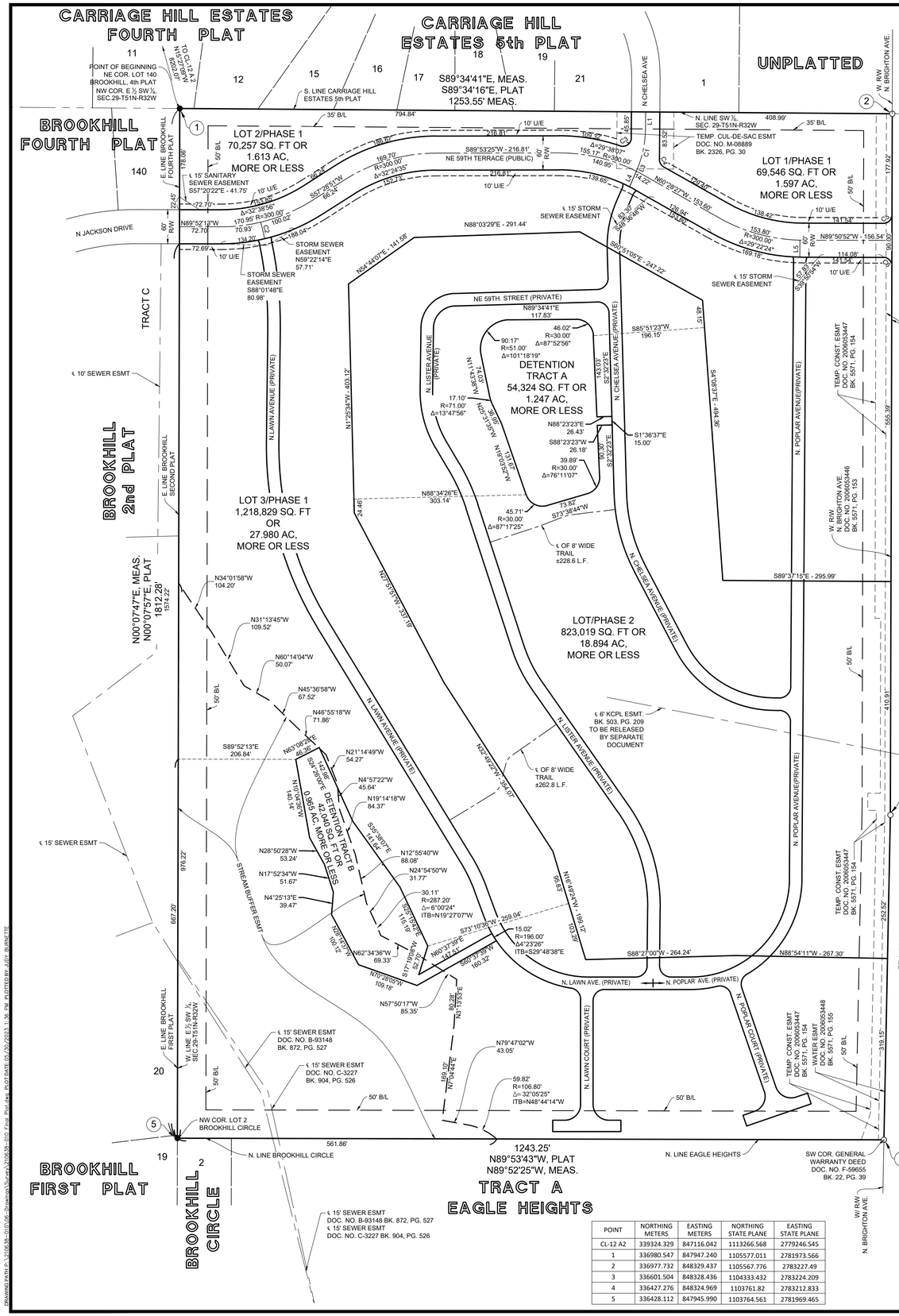
Final Plat

REDWOOD KANSAS CITY NORTH BRIGHTON MO

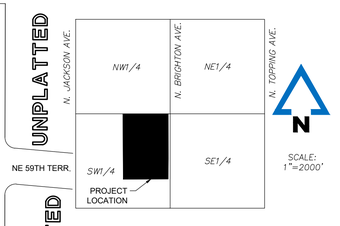
Northwest Quarter of Section 29, Township 51 North, Range 32 West
Kansas City, Clay County, Missouri



POINT	NORTHING METERS	EASTING METERS	NORTHING STATE PLANE	EASTING STATE PLANE
CL-12 A2	339324.329	847116.042	1113266.568	2779246.545
1	336980.547	847947.240	1105577.011	2781973.566
2	336977.732	848329.437	1105567.776	2783227.49
3	336601.504	848328.436	1104333.432	2783224.209
4	336427.276	848324.969	1103761.82	2783212.833
5	336428.112	847945.990	1103764.561	2781969.465

Line Table		
Line #	Direction	Length
L1	S00°25'19"W	30.02'
L3	S23°22'24"W	2.49'
L4	S23°22'24"W	30.06'
L5	S00°22'45"W	30.00'

Curve Table				
Curve #	Length	Radius	Delta	I.T.B.
C1	74.11'	185.00'	22°57'05"	S00°25'19"W
C2	30.00'	700.00'	2°27'21"	S14°54'03"E
C3	28.47'	15.00'	108°43'45"	S00°25'19"W
C4	15.94'	15.00'	60°53'46"	S00°25'19"W
C5	23.56'	15.00'	90°00'00"	S00°09'08"W
C6	23.56'	15.00'	90°00'00"	N00°09'08"E

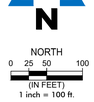


VICINITY MAP
SEC.29-T51N-R32W

LEGEND

- ○ SET ⅝" IRON BAR w/MEC CAP
- ● FOUND ½" IRON BAR w/PLASTIC CAP (MOLS 336) UNLESS NOTED OTHERWISE
- ▲ MONUMENT (AS NOTED)

Total Area - 2,264,752 square feet or 51.992 acres, more or less.
Proposed R/W - 83,100 square feet or 1.908 acres, more or less.
Net Area - 2,181,652 square feet or 50.084 acres, more or less.



DESCRIPTION:
A tract of land in the Southwest Quarter of Section 29, Township 51 North, Range 32 West being situated in Kansas City, Clay County, Missouri and being now more particularly described as follows:

Beginning at the Northeast corner of Lot 140, BROOKHILL - FOURTH PLAT a subdivision in said City, County and State recorded in the Office of the Recorder of Deeds for said County and State as Document No. F-71295 in Book 22 at Page 64, being a point on the South line of CARRIAGE HILLS ESTATES - FOURTH PLAT, a subdivision in said City, County and State recorded in said Office of the Recorder of Deeds as Document No. L-79472 in Cabinet D, Sleeve 20, being also the Northwest corner of the East Half of the Southwest Quarter of said Section 29; thence S89°34'41"E (S89°34'16"E Plat) along the South line of said CARRIAGE HILLS ESTATES - FIFTH PLAT, a subdivision in said City, County and State recorded in said Office of the Recorder of Deeds as Document No. M-08888 in Book D at Page 41 and along the Easterly extension thereof, being also along the North line of Southwest Quarter of said Section 29, a distance of 1,253.55 feet to the West right-of-way line of N. Brighton Avenue as described and set forth by the General Warranty Deed recorded in said Office of the Recorder of Deeds as Document No. 2006053446 in Book 5571 at Page 153; thence S00°09'08"W (S00°08'04"W, Deed) along the Westerly right-of-way line of said N. Brighton Avenue, a distance of 1,234.23 feet (1234.00 feet, Deed); thence S01°08'24"W (S01°07'20"W, Deed) along the Westerly right-of-way line of said N. Brighton Avenue, a distance of 571.67 feet to the Southwest corner of that certain tract of land described and set forth by said General Warranty Deed, being also a point on the North line of EAGLE HEIGHTS, a subdivision in said City, County and State recorded in said Office of the Recorder of Deeds as Document No. F-59655 in Book 22 at Page 39; thence N89°52'25"W (N89°53'43"W Plat) along the North line of said EAGLE HEIGHTS and along the North line of Lot 2, BROOKHILL CIRCLE a subdivision in said City, County and State recorded in said Office of the Recorder of Deeds as Document No. No. E-65920 in Book 19 at Page 89, a distance of 1,243.25 feet to the Northwest corner of said Lot 2, being also a point on the West line of the East Half of the Southwest Quarter of said Section 29 and a point on the East line of BROOKHILL - FIRST PLAT, a subdivision in said City, County and State recorded in said Office of the Recorder of Deeds as Document No. E-65920 in Book 19 at Page 89; thence N1°25'34"W (N1°25'57"E, Plat) along the West line of the East Half of the Southwest Quarter of said Section 29, being also along the East line of said BROOKHILL - FIRST PLAT and along the East line of BROOKHILL - SECOND PLAT, a subdivision in said City, County and State recorded in said Office of the Recorder of Deeds as Document No. F-36639 in Book 21 at Page 70 being also along the East line of said BROOKHILL - FOURTH PLAT, a distance of 1,812.28 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S. No. 2005019220. MEC Corporate Certificate / License No. 2012009395.

Containing 2,264,752 square feet or 51.992 acres, more or less.

The basis of the bearings shown hereon is the Missouri State Plane Coordinate System, NAD 83, West Zone.

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 delivery 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.

BUILDING LINES:
Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building o portion thereof shall be built between this line and the lot line nearest thereto.

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 virture 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.

MAINTENANCE OF TRACTS:
Tracts A & B are to be used for detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to _____ recorded simultaneously with this plat.
The private streets and stream buffer easement as shown hereon are also to be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to said document.

DEDICATION OF PARKLAND:
Required Dedication:
Units (Duplexes) = 32
32 units x 3 people/unit x 0.006 = 0.576 AC.

Units (Multi) = 257
257 x 2 people/unit x 0.006 = 3.084 AC.

Total Required Dedication = 3.660 ac.

PAYMENT IN LIEU OF PARKLAND
The developer elects to plat the city of Kansas City, Missouri, a sum of $235,045.86 in lieu of required parkland dedicating for (32 single family units, 257 multi-family units) pursuant to Section 88-408-C of the Zoning and Development Code.

Provided Dedication:
Total Length 8' Asphalt Trail = 489.4 LF

489.4 LF x 50 FT = 24,470 SF = 0.562 AC.

DEDICATIONS:

PLAT DEDICATION:
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "REDWOOD KANSAS CITY NORTH BRIGHTON MO".

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand.

By:_____
David Conwill

County of)
)SS
State of)

BE IT REMEMBERED that on this____day of_____2022, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came David Conwill, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

_____ My Appointment Expires:_____

CITY PLAN COMMISSION PUBLIC WORKS

Approved:_____ _____
Director: Michael J. Shaw

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 _____ 2022.

_____ _____
Mayor: Quinton Lucas City Clerk: Marilyn Sanders

I HEREBY CERTIFY THAT THIS FINAL PLAT TITLED "????" A SUBDIVISION, IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PUBLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THAT IT MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN "URBAN" TYPE PROPERTY BOUNDARY SURVEY AS OF THE DATE OF THIS SURVEY. I FURTHER STATE THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

GENERAL NOTES:
The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone, NAD83 datum.

5/8" Rebar w/Aluminum Caps will be set at the property corners after construction is completed.

There are no gaps, gores, or overlaps between REDWOOD KANSAS CITY NORTH BRIGHTON MO and any neighboring properties.

Coordinate information shown hereon are Missouri State Plane West Zone NAD83 Coordinates, based on GPS observation using the MoDot VRS Network. Having a Combined Grid Factor of 0.999902622.

TRAVERSE TABLE:
CL-12 A 2 - being N15°27'09"W, 8202.07' from the Northwest Corner (Point of Beginning) of this Plat.

CL-12 A 2 - (State Plane, Feet)= North 1,113,266.568 East 22,779,246.545

FLOOD ZONE:
According to the Federal Emergency Management Agency Flood Map Service the subject property is located within Fema's Flood Panel No. 29095C0134G, effective date of January 20, 2017. The subject property is located in flood hazard zone X, which is areas determined to be outside the 0.2% annual chance floodplain.

STEVEN R. WHITAKER, MO. PLS NO. 2005019220
MCCLURE ENGINEERING COMPANY CORPORATE CERTIFICATE/LICENSE NO. 2012009935
SWHITAKER@MCCLUREVISION.COM

REDWOOD KANSAS CITY NORTH BRIGHTON MO

ENGINEER	DRAWN BY	REVISIONS
	J.BURNETTE	-
SURVEYOR	CREW CHIEF	-
S.WHITAKER	K.MADRID	-
SHEET NO.		-
01/01		-

KANSAS CITY, CLAY COUNTY MISSOURI
SEC.29-T51N-R32W
210638-010
DECEMBER 7, 2022

McCLURE
making lives better.
335 SE Oralabor Road
Ankeny, Iowa 50021
515-512-1361

DRAWING PATH: P:\210638-010\06-Drawings\Survey\210638-010 Final Plat.dwg PLOTDATE: 05/10/2023 1:30 PM PLOTTED BY: JOSH BURNETTE