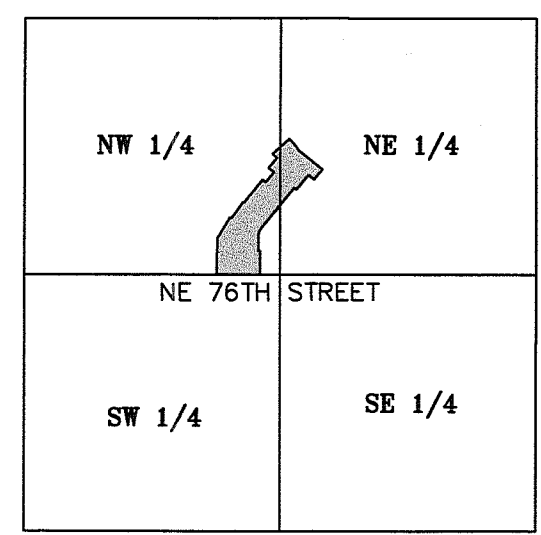
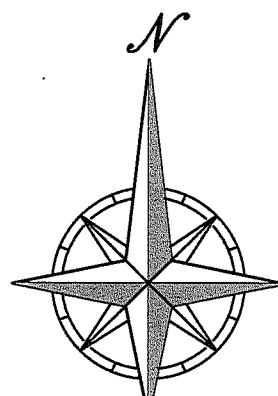
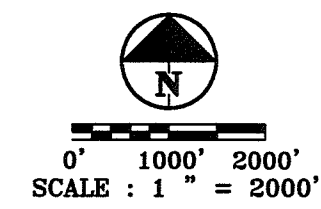


DAVIDSON FARMS, SECOND PLAT

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



LOCATION MAP SECTION 15-51-32



STREET GRADES: STREET GRADES FOR A PORTION OF NE 77TH STREET & NE 76TH TERRACE HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 190350 BEING PASSED ON MAY 16, 2019.

Table with 4 columns: GRADE POINT, ELEV., DESC., V.C.T. for N. SYCAMORE AVE.

Table with 4 columns: GRADE POINT, ELEV., DESC., V.C.T. for N.E. 77TH STREET.

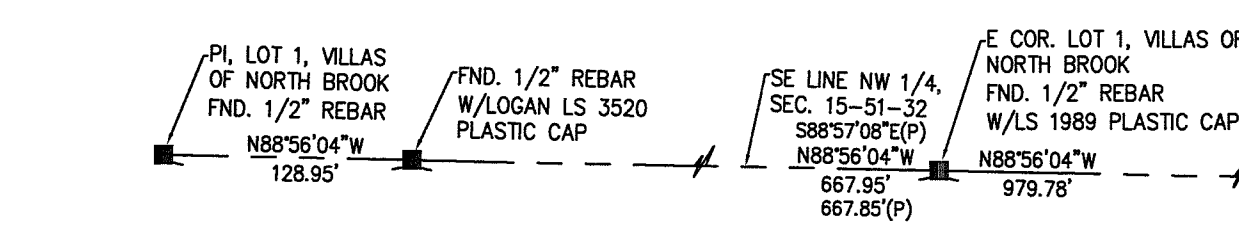
Table with 4 columns: GRADE POINT, ELEV., DESC., V.C.T. for N.E. 76TH PLACE.

Table with 4 columns: GRADE POINT, ELEV., DESC., V.C.T. for N.E. 76TH COURT.

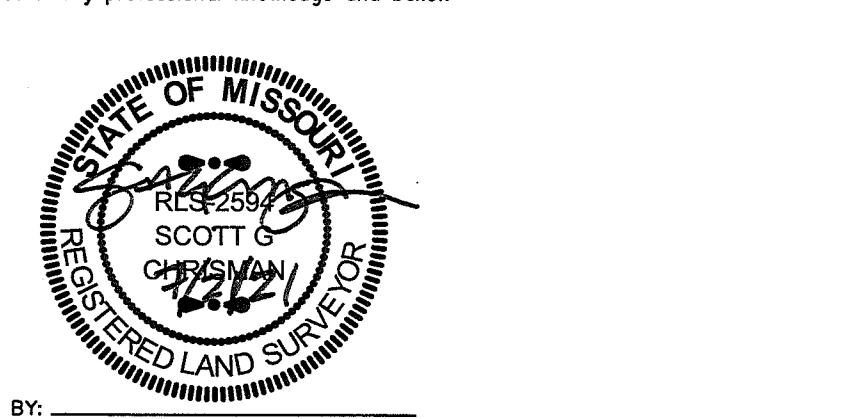
Table with 4 columns: GRADE POINT, ELEV., DESC., V.C.T. for N.E. 76TH TERRACE.

DETAIL "A"

SCALE: 1"=50'



I, hereby certify that the Plat of Davidson Farms, Second 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 of Architects, Professional Engineers, Professional Surveyors and Professional Landscape Architects.



BY: SCOTT G. CHRISTMAN MO. LS-2584

REVISION: 7/2/21 REVISION DATE PEI #200926 - 10/27/20

Recorded in Clay County, Missouri

Recording Date/Time: 07/19/2021 at 11:14:13 AM

Instr #: 2021031095

Book: 1 Page: 140.4

Type: PL Fee: \$69.00 \$ 2021027847

DEVELOPER: YDO LLC ATTN: JOHN R. DAVIS, JR. PO BOX 517 LIBERTY, MO 64069

RECORDED IN CLAY COUNTY, MISSOURI

Recorder of Deeds

PLANNING ENGINEERING IMPLEMENTATION

- LEGEND: DENOTES SET 5/8"x24" REBAR W/PHELPS LS 2458 PLASTIC CAP... DENOTES FOUND 5/8" REBAR W/ALUM. RIC MO CAP... DENOTES FOUND MONUMENT, ORIGIN UNKNOWN UNLESS DESCRIBED... U/E DENOTES UTILITY EASEMENT... B.L. DENOTES BUILDING LINE... D/E DENOTES DRAINAGE EASEMENT... S/E DENOTES SANITARY SEWER EASEMENT... (P) DENOTES PLATTED... R/W DENOTES RIGHT-OF-WAY

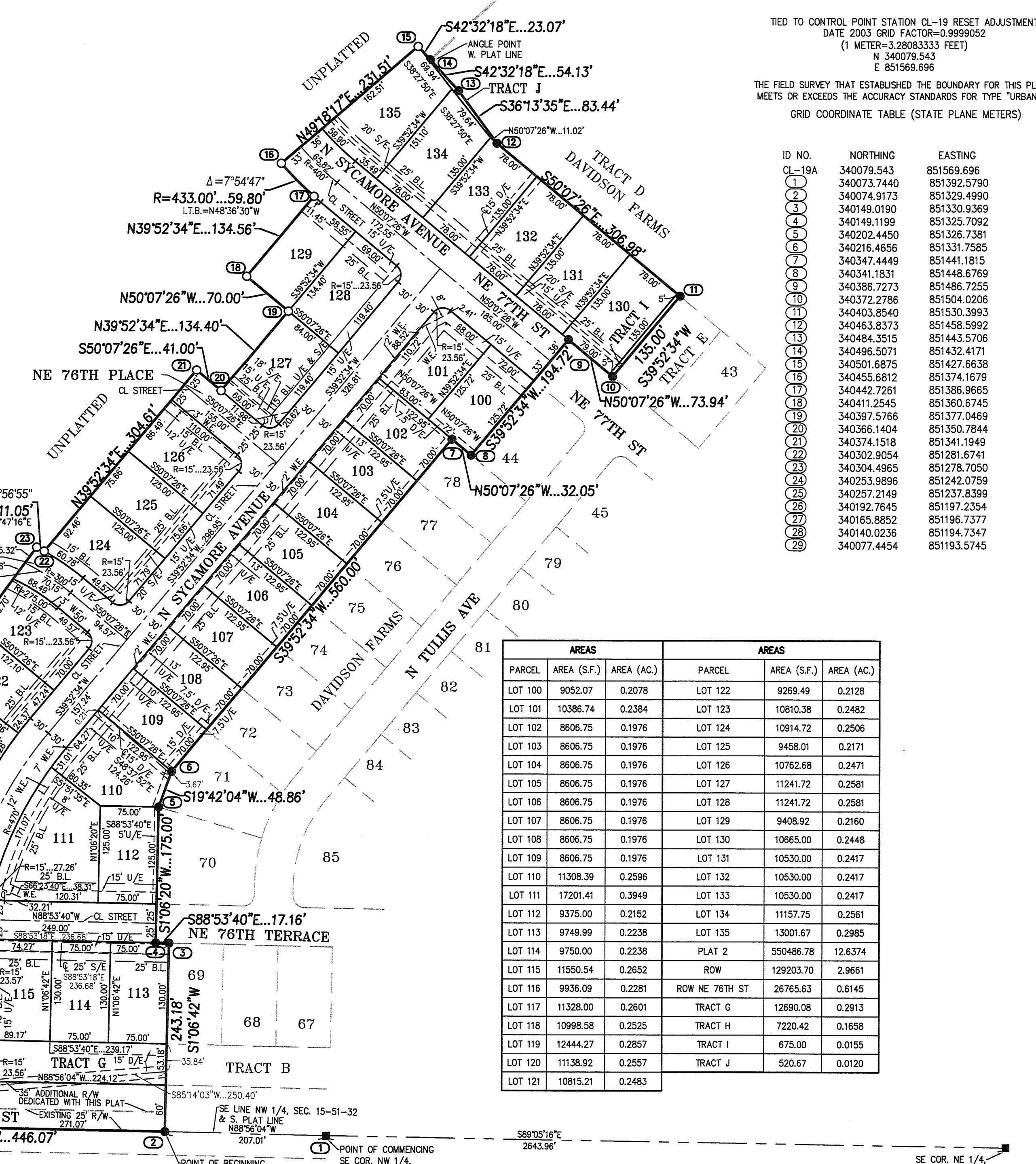


Table with 6 columns: PARCEL, AREA (S.F.), AREA (AC.), PARCEL, AREA (S.F.), AREA (AC.) listing lots 100 through 121.

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this 8th day of July, 2021

YDO, LLC

By: John R. Davis, Jr. Authorized Member

STATE OF Kansas) COUNTY OF Johnson)

BE IT REMEMBERED that on this 8th day of July, 2021, before me, the undersigned, 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 that person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: Madison Humphrey Appointment Expires: 05/04/25

Print Name: Madison Humphrey

CITY PLAN COMMISSION Approved: December 15, 2020

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. 210926 duly authorized and passed this 1st day of July, 2021.

Mayor Quinton Lucas City Clerk Marilyn Sanders

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

Commencing at the Southeast corner of the Northwest Quarter of said Section 15, said point also being an angle point on the South plat line of DAVIDSON FARMS, a platted subdivision of land in the City of Kansas City, Clay County, Missouri; thence N 88°56'04" W, along the South line of the Northwest Quarter of said Section 15 and the South plat line of said DAVIDSON FARMS, a distance of 207.01 feet to the Southwest plat corner of said DAVIDSON FARMS, said point also being the point of beginning; thence continuing N 88°56'04" W, along the South line of the Northwest Quarter of said Section 15, a distance of 448.07 feet; thence N 1°03'44" E, a distance of 205.36 feet; thence N 4°25'44" E, a distance of 85.11 feet; thence N 1°03'39" E, a distance of 88.21 feet; thence N 32°12'41" E, a distance of 249.94 feet; thence S 52°42'50" E, a distance of 17.47 feet; thence N 35°57'03" E, a distance of 204.71 feet; thence Southeasterly on a curve to the right, said curve having an initial tangent bearing of S 62°47'16" E and a radius of 325.00 feet, an arc distance of 11.05 feet; thence N 39°52'34" E, a distance of 304.61 feet; thence S 50°07'26" E, a distance of 41.00 feet; thence N 50°52'34" E, a distance of 134.40 feet; thence N 50°07'26" W, a distance of 70.00 feet; thence N 39°52'34" E, a distance of 134.56 feet; thence Northerly on a curve to the right, said curve having an initial tangent bearing of N 43°33'30" W and a radius of 433.00 feet, an arc distance of 59.80 feet; thence N 49°18'17" E, a distance of 231.51 feet; thence S 42°32'18" E, a distance of 23.07 feet to an angle point on the Westerly plat line of said DAVIDSON FARMS; thence along the Westerly plat line of said DAVIDSON FARMS, for the following twelve (12) courses; thence continuing S 42°32'18" E, a distance of 54.13 feet; thence S 36°13'35" E, a distance of 83.44 feet; thence S 50°07'26" E, a distance of 306.98 feet; thence S 39°52'34" W, a distance of 135.00 feet to a point on the Northerly right-of-way line of NE 77th Street, as now established; thence N 50°07'26" W, along the Northerly right-of-way line of said NE 77th Street, a distance of 73.94 feet; thence S 39°52'34" W, a distance of 194.72 feet; thence N 50°07'26" W, a distance of 32.05 feet; thence S 39°52'34" W, a distance of 560.00 feet; thence S 19°42'04" W, a distance of 48.86 feet; thence S 1°06'20" W, a distance of 175.00 feet to a point on the South right-of-way line of NE 76th Terrace, as now established; thence S 88°53'40" E, along the South right-of-way line of said NE 76th Terrace, a distance of 17.16 feet; thence S 1°06'42" W, a distance of 243.18 feet to the point of beginning, containing 12.6374 acres, more or less, unplatted land.

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, SECOND PLAT".

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, service 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, 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 easements thereon 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 of said structure.

SANITARY SEWER EASEMENT: A Sewer Easement (SSE/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 any and all obstructions which would interfere with the construction, reconstruction, maintenance, operation, repair, safe and continuous use of the sewerage improvements and appurtenances, 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 of said structure.

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, sanitary use, collection of refuse and the collection 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 (SFHA) SUBJECT TO INUNDATION BY THE ANNUAL CHANCE FLOOD, ZONE AE (Base Flood Elevation determined), according to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 2909500151 G, 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 herein 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: The Private Open Space (29.96 Acres) shown and dedicated by the plat of DAVIDSON FARMS, recorded as Document No. 201903558 in Book 1 at Page 86.2, was reserved at the election of the Developer in lieu of the required Parkland Dedication for all phases development reflected on the approved Plan (Case No 12417-P-28) including up to 430 single-family dwelling units (9.55 Acres required by Ordinance) and up to 52 multi-family dwelling units (0.47 Acres required by Ordinance), pursuant to Section 88-408-E of the zoning and development code.

MAINTENANCE OF TRACTS: Tracts G, H, I and J are hereby reserved as Private Open Space and shall be maintained by the Davidson Farms Homes Association, Inc. pursuant to the Declaration of Covenants, Easements, Charges, Assessments and Liens for Davidson Farms recorded as Document No. 2019035591 in Book 8553 at Page 68, as supplemented and amended.

Tract D Final Plat Davidson Farms is to be used for Storm Water Detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to Covenant to Maintain Storm Water Detention and BMP Facilities Plat of Davidson Farms Second Plat recorded simultaneously with this plat.

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'

WATER MAIN EASEMENT: A water main easement (W/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 use of 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.

EXECUTION: IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this 8th day of July, 2021

YDO, LLC

By: John R. Davis, Jr. Authorized Member

STATE OF Kansas) COUNTY OF Johnson)

BE IT REMEMBERED that on this 8th day of July, 2021, before me, the undersigned, 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 that person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: Madison Humphrey Appointment Expires: 05/04/25

Print Name: Madison Humphrey

PLANNING ENGINEERING IMPLEMENTATION

PHELPS ENGINEERING, INC 1270 N. Winchester Olathe, Kansas 66061 (913) 393-1155 Fax (913) 393-1166

CERTIFICATE OF AUTHORIZATION KANSAS SURVEYING - LS-82 ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128 ENGINEERING-2007005058