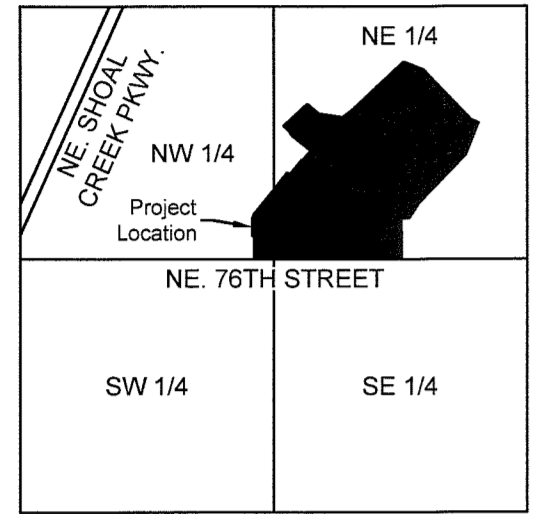


FINAL PLAT DAVIDSON FARMS

PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 51 NORTH, RANGE 32 WEST, IN KANSAS CITY, CLAY COUNTY MISSOURI

Recorded in Clay County, Missouri
Recording Date/Time: 11/25/2019 at 01:25:01 PM
Instr #: 2019035588
Book: 1 Page: 86.2
Type: PL
Page: 2
Fee: \$119.00 S 2019031892



SECTION 15-51-32
Scale 1" = 2000'



LEGEND:

- △ FOUND SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH RIC MOCLS2011005572 KSCLS234 CAP
- SET 8/8" X 24" REBAR WITH ALUMINUM RIC MO CAP
- (P) PLATTED
- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- M/E MONUMENT EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- P.O.S. PRIVATE OPEN SPACE
- S.W.M. STORM WATER MANAGEMENT

Point #	Grid Northing	Grid Easting
1	340073.744	851392.579
2	340074.918	851329.499
3	340149.019	851330.937
4	340149.120	851325.709
5	340202.445	851326.738
6	340216.466	851331.758
7	340347.445	851441.181
8	340341.183	851448.677
9	340386.728	851486.725
10	340372.277	851504.022
11	340403.853	851530.401
12	340463.835	851458.602
13	340484.350	851443.573
14	340496.505	851432.420
15	340564.929	851506.991
16	340533.652	851542.336
17	340520.782	851819.472
18	340543.322	851650.207
19	340694.742	851814.903
20	340688.104	851877.720
21	340504.855	852027.416
22	340497.785	852044.433
23	340429.851	852016.205
24	340415.332	851970.492
25	340380.638	851964.906
26	340363.375	851947.688
27	340362.325	851940.109
28	340309.943	851923.575
29	340242.297	851856.106
30	340195.289	851825.929
31	340195.793	851801.008
32	340154.667	851800.175
33	340154.641	851800.992
34	340067.270	851799.223

SURVEYOR'S NOTES:

Basis of Bearings: Missouri State Plane Coordinate System, NAD 83, West Zone (using Missouri Department of Natural Resources Monument CL-19 RESET with a grid factor of 0.9999052).

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

PROPERTY DESCRIPTION:

All that part of the Northeast Quarter and Northwest Quarter of Section 15, Township 51 North, Range 32 West, in Kansas City, Clay County Missouri, more particularly described as follows:

Beginning at the Southeast corner of said Northwest Quarter; thence North 88°56'04" West, along the South line of said Northwest Quarter, 207.01 feet; thence departing said South line, North 01°06'42" East, 243.18 feet; thence North 88°53'40" West, 17.16 feet; thence North 01°06'20" East, 175.00 feet; thence North 19°42'04" East, 48.86 feet; thence North 39°52'34" East, 560.00 feet; thence South 50°07'26" East, 32.05 feet; thence North 39°52'34" East, 194.72 feet; thence South 50°07'26" East, 73.95 feet; thence North 39°52'34" East, 135.00 feet; thence North 50°07'26" West, 305.98 feet; thence North 30°13'35" West, 83.44 feet; thence North 42°32'18" West, 54.13 feet; thence North 47°27'42" East, 332.07 feet; thence South 48°29'43" East, 154.86 feet; thence South 80°31'39" East, 256.59 feet; thence North 53°44'44" East, 125.06 feet; thence North 47°24'17" East, 734.07 feet; thence South 67°01'14" East, 223.88 feet; thence South 42°31'13" East, 726.75 feet; thence South 67°26'09" East, 60.46 feet; thence South 22°33'51" West, 241.38 feet; thence South 72°22'44" West, 157.37 feet; thence South 09°08'45" West, 115.30 feet; thence South 44°55'30" West, 80.00 feet; thence South 82°06'48" West, 25.11 feet; thence South 17°31'04" West, 180.23 feet; thence South 44°55'30" West, 313.48 feet; thence South 32°41'53" West, 183.29 feet; thence North 88°50'24" West, 81.79 feet; thence South 01°09'36" West, 135.00 feet; thence South 88°50'24" East, 2.68 feet; thence South 01°09'36" West, 286.74 feet to a point on the South line of the Northeast Quarter of said Section 15; thence North 89°05'16" West, along said South line, 1,334.43 feet to the Point of Beginning, containing 2,853,144 square feet, or 65.499 acres, more or less.

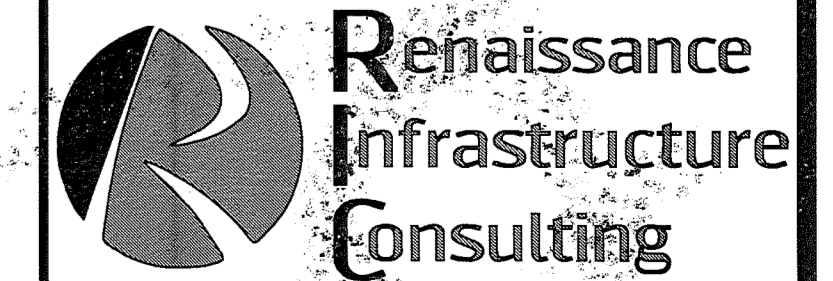
I hereby certify that the Plat of DAVIDSON FARMS subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional 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.

Steve E. Roberts, Missouri LS-2496
sroberts@ric-consult.com

Curve #	Length	Radius
C1	24.33'	15'
C2	19.93'	15'
C3	23.82'	15'
C4	23.56'	15'
C5	23.56'	15'
C6	23.56'	15'
C7	21.68'	15'
C8	23.56'	15'
C9	23.56'	15'
C10	23.56'	15'
C11	23.56'	15'
C12	23.56'	15'
C13	21.90'	15'
C14	26.05'	15'
C15	23.56'	15'
C16	25.11'	15'
C17	23.23'	15'
C18	16.46'	400'
C19	23.56'	15'
C20	23.56'	15'

DAVIDSON FARMS

Prepared For:
Foresight Real Estate Services, LLC
John R. Davis, Jr.
105 North Stewart Court, Suite 225
Liberty, MO 64068
816-918-1612



Date of Preparation: October 11, 2018
Revised: July 22, 2019

FINAL PLAT

DAVIDSON FARMS

PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN KANSAS CITY, CLAY COUNTY MISSOURI

STREET GRADES

N Donnelly Ave/NE 77th St

Table with columns: Station, Elevation, Description, V.C.T. for N Donnelly Ave/NE 77th St.

N Wallace Ave

Table with columns: Station, Elevation, Description, V.C.T. for N Wallace Ave.

NE 76th Ter (East of N Donnelly)

Table with columns: Station, Elevation, Description, V.C.T. for NE 76th Ter.

NE 76th Ter/ N Marsh Ave

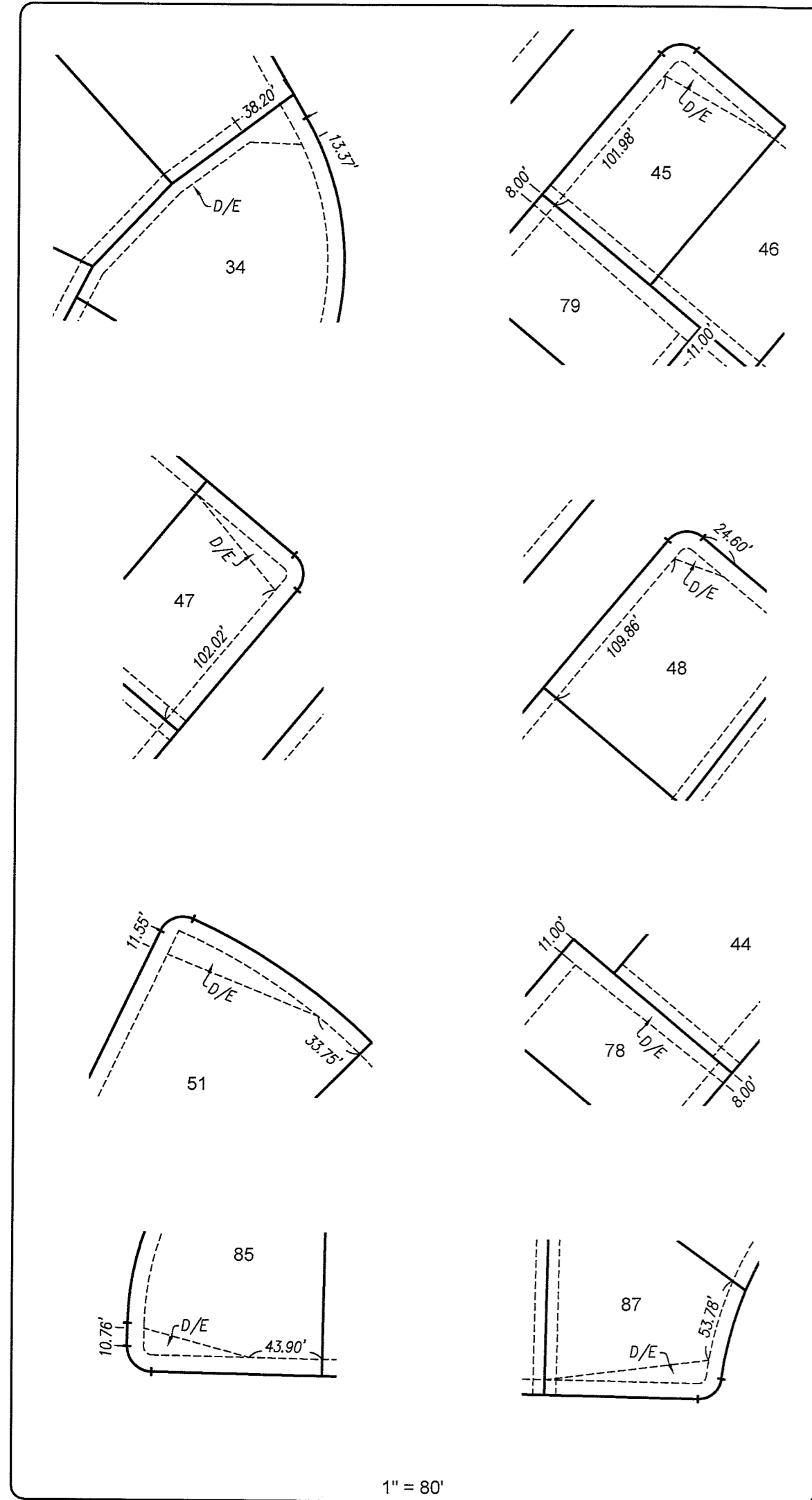
Table with columns: Station, Elevation, Description, V.C.T. for NE 76th Ter/ N Marsh Ave.

N. SKILES AVENUE:

Table with columns: Station, Elevation, Description, V.C.T. for N. Skiles Avenue.

N Tullis Ave

Table with columns: Station, Elevation, Description, V.C.T. for N Tullis Ave.



1" = 80' DRAINAGE EASEMENT DETAILS

PROPERTY DESCRIPTION:

All that part of the Northeast Quarter and Northwest Quarter of Section 15, Township 51 North, Range 32 West, in Kansas City, Clay County Missouri, more particularly described as follows:

Beginning at the Southeast corner of said Northwest Quarter; thence North 88°56'04" West, along the South line of said Northwest Quarter, 207.01 feet; thence departing said South line, North 01°06'42" East, 243.18 feet; thence North 88°53'40" West, 17.16 feet; thence North 01°06'20" East, 175.00 feet; thence North 19°42'04" East, 43.88 feet; thence North 39°52'34" East, 560.00 feet; thence South 50°07'26" East, 32.05 feet; thence North 39°52'34" East, 194.72 feet; thence South 50°07'26" East, 73.95 feet; thence North 39°52'34" East, 135.00 feet; thence North 50°07'26" West, 306.98 feet; thence North 36°13'35" West, 83.44 feet; thence North 42°32'18" West, 54.13 feet; thence North 47°27'42" East, 332.07 feet; thence South 48°29'43" East, 154.86 feet; thence South 80°31'39" East, 256.59 feet; thence North 53°44'44" East, 125.06 feet; thence North 47°24'17" East, 734.07 feet; thence South 67°01'14" East, 223.88 feet; thence South 42°31'13" East, 726.75 feet; thence South 67°26'09" East, 60.46 feet; thence South 22°33'51" West, 241.38 feet; thence South 72°22'44" West, 157.37 feet; thence South 09°08'45" West, 115.30 feet; thence South 44°55'30" West, 80.00 feet; thence South 82°06'48" West, 25.11 feet; thence South 17°31'04" West, 180.23 feet; thence South 44°55'30" West, 313.48 feet; thence South 32°41'53" West, 183.29 feet; thence North 88°50'24" West, 81.79 feet; thence South 01°09'36" West, 135.00 feet; thence South 88°50'24" East, 2.68 feet; thence South 01°09'36" West, 286.74 feet to a point on the South line of the Northeast Quarter of said Section 15; thence North 89°05'16" West, along said South line, 1,334.43 feet to the Point of Beginning, containing 2,853,144 square feet, or 65.499 acres, more or less.

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 "DAVIDSON FARMS".

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 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 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 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.

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.

SANITARY 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 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.

MONUMENT EASEMENT: A Monument Easement (M/E) for the purpose of subdivision monumentation structures, including the right to build, construct, keep, repair and maintain subdivision monumentation structures under, in, over, and upon as may be necessary, hereby granted to The Homeowners Association. The Homeowners Association shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said subdivision monumentation structures as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to said subdivision monumentation structures, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said subdivision monumentation structures and specifically shall not build thereon or thereover any structure which with the maintenance and use thereof.

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

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 Service 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.

FLOOD PLAIN: 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 SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE (Base Flood Elevations determined), according to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29085C0151G, effective January 20, 2017.

The lands herein platted lie totally or partially within the limits of a regulatory floodplain, as designated on the official floodplain documents and are subject to the restrictions of Chapter 28, Code of Ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X - Federal Insurance Administration, Subchapter B - National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the boundaries as shown hereon may be modified from time to time. Therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri and the Federal Emergency Management Administration.

PRIVATE OPEN SPACE: Tracts A, B, C, D, and E The Private Open Space (24.55 Acres) shown on this plat is hereby reserved at the election of the developer in lieu of the required parkland dedication for (99) single family units (2.20 Acres required by Ordinance), pursuant to section 88-408-A of the zoning and development code.

MAINTENANCE OF TRACTS:

Tract A is hereby reserved as Private Open Space for subdivision monumentation and shall be maintained by the DAVIDSON FARMS Homes Association.

Tract B is hereby reserved as Private Open Space and Drainage Easement (D/E), and shall be maintained by the DAVIDSON FARMS Homes Association.

Tract C is hereby reserved as Private Open Space and shall be maintained by the DAVIDSON FARMS Homes Association.

Tract D is hereby reserved for the swimming pool and other amenities for the benefit of members of the Homeowners Association, Private Open Space, subdivision monumentation, and 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 DAVIDSON FARMS, recorded simultaneously with this plat.

Tract E is hereby reserved for a Private Drive, Private Open Space, 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 DAVIDSON FARMS, recorded simultaneously with this plat.

Tract F is hereby reserved as Private Open Space and Drainage Easement (D/E), and shall be maintained by the DAVIDSON FARMS Homes Association.

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

BUILDING SETBACKS: Front = 25', Side = 5', Rear = 15', Side (Corner Lots) = 15'.

EXECUTION:

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this 19th day of November, 2019

YDO, LLC

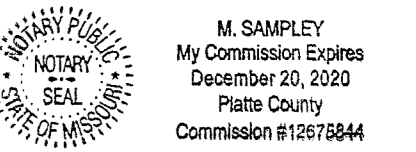
John R. Davis, Jr., Authorized Member

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

BE IT REMEMBERED, that on this 19th day of November 2019 before me a Notary Public in and for said County and State, came John R. Davis, Jr., Authorized Member of YDO, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said limited liability company, and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

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

Notary Public My Appointment Expires 12/20/20



CITY PLAN COMMISSION: PUBLIC WORKS:

Approved: Sherri K. McIntyre, P.E., Director

CITY 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. 120550, duly authenticated and passed this 16th day of May, 2019.

Quinton Lucas, Mayor Marilyn Sanders, City Clerk



I hereby certify that the Plat of DAVIDSON FARMS 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 plating of subdivisions to the best of my professional knowledge and belief.

Steve E. Roberts, Missouri LS-2496
stroberts@ric-consult.com

DAVIDSON FARMS Prepared For: Foresight Real Estate Services, LLC John R. Davis, Jr. 105 North Stewart Court, Suite 225 Liberty, MO 64068 816-918-1612 Date of Preparation: October 11, 2018 Revised: July 22, 2019 SHEET 2 OF 2