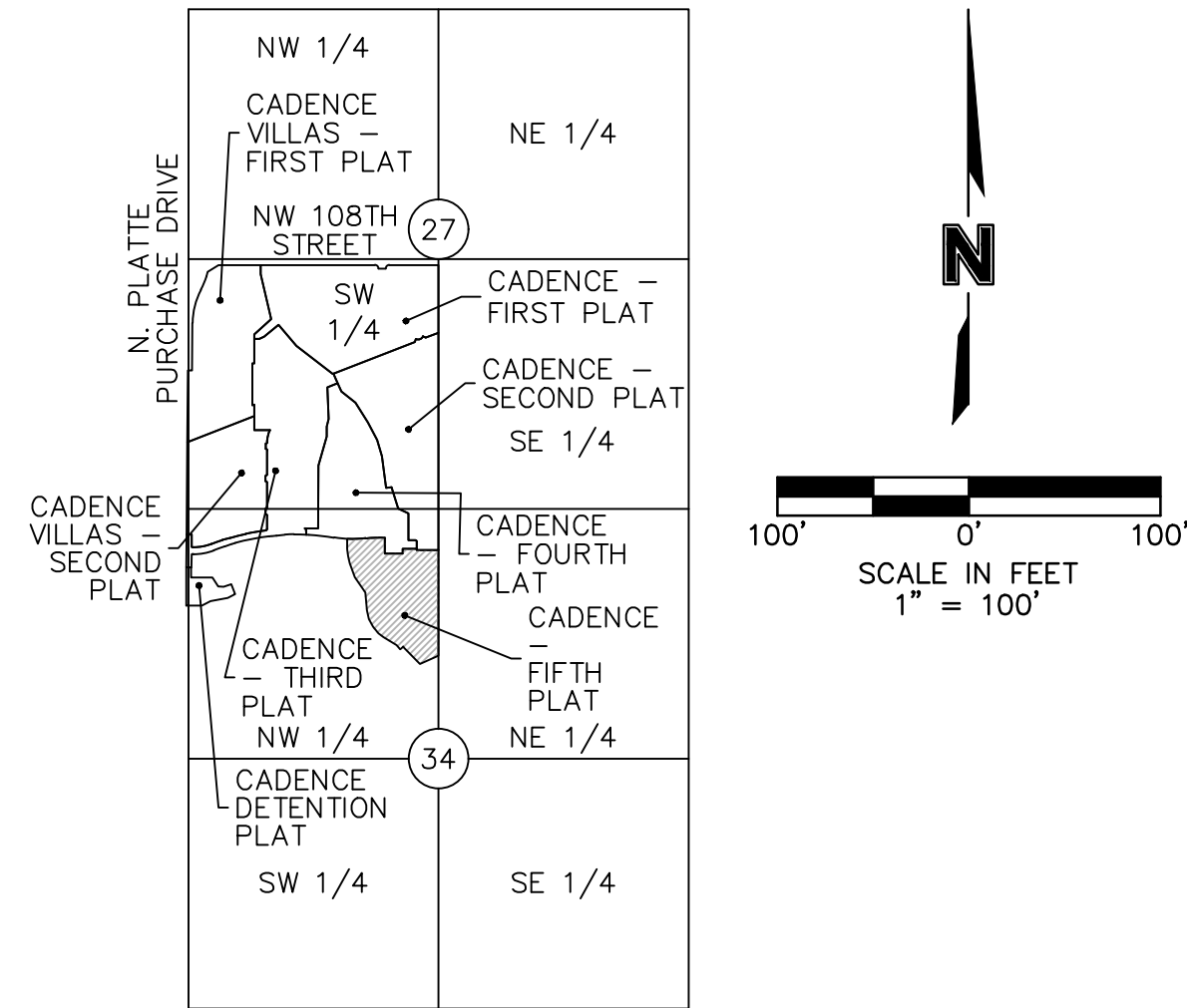
Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

15. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
16. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
17. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage of NW 104th Street. In addition the developer shall construct associated ADA ramps at the proposed street connections and entrance drives as necessary.
18. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
19. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
20. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
21. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
22. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
23. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

24. The developer shall submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
25. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
26. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
27. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

28. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer or outside the plat and include said document(s) within the public improvement applications submitted for permitting. Off site improvements will require Performance and Maintenance Bonds to be posted for permitting if determined to be necessary by the Director of KC Water.
29. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
30. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
31. All Agreement and Easement documents shall be submitted using IB159 to an Infrastructure Review Application on CompassKC for review and approval by KC Water prior to issuance of any permits.
32. Submit a letter prepared by a Licensed Civil Engineer stating that the regulated stream shown at the Northeast area of the site (as shown on the City GIS system) has been previously obliterated and will not require a Stream Buffer or Army Corp mitigation requirements.



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

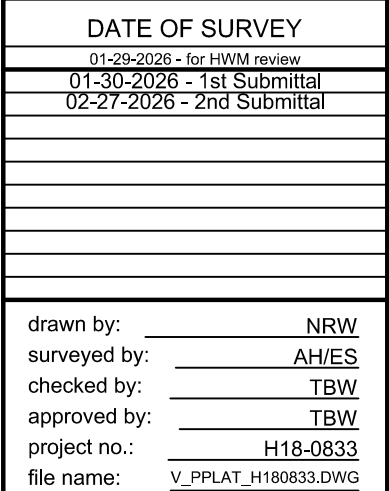
01-23-2026 - Title Report Request
01-29-2026 - for HWM review
01-30-2026 - 1st Submittal
02-27-2026 - 2nd Submittal

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
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www.olsson.com
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



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 AMERICAN DATUM 1983, AND 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 OF THE MISSOURI BOARD OF ARCHITECTS AND LAND SURVEYORS IN THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

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

1. PROPERTY INFORMATION REFERENCE 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.

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

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
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I.T.B.	INITIAL TANGENT BEARING
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
BK.	BOOK
PG.	PAGE

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, REPLACING OR REMOVING WATER MAINS, AND THE INSTALLATION 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 THE 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, REPLACING OR REMOVING WATER MAINS, AND THE INSTALLATION 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 CONSTRUCTION OF EARTH COVER, SIDEWALKS, ROADWAYS, PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

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.

USER: nwilloughby