FINAL PLAT

KINSLEY FOREST COMMERCIAL - 2ND PLAT

A SUBDIVISION IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

PROPERTY DESCRIPTION

WEST TRACT

A tract of land located in the North Half of Section 34, Township 51 North, Range 33 West of the Fifth Principal Meridian, all in the City of Kansas City, County of Clay, State of Missouri, being more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on September 13, 2024 as follows:

Beginning at the Southeast corner of Tract "D", KINSLEY FOREST ESTATES 1ST PLAT, a subdivision in the City of Kansas City, County of Clay, State of Missouri and recorded in the Clay County Recorder of Deeds' office in Book G, Page 5 (Instrument No. 2005038134); thence North 00°21'17" East, along the West line of said Tract "D", 599.08 feet to the Northeast corner of said Tract "D", said corner also being on the South right-of-way of NW Englewood Road as established by a Special Warranty Deed recorded in the Clay County Recorder of Deeds' office in Book 8038, Page 191 (Instrument No 2017030202); thence, continuing North 00°21'17" East, along said South right-of-way, 25.12 feet; thence South 89°14'04" East, along said South right-of-way, 569.12 feet to the intersection of said South right-of-way and the West right-of-way of North Mercier Drive, as established by the KINSLEY FOREST APARTMENTS FIRST PLAT, a subdivision in the City of Kansas City, County of Clay, State of Missouri and recorded in the Clay County Recorder of Deeds' office in Book H, Page 184.1 (Instrument No. 2017005295); thence, along the West right-of-way of North Mercier Drive the following four (4) courses; thence South 00°42'58" West, 41.14 feet; thence Southeasterly along a non-tangent curve to the left having an arc length of 644.30 feet, a radius of 440.00 feet, and a chord that bears South 41°12'46" East, 588.26 feet; thence South 83°07'33" East, 126.21 feet; thence Southeasterly along a non-tangent curve to the right having an arc length of 106.37 feet, a radius of 360.00 feet, and a chord that bears South 74°42'15" East, 105.98 feet to a Northerly corner of Lot 1 of said KINSLEY FOREST APARTMENTS FIRST PLAT; thence, departing said West right-of-way, South 23°47'05" West, along the West line of said Lot 1, 151.92 feet to the Northeast corner of Tract J, KINSLEY FOREST ESTATE SECOND PLAT, a subdivision in the City of Kansas City, County of Clay, State of Missouri and recorded in the Clay County Recorder of Deeds' office in Book G, Page 30 (Instrument No. 2005060252); thence North 89°00'00" West, along the North line of said Tract J, 509.05 feet to the Southeast corner of NW 55th Street right-of-way; thence departing said North line, North 00°00'00" East, along the East right-of-way of NW 55th Street, 50.00 feet to the Northeast corner of NW 55th Street right-of-way; thence North 90°00'00" West, along the North right-of-way of NW 55th Street, 577.94 feet; thence Westerly along a tangent curve to the left having an arc length of 39.28 feet, a radius of 925.00 feet, and a chord that bears South 88°47'00" East, 39.28 feet to the Point of Beginning containing 495,597 square feet or 11.377 acres.

EAST TRACT

A tract of land located in the North Half of Section 34, Township 51 North, Range 33 West of the Fifth Principal Meridian, all in the City of Kansas City, County of Clay, State of Missouri, being more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on September 13, 2024 as follows:

Commencing at the Southeast corner of Tract "D", KINSLEY FOREST ESTATES 1ST PLAT, a subdivision in the City of Kansas City, County of Clay, State of Missouri and recorded in the Clay County Recorder of Deeds' office in Book G, Page 5 (Instrument No. 2005038134); thence North 00°21'17" East, along the West line of said Tract "D", 599.08 feet to the Northeast corner of said Tract "D", said corner also being on the South right-of-way of NW Englewood Road as established by a Special Warranty Deed recorded in the Clay County Recorder of Deeds' office in Book 8038, Page 191 (Instrument No 2017030202); thence, continuing North 00°21'17" East, along said South right-of-way, 25.12 feet; thence South 89°14'04" East, along said South right-of-way, 569.12 feet to the intersection of said South right-of-way and the West right-of-way of North Mercier Drive, as established by KINSLEY FOREST APARTMENTS 1ST PLAT, a subdivision in the City of Kansas City, County of Clay, State of Missouri and recorded in the Clay County Recorder of Deeds' office in Book H, Page 184.1 (Instrument No. 2017005295); thence South 89°13'39" East, 80.07 feet to the Point of Beginning, also being the intersection of said South right-of-way and the East line of North Mercier Drive, as established by said KINSLEY FOREST APARTMENTS 1ST PLAT.

From the Point of Beginning, along the South right-of-way of NW Englewood Road as established by a Special Warranty Deed recorded in the Clay County Recorder of Deeds' office in Book 8038, Page 191 (Instrument No 2017030202) the following eight (8) courses; thence South 89°14'04" East, 1.71 feet; thence Easterly along a non-tangent curve to the right having an arc length of 48.91 feet, a radius of 1949.00 feet, and a chord that bears South 88°30'18" East, 48.90 feet; thence South 87°47'10" East, 89.77 feet; thence Easterly along a tangent curve to the left having an arc length of 51.34 feet, a radius of 2051.00 feet, and a chord that bears South 88°30'11" East, 51.34 feet; thence South 89°13'13" East, 413.39 feet; thence Easterly along a tangent curve to the right having an arc length of 23.57 feet, a radius of 290.00 feet, and a chord that bears South 86°53'32" East, 23.56 feet to a reverse curve; thence Easterly along a tangent curve to the left having an arc length of 25.68 feet, a radius of 316.00 feet, and a chord that bears South 86°53'32" East, 25.67 feet; thence South 89°13'13" East, 141.61 feet to the intersection of said South right-of-way and the West right-of-way of North Summit Street, as established by a Special Warranty Deed recorded in the Clay County Recorder of Deeds' office in Book 8038, Page 190 (Instrument No 2017030201); thence, along the West right-of-way of North Summit Street the following four (4) courses; thence Southeasterly along a tangent curve to the right having an arc length of 23.43 feet, a radius of 15.00 feet, and a chord that bears South 44°28'17" East, 21.12 feet to a reverse curve; thence Southeasterly along a tangent curve to the left having an arc length of 102.27 feet, a radius of 540.00 feet, and a chord that bears South 05°08'55" East, 102.12 feet; thence South 10°34'28" East, 100.62 feet; thence Southerly along a non-tangent curve to the right having an arc length of 227.09 feet, a radius of 460.00 feet, and a chord that bears South 03°19'20" West, 224.79 feet to the Northeasterly right-of-way of North Mercier Drive, as established by said KINSLEY FOREST APARTMENTS 1ST PLAT; thence along the Westerly right-of-way of North Summit Street and the Northerly right-of-way of North Mercier Drive the following ten (10) courses; thence Southwesterly along a non-tangent curve to the right having an arc length of 6.60 feet, a radius of 460.00 feet, and a chord that bears South 17°20'57" West, 6.60 feet; thence Southwesterly along a non-tangent curve to the left having an arc length of 18.43 feet, a radius of 200.00 feet, and a chord that bears South 15°52'34" West, 18.43 feet; thence Southwesterly along a non-tangent curve to the right having an arc length of 84.10 feet, a radius of 75.00 feet, and a chord that bears South 45°38'19" West, 79.76 feet; thence Westerly along a non-tangent curve to the right having an arc length of 10.66 feet, a radius of 30.00 feet, and a chord that bears South 87°34'59" West, 10.61 feet; thence Northwesterly along a non-tangent curve to the right having an arc length of 66.60 feet, a radius of 280.00 feet, and a chord that bears North 74°59'48" West, 66.44 feet; thence Northwesterly along a non-tangent curve to the right having an arc length of 47.52 feet, a radius of 200.00 feet, and a chord that bears North 61°18'26" West, 47.41 feet; thence Northwesterly along a non-tangent curve to the left having an arc length of 219.81 feet, a radius of 440.00 feet, and a chord that bears North 68°50'30" West, 217.53 feet; North 83°07'42" West, 126.22 feet; thence Northwesterly along a non-tangent curve to the right having an arc length of 527.21 feet, a radius of 360.00 feet, and a chord that bears North 41°12'35" West, 481.34 feet; thence North 00°46'43' East, 40.99 feet to the Point of Beginning containing 331,784 square feet or 7.617 acres.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "KINSLEY FOREST COMMERCIAL - 2nd PLAT".

STREET DEDICATION: Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so dedicated.

SANITARY SEWER EASEMENT: A Sanitary Sewer Easement (SS/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.

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 with the maintenance and use thereof.

WATER MAIN EASEMENT: A water main easement (WL/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.

FLOOD PLAIN

According to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0129G and 29095C0128G, effective January 20, 2017. The subject

- OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain),
- OTHER FLOOD AREAS, ZONE X, Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER FLOOD AREAS IN ZONE AE, The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

STREET GRADES: The Street Grades for NE 76th Street were previously established by Ordinance No. 961099 passed September 5, 1996.

RESTRICTIONS

Tracts "B" and "C" are intended to be used as Stormwater Detention, Drainage and Public and Private Sanitary Sewer lines, and shall be owned and maintained by Taurus Investment Holdings,

PRIVATE OPEN SPACE:

Tract "A" is intended to be used as private open space for Parkland and shall be owned and maintained by Taurus Investment Holdings, LLC. Tract "A" contains 2.454 private open space acres which are hereby reserved at the election of the developer in lieu of the required parkland dedication for 14 Semi-attached Units and 112 Multi-plex Units pursuant to Section 88-408-E of the Zoning and Development Code. A total of 1.60 acres are required to satisfy the parkland request for this final plat.

Kinsley, LP, a Delaware limited partnership	
Linda Kassof, Manager, General Partner	
STATE OF SS:	
COUNTY OF	
Linda Kassof to me personally known, who being	, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came g by me duly sworn, did say that she is Manager, General Partner of Kinsley, LP a Delaware limited partnership, and that said instrument was signed in behalf of said limited partnership and that said Linda Kassof, acknowledge aid limited partnership.
IN WITNESS WHEREOF:	
I have hereunto set my hand and affixed my Nota	arial Seal in the date herein last above written.
My Commission Expires:	_
Notary Public	
IN WITNESS WHEREOF:	
	esents to be executed this day of, 2024.
Kabir J. Bhakta, Owner	
STATE OF SS:	
SS: COUNTY OF Be it remembered that on this day of	
SS: COUNTY OF Be it remembered that on this day of Kabir J. Bhakta, to me personally known, who be acknowledged said instrument to be the free act	eing by me duly sworn, did say that they are the owner of Freestate Hospitality, Inc. and that said Kabir J. Bhakta
SS: COUNTY OF Be it remembered that on this day of Kabir J. Bhakta, to me personally known, who be acknowledged said instrument to be the free act	eing by me duly sworn, did say that they are the owner of Freestate Hospitality, Inc. and that said Kabir J. Bhakta and deed of said ownership.
SS: COUNTY OF Be it remembered that on this day of Kabir J. Bhakta, to me personally known, who be acknowledged said instrument to be the free act IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Nota	eing by me duly sworn, did say that they are the owner of Freestate Hospitality, Inc. and that said Kabir J. Bhakta and deed of said ownership. arial Seal in the date herein last above written.
SS: COUNTY OF Be it remembered that on this day of Kabir J. Bhakta, to me personally known, who be acknowledged said instrument to be the free act IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Nota My Commission Expires:	eing by me duly sworn, did say that they are the owner of Freestate Hospitality, Inc. and that said Kabir J. Bhakta and deed of said ownership. arial Seal in the date herein last above written.
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SS: COUNTY OF Be it remembered that on this day of Kabir J. Bhakta, to me personally known, who be acknowledged said instrument to be the free act IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Nota My Commission Expires: Notary Public CITY PLAN COMMISSION Approved Date: Case Number: CLD-FnPlat-2024-00014	eing by me duly sworn, did say that they are the owner of Freestate Hospitality, Inc. and that said Kabir J. Bhakta and deed of said ownership. Parial Seal in the date herein last above written. PUBLIC WORKS
Be it remembered that on this day of Kabir J. Bhakta, to me personally known, who be acknowledged said instrument to be the free act IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Nota My Commission Expires: Notary Public CITY PLAN COMMISSION Approved Date: Case Number: CLD-FnPlat-2024-00014 COUNCIL	eing by me duly sworn, did say that they are the owner of Freestate Hospitality, Inc. and that said Kabir J. Bhakta and deed of said ownership. arial Seal in the date herein last above written. PUBLIC WORKS Michael J. Shaw - Director mitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No duly authenticate
SS: COUNTY OF Be it remembered that on this day of Kabir J. Bhakta, to me personally known, who be acknowledged said instrument to be the free act IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Nota My Commission Expires: Notary Public CITY PLAN COMMISSION Approved Date: Case Number: CLD-FnPlat-2024-00014 COUNCIL This is to Certify that the within Plat was duly sub-	eing by me duly sworn, did say that they are the owner of Freestate Hospitality, Inc. and that said Kabir J. Bhakta and deed of said ownership. arial Seal in the date herein last above written. PUBLIC WORKS Michael J. Shaw - Director mitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No duly authenticate

2ND PLAT Private Open Space Dedication: Tract "A" 2.454 Ac Record As: PLAT

I hereby certify that the Plat of KINSLEY FOREST COMMERCIAL - 2ND PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Professional Landscape Architects. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

COUNTY RECORDING INFORMATION

Reserved for County Recording Stamp

DRAFT COPY

Plat Dedication:

KINSLEY FOREST COMMERCIAL-

Randy G. Zerr, Missouri PLS-2018016442 RIC MO CLS-2011003572 rzerr@ric-consult.com

Plat Corners (State Plane Coordinates in Meters)			Plat Corners (State Plane Coordinates in Meters		
Point #	Northing	Easting	Point #	Northing	Eastir
1	335986.2065	841593.5314	18	336170.2175	841976.9
2	336168.7853	841594.6618	19	336169.8282	841984.0
3	336176.4402	841594.7092	20	336169.4040	841991.9
4	336174.1226	841768.1458	21	336168.8166	842035.0
5	336161.5844	841767.9891	22	336164.2234	842039.5
6	336026.7141	841886.1117	23	336133.2254	842042.3
7	336022.1104	841924.2998	24	336103.0797	842047.9
8	336013.5894	841955.4559	25	336034.6848	842044.0
9	335971.2221	841936.7831	26	336032.7634	842043.4
10	335971.2221	841781.6385	27	336027.3614	842041.8
11	335986.4606	841781.6385	28	336010.3644	842024.5
12	335986.4606	841605.4992	29	336010.2281	842021.2
13	336173.7936	841792.5451	30	336015.4704	842001.7
14	336173.7866	841793.0651	31	336022.4072	841989.0
15	336173.3978	841807.9645	32	336046.3366	841927.2
16	336172.3408	841835.3047	33	336050.9391	841889.0
17	336171.9321	841850.9459	34	336161.3012	841792.3

Land Data	Area	
Total Land Area	827,380 S.F. / 18.994 Ac.	
Land Area for proposed and Existing Right of Way	17,749 S.F. / 0.407 Ac.	
Net Land Area	809,631 S.F. / 18.587 Ac.	
Plat Data	Count	
Number of Lots	3	
Number of Tracts	3	

1. Basis of Bearings: N89°13'13"W along the North line of the Northeast Quarter of Section 34, Township 51 North, Range 33 West, Missour State Plane, NAD 83, West Zone.

2. CLOSURE CALCULATIONS

WEST TRACT Precision, 1 part in: 752653.135 Error distance: 0.005' Error direction: N46° 09' 04.20"W

 EAST TRACT Precision, 1 part in: 174422.993' Error distance: 0.014' Error direction: N58° 06' 14.94"W Perimeter: 2397.530'

3. All bearings and distances shown on this plat are platted and measured unless otherwise noted

According to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0129G and

29095C0128G, effective January 20, 2017. The subject property is located in:

- OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain), - OTHER FLOOD AREAS, ZONE X, Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1

foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. OTHER FLOOD AREAS IN ZONE AE, The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of

encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. 5. No Construction or disturbance of any type is allowed in the stream buffer zone except by permission of the

Street grades for a portion of N. Summit Street, N. Mercier Drive have been previously established by Ordinance number 140502 being passed on July 10, 2014.

Street grades for NW Englewood Road were previously established by Ordinance No. 980738, Dated November 5,

STREET GRADES:

County Engineer.

N. SUMMIT STREET:

GRADE POINT ELEV.DESC. V.C.T. 4+85.00 857.87 START P.V.C. 5+00.00 857.61 5+70.48 856.99 SAG 6+00.00 855.86 P.V.I. 7+00.00 859.07 P.V.T. P.V.C. 8+50.00 863.90 P.V.I. 9+00.00 865.51 9+72.14 865.92 END

KINSLEY FOREST COMMERCIAL - 2ND PLAT

TAURUS INVESTMENT HOLDINGS, LLC 610 WYMORE ROAD, SUITE 200 MAITLAND, FL 32751



September 20, 2024 December 4, 2024

Kansas City, Kansas 66103 Certificates of Authorization:

Missouri CLS-2011003572: Kansas CLS-234

www.ric-consult.co

