

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1, AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S. 2002014092 AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 88, THE RESERVE AT RIVERSTONE - THIRD PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED AS INSTRUMENT NUMBER 2018010973 IN BOOK 21 AT PAGE 393 IN PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 08°28'33" EAST ON THE WEST LINE OF THE NORTHERN PORTION OF SAID THE RESERVE AT RIVERSTONE - THIRD PLAT, 312.74 FEET TO THE SOUTHWEST CORNER OF LOT 87 OF SAID THE RESERVE AT RIVERSTONE - THIRD PLAT ALSO BEING THE NORTHWEST CORNER OF LOT 52, THE RESERVE AT RIVERSTONE - SECOND PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED AS INSTRUMENT NUMBER 2015000155 IN BOOK 21 AT PAGE 126 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE, ALSO BEING THE NORTHEAST CORNER OF LOT 182, THE RESERVE AT RIVERSTONE - FOURTH PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED AS INSTRUMENT NUMBER 2020018791 IN BOOK 22 AT PAGE 185 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 78°12'32" WEST ON THE NORTHERLY LINE OF THE SOUTHERN PORTION OF SAID THE RESERVE AT RIVERSTONE - THIRD PLAT, 75.31 FEET; THENCE SOUTH 66°12'20" WEST ON SAID NORTHERLY LINE, 63.63 FEET; THENCE SOUTH 53°43'09" WEST ON SAID NORTHERLY LINE, 62.92 FEET; THENCE SOUTH 39°27'08" WEST ON SAID NORTHERLY LINE, 62.15 FEET; THENCE SOUTH 31°45'04" WEST ON SAID NORTHERLY LINE, 64.00 FEET; THENCE SOUTH 14°48'47" WEST ON SAID NORTHERLY LINE, 75.73 FEET; THENCE SOUTH 11°59'11" WEST ON SAID NORTHERLY LINE, 116.69 FEET; THENCE SOUTH 24°29'01" WEST ON SAID NORTHERLY LINE, 217.03 FEET; THENCE SOUTH 38°21'12" WEST ON SAID NORTHERLY LINE, 189.18 FEET; THENCE SOUTH 26°50'23" WEST ON SAID NORTHERLY LINE, 75.86 FEET; THENCE SOUTH 19°55'06" WEST ON SAID NORTHERLY LINE, 159.75 FEET; THENCE WESTERLY ON SAID NORTHERLY LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 77°08'43" WEST WITH A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 16°16'16" AND AN ARC DISTANCE OF 106.49 FEET; THENCE NORTH 86°35'01" WEST ON SAID NORTHERLY LINE, 9.68 FEET; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 98°02'46" AND AN ARC DISTANCE OF 25.67 FEET; THENCE NORTH 12°10'11" EAST ON SAID NORTHERLY LINE, 21.60 FEET; THENCE NORTH 77°07'22" WEST ON SAID NORTHERLY LINE, 189.79 FEET TO THE NORTHWEST CORNER OF LOT 170 OF SAID THE RESERVE AT RIVERSTONE - FOURTH PLAT; THENCE SOUTH 07°09'50" WEST ON THE WESTERLY LINE OF SAID THE RESERVE AT RIVERSTONE - FOURTH PLAT, 86.91 FEET; THENCE SOUTH 03°00'05" WEST ON SAID WESTERLY LINE, 78.01 FEET; THENCE SOUTH 01°45'13" EAST ON SAID WESTERLY LINE, 42.23 FEET TO THE SOUTHWEST CORNER OF TRACT V OF SAID THE RESERVE AT RIVERSTONE - FOURTH PLAT BEING A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY 152 AS NOW ESTABLISHED; THENCE SOUTH 88°14'50" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 609.48 FEET TO THE SOUTHWEST CORNER OF TRACT III, MISSOURI WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2007 001410 IN BOOK 1097 AT PAGE 526 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, NORTH 23°05'57" EAST ON THE WESTERLY LINE OF SAID TRACT III, 77.84 FEET; THENCE NORTH 01°36'57" EAST ON SAID WESTERLY LINE, 78.01 FEET; THENCE NORTH 35°33'52" EAST ON SAID WESTERLY LINE, 118.61 FEET; THENCE NORTH 11°30'16" EAST ON SAID WESTERLY LINE, 126.34 FEET; THENCE NORTH 20°36'37" WEST ON SAID WESTERLY LINE, 65.06 FEET; THENCE NORTH 04°28'46" EAST ON SAID WESTERLY LINE, 52.48 FEET; THENCE NORTH 20°23'10" WEST ON SAID WESTERLY LINE, 64.29 FEET; THENCE NORTH 03°36'30" EAST ON SAID WESTERLY LINE, 117.21 FEET; THENCE NORTH 49°15'49" EAST ON SAID WESTERLY LINE, 129.79 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 45°22'07" EAST, 188.79 FEET; THENCE NORTH 54°13'31" EAST, 113.33 FEET; THENCE NORTH 70°11'48" EAST, 98.25 FEET; THENCE NORTH 79°20'12" EAST, 97.58 FEET; THENCE NORTH 89°24'31" EAST, 97.29 FEET; THENCE SOUTH 59°24'49" EAST, 26.28 FEET; THENCE NORTH 21°04'31" EAST, 174.95 FEET; THENCE NORTH 38°15'46" EAST, 153.92 FEET; THENCE NORTH 28°14'30" EAST, 68.34 FEET; THENCE NORTH 19°37'32" EAST, 70.83 FEET; THENCE NORTH 16°14'49" EAST, 100.70 FEET; THENCE NORTH 22°02'19" EAST, 50.00 FEET; THENCE NORTH 25°50'31" EAST, 108.08 FEET; THENCE NORTH 35°16'07" EAST, 95.82 FEET; THENCE NORTH 45°50'04" EAST, 95.82 FEET; THENCE NORTH 54°54'01" EAST, 95.82 FEET; THENCE NORTH 64°42'59" EAST, 95.82 FEET; THENCE NORTH 77°31'18" EAST, 95.82 FEET; THENCE NORTH 79°51'27" EAST, 80.85 FEET TO THE POINT OF BEGINNING, CONTAINING 825,906 SQUARE FEET OR 18.96 ACRES, MORE OR LESS.

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:

THE RESERVE AT RIVERSTONE - FIFTH PLAT

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY SECURITY 1ST TITLE, FILE NO. 3111548, EFFECTIVE APRIL 17, 2025 AT 7:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-02" WITH A GRID FACTOR OF 0.9998999. ALL COORDINATES SHOWN ARE IN METERS.

FINAL PLAT OF THE RESERVE AT RIVERSTONE - FIFTH PLAT
SW 1/4, SEC 1 & SE 1/4, SEC 2 - T51N - R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

PLAT DEDICATION:
THE RESERVE AT RIVERSTONE - FIFTH PLAT

RESERVED FOR COUNTY RECORDING STAMP

Recorded in Platte County, Missouri
Recording Date/Time: 06/09/2025 at 11:19:57 AM
Book: 23 Page: 181

PLATTE COUNTY, MISSOURI
Chlorophyll L. Wright
Recorder of Deeds

PRIVATE OPEN SPACE DEDICATION:
N/A

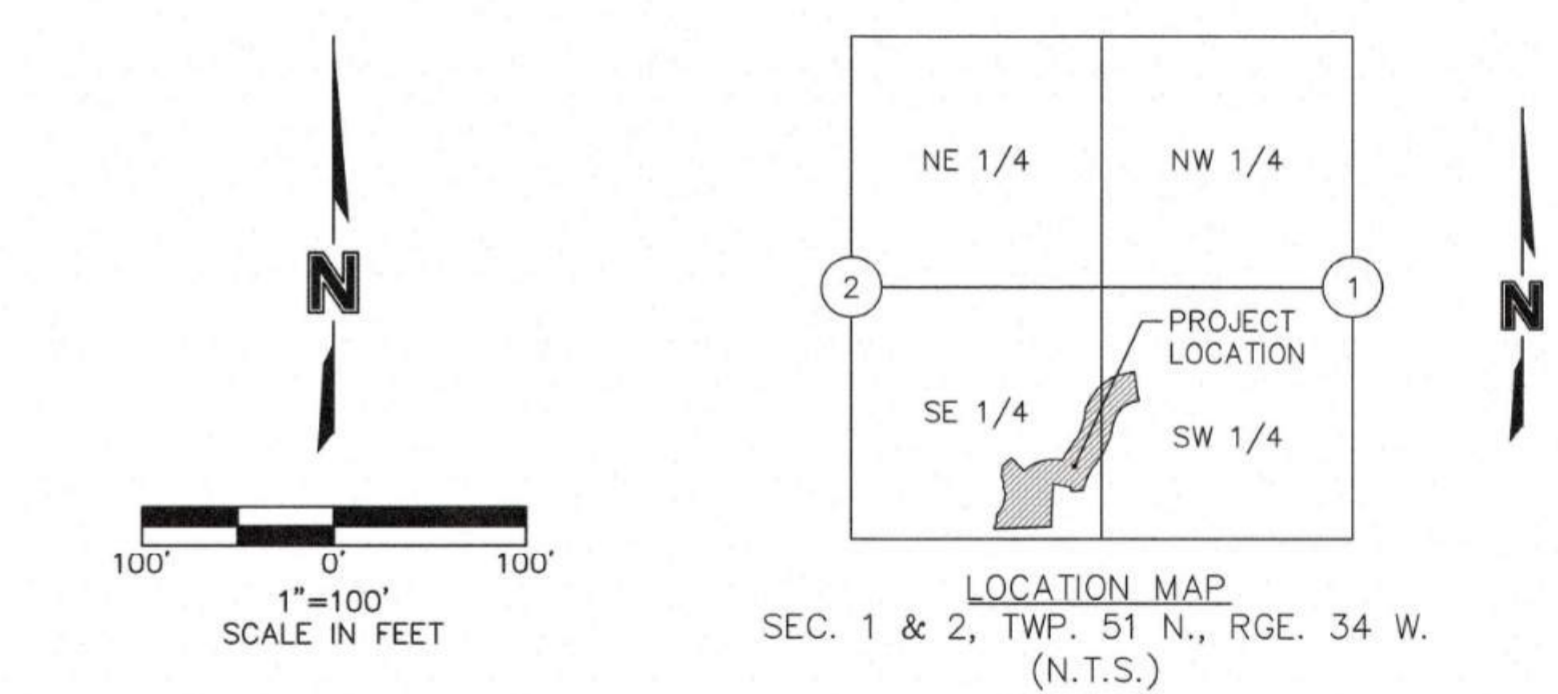
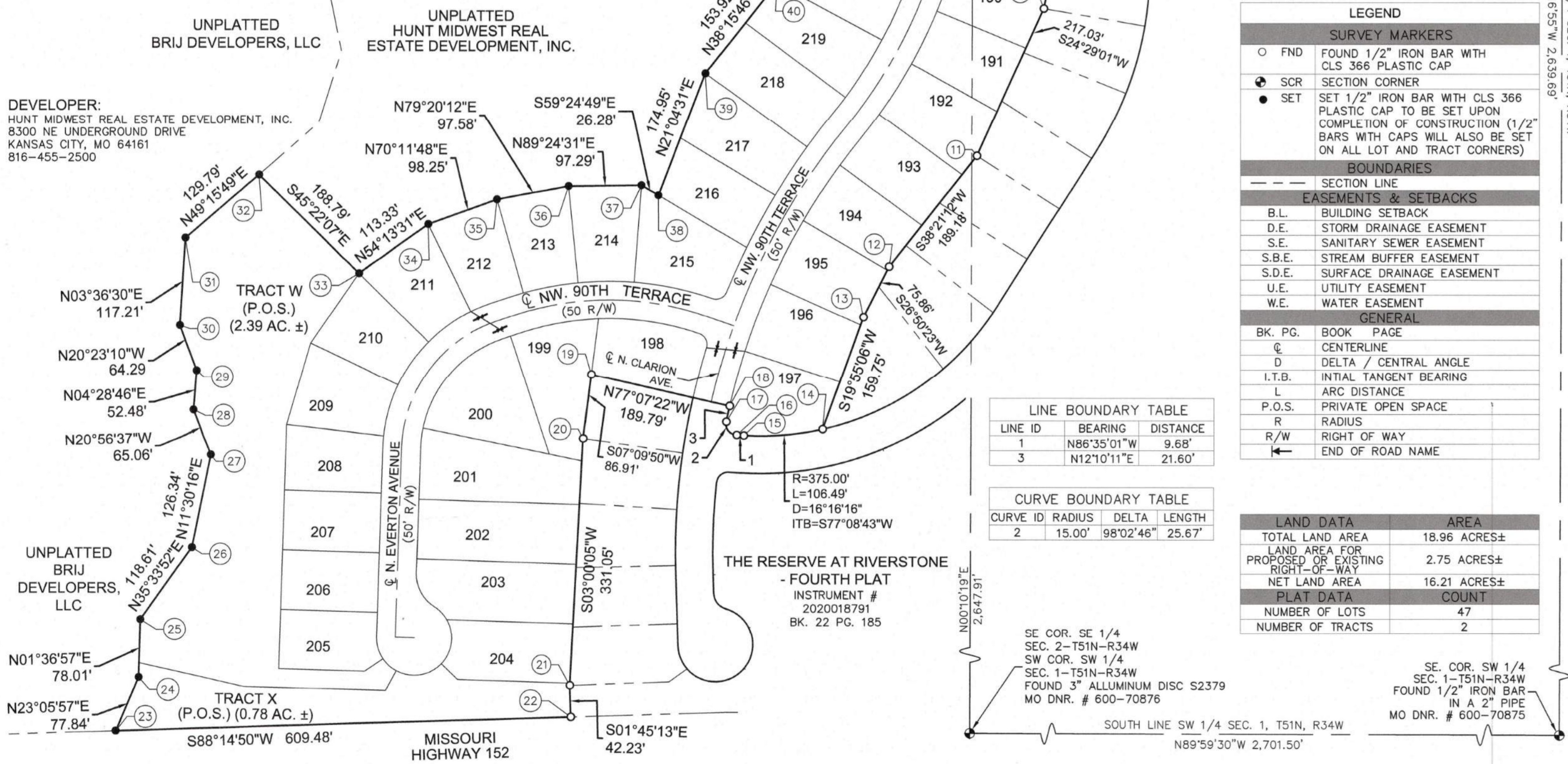
RECORD AS:
PLAT

STATE PLANE COORDINATE TABLE

Point Number	Grid Northing	Grid Easting
1	343483.956	833650.983
2	343209.684	834758.071
3	343115.406	834772.120
4	343110.716	834749.651
5	343102.891	834731.906
6	343091.543	834716.446
7	343076.916	834704.410
8	343060.331	834694.145
9	343038.015	834688.244
10	343003.226	834680.858
11	342943.028	834653.445
12	342897.813	834617.668
13	342877.181	834607.228
14	342831.404	834590.641
15	342828.743	834558.401
16	342828.918	834555.457
17	342834.390	834551.248
18	342840.827	834552.637
19	342853.718	834496.246
20	342827.437	834492.943
21	342726.678	834487.660
22	342713.814	834488.053
23	342708.132	834302.382
24	342729.954	834311.689
25	342753.720	834312.360

STATE PLANE COORDINATE TABLE

Point Number	Grid Northing	Grid Easting
26	342783.128	834333.386
27	342820.861	834341.066
28	342839.379	834333.978
29	342855.325	834335.228
30	342873.691	834328.402
31	342909.344	834330.651
32	342935.158	834360.624
33	342894.735	834401.572
34	342914.928	834429.597
35	342925.073	834457.771
36	342930.576	834486.999
37	342930.882	834516.650
38	342926.808	834523.544
39	342976.564	834542.718
40	343013.397	834571.769
41	343031.747	834581.625
42	343052.081	834588.876
43	343081.548	834597.463
44	343095.673	834603.181
45	343125.322	834617.541
46	343149.166	834634.404
47	343169.787	834655.085
48	343186.580	834678.980
49	343199.053	834705.387
50	343205.344	834733.814



THIS PLAT AND SURVEY OF THE RESERVE AT RIVERSTONE - FIFTH PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF THE RESERVE AT RIVERSTONE - FIFTH 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 STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. 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.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
MAY 5, 2025
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY

07-27-2021 - 1st Submittal
09-23-2021 - To HMW for CCRs
10-21-2021 - Pre CPC
03-10-2025 - 3rd Submittal
04-02-2025 - Title Report Request
04-03-2025 - 4th Submittal
04-21-2025 - Title Report Request
04-22-2025 - 5th Submittal
05-05-2025 - Final Prints

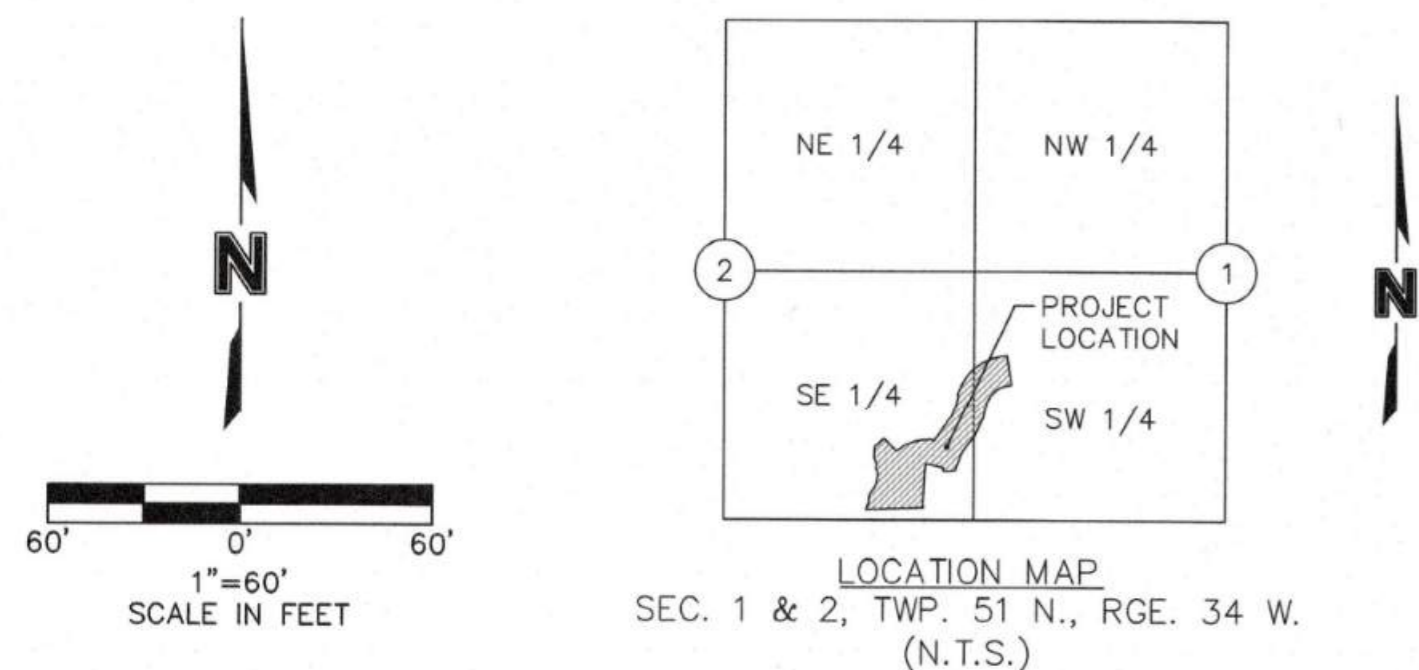
drawn by: NRW/RJRH
surveyed by: RD/NZ/AH
checked by: JSM
approved by: JSR
project no.: C18-1851
file name: V_PLPLAT_C18-1851.DWG

olsson

Olsson - Land Surveyors, 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

SHEET
1 of 3

DWC: F:\2018\1501-2000\018-1851-C\40-Design\Survey\SRV\Sheets\Plat\V_PLPLAT_C18-1851.dwg
 DATE: May 05, 2025 11:13:00
 USER: rwilloughby



FINAL PLAT OF
THE RESERVE AT RIVERSTONE - FIFTH PLAT
 SW 1/4, SEC 1 & SE 1/4, SEC 2 - T51N - R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI

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 6th DAY OF MAY 2025.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 A MISSOURI CORPORATION
 F. Brenner Holland, Jr.
 SENIOR VICE PRESIDENT

STATE OF Missouri SS:
 COUNTY OF Jackson
 BE IT REMEMBERED THAT ON THIS 6th DAY OF May 2025, 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 SENIOR 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 F. BRENNER HOLLAND, JR. 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: 9-4-2025

Bullie J. Bauer
 NOTARY PUBLIC
 (Notary Seal: Bullie J. Bauer, Notary Public, State of Missouri, Commission Expires 9-4-2025)

STREET GRADES:
 STREET GRADES FOR A PORTION OF NW 90 TERRACE HAVE BEEN PREVIOUSLY ESTABLISHED BY THE RESERVE AT RIVERSTONE - THIRD PLAT ORDINANCE NUMBER 180192 BEING PASSED ON MARCH 29, 2018 AND BY THE RESERVE AT RIVERSTONE - FOURTH PLAT ORDINANCE NUMBER 190153 BEING PASSED ON FEBRUARY 28, 2019.
 STREET GRADES FOR A PORTION OF N. CLARION AVENUE HAVE BEEN PREVIOUSLY ESTABLISHED BY THE RESERVE AT RIVERSTONE - FOURTH PLAT ORDINANCE NUMBER 190153 BEING PASSED ON FEBRUARY 28, 2019.

N. EVERTON AVENUE:

GRADE POINT	ELEV.	DESC.	V.C.T.
10+00.00	971.00	START CTR. OF CUL-DE-SAC	
11+66.27	969.19	VPC	
11+93.08	969.04	LOW POINT STA.	
12+41.27	968.37	VPI	150.00'
13+16.27	972.13	VPT	
16+75.00	990.11	VPC	
17+25.00	992.62	VPI	100.00'
17+75.00	993.62	VPT	
18+05.43	994.23	STA. 14+33.90 NW. 90TH TERRACE	

N. CLARION AVENUE / NW. 90TH TERRACE

GRADE POINT	ELEV.	DESC.	V.C.T.
13+27.53	994.43	BEGIN CONSTRUCTION	
14+33.90	993.40	STA. 18+05.43 N. EVERTON AVENUE	
17+36.85	989.63	VPC	
17+80.77	989.36	LOW POINT STA.	
17+86.85	989.01	VPI	100.00'
18+36.85	989.80	VPT	
19+24.53	991.20	VPC	
19+75.00	992.00	VPI	100.94'
20+25.47	996.44	VPT	
20+49.59	998.56	VPC	
21+00.00	1003.00	VPI	100.82'
21+50.41	1003.81	VPT	
21+65.71	1004.05	STA. 13+26.58 N. NODAWAY AVENUE	
22+00.00	1004.60	VPC	
22+50.00	1005.40	VPI	100.00'
23+00.00	1009.33	VPT	
24+50.00	1021.13	VPC	
25+00.00	1025.06	VPI	100.00'
25+50.00	1026.31	VPT	
26+81.63	1029.60	END CONSTRUCTION	

N. NODAWAY AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
10+42.12	1004.35	VPC	
10+67.15	1003.85	VPI	50.06'
10+92.18	1002.91	VPT	
11+10.18	1002.23	VPC	
11+53.70	1000.59	VPI	87.03'
11+62.79	1001.17	END CONSTRUCTION	
11+67.00	1001.16	LOW POINT STA.	
11+97.22	1001.46	VPT	
13+26.58	1004.05	STA. 21+65.71 NW. 90TH TERRACE	

DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64181
 816-455-2500



LINE BOUNDARY TABLE

LINE ID	BEARING	DISTANCE
1	S78°12'32"W	75.31'
2	S66°12'20"W	63.63'
3	S53°43'09"W	62.92'
4	S39°27'08"W	62.15'
5	S31°45'04"W	64.00'
6	S14°48'47"W	75.73'
7	S11°59'11"W	116.69'
8	S2°42'29'01"W	217.03'
9	S38°21'12"W	189.18'

CURVE LOT LINE TABLE

CURVE ID	RADIUS	LENGTH
C222	15.00'	22.20'
C223	15.00'	22.20'

LEGEND

- SURVEY MARKERS**
 - FND FOUND 1/2" IRON BAR WITH CLS 366 PLASTIC CAP
 - SCR SECTION CORNER
 - SET SET 1/2" IRON BAR WITH CLS 366 PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION (1/2" BARS WITH CAPS WILL ALSO BE SET ON ALL LOT AND TRACT CORNERS)
- BOUNDARIES**
 - SECTION LINE
- EASEMENTS & SETBACKS**
 - B.L. BUILDING SETBACK
 - D.E. STORM DRAINAGE EASEMENT
 - S.E. SANITARY SEWER EASEMENT
 - S.B.E. STREAM BUFFER EASEMENT
 - S.D.E. SURFACE DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - W.E. WATER EASEMENT
- GENERAL**
 - BK. PG. BOOK PAGE
 - C CENTERLINE
 - D DELTA / CENTRAL ANGLE
 - I.T.B. INITIAL TANGENT BEARING
 - L ARC DISTANCE
 - P.O.S. PRIVATE OPEN SPACE
 - R RADIUS
 - R/W RIGHT OF WAY
 - ← END OF ROAD NAME

CITY PLAN COMMISSION:
 APPROVED DATE: NOVEMBER 16, 2021
 CASE NUMBER: CLD-FnPlat-2021-00039

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. 220096 DULY AUTHENTICATED AS PASSED THIS 3RD DAY OF FEBRUARY, 2022.

PUBLIC WORKS:
 MICHAEL J. SHAW
 DIRECTOR OF PUBLIC WORKS

QUINTON LUCAS
 MAYOR
 MARILYN SANDERS
 CITY CLERK



STORM DRAINAGE EASEMENT TABLE

LINE ID	BEARING	DISTANCE
DE1	N73°10'21"E	85.97'
DE2	N73°10'21"E	48.65'
DE3	N58°06'24"E	45.64'
DE4	N58°06'24"E	86.64'
DE5	N42°37'46"E	86.71'
DE6	N42°37'46"E	31.46'
DE7	N30°16'02"E	62.75'
DE8	N30°16'02"E	71.15'
DE9	N19°50'53"E	35.50'
DE10	S19°26'44"W	65.57'
DE11	S20°39'09"W	33.67'
DE12	S20°39'09"W	71.73'
DE13	S20°39'09"W	28.55'
DE14	S34°55'02"W	40.99'
DE15	S34°55'02"W	60.66'
DE16	S38°16'04"W	78.68'
DE17	S38°16'04"W	24.53'

SURVEYORS NOTES:
 1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY SECURITY 1ST TITLE, FILE NO. 3111548, EFFECTIVE APRIL 17, 2025 AT 7:00 A.M.
 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-02" WITH A GRID FACTOR OF 0.9998999. ALL COORDINATES SHOWN ARE IN METERS.
 3. THE TERM "PER 2ND PLAT" IS IN REFERENCE TO THE RESERVE AT RIVERSTONE - SECOND PLAT, RECORDED JANUARY 6, 2015 AS INSTRUMENT NUMBER 2015000155 IN BOOK 21 AT PAGE 128. THE TERM "PER 3RD PLAT" IS IN REFERENCE TO THE RESERVE AT RIVERSTONE - THIRD PLAT RECORDED AUGUST 15, 2018 AS INSTRUMENT NUMBER 2018010973 IN BOOK 21 AT PAGE 393. THE TERM "PER 4TH PLAT" IS IN REFERENCE TO THE RESERVE AT RIVERSTONE - FOURTH PLAT RECORDED OCTOBER 30, 2020 AS INSTRUMENT NUMBER 2020018791 IN BOOK 22 AT PAGE 185. PLATTE COUNTY, MISSOURI.
 4. THE LIMITS OF THE STREAM BUFFER ZONE ARE BASED ON THE FINAL STREAM BUFFER PLAN ON FILE IN THE OFFICE OF DIRECTOR OF CITY PLANNING AND DEVELOPMENT AND IDENTIFIED AS FILE NUMBER 2021-100.

THIS PLAT AND SURVEY OF THE RESERVE AT RIVERSTONE - FIFTH PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF THE RESERVE AT RIVERSTONE - FIFTH 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 STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. 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.



OLSSON, MO CLS 366
 JASON S. ROUDEBUSH, MO PLS 2002014092
 MAY 5, 2025
 JROUDEBUSH@OLSSON.COM

Riverstone 5th Plat
 Minimum Building Opening Elevation

Lot	Rear Left MBOE	Rear Right MBOE	Front Left MBOE	Front Right MBOE
183	1021.90	1013.45	-	-
184	1014.48	1012.40	-	-
185	1012.40	1010.15	-	-
186	1010.15	1008.53	-	-
187	1008.53	1006.91	-	-
188	1006.91	1005.19	-	-
189	-	-	996.91	995.93
190	-	-	993.29	992.31
191	-	-	992.10	991.08
192	-	-	991.08	990.29
193	-	-	990.29	991.08
194	-	-	991.08	992.22
195	-	-	992.22	993.45
196	-	-	993.45	994.68
197	-	-	994.68	995.66
198	987.16	988.89	-	-
199	985.28	981.38	-	-
200	-	-	973.14	971.73
201	-	-	971.73	969.98
202	-	-	969.98	970.77
203	-	-	970.77	971.87
204	-	-	971.87	972.40
205	953.87	957.20	-	-
206	957.20	957.20	-	-
207	957.20	957.20	-	-
208	957.20	957.20	-	-
209	957.20	958.76	-	-
210	958.76	962.71	-	-
211	962.71	965.62	-	-
212	965.62	970.10	-	-
213	970.10	973.92	-	-
214	973.92	976.41	-	-
215	976.41	979.68	-	-
216	979.68	977.52	-	-
217	977.52	979.33	-	-
218	979.33	981.24	-	-
219	972.83	977.49	-	-
220	969.41	972.83	-	-
221	966.47	969.41	-	-
222	969.68	971.53	-	-
223	962.58	969.68	-	-
224	1007.15	962.58	-	-
225	1009.56	1012.43	-	-
226	1012.43	1015.31	-	-
227	1015.31	1018.18	-	-
228	1018.18	1021.05	-	-
229	1021.05	1028.87	-	-

MBOE elevations have been provided per lot lines, facing the lot from the street. Interpolation will be allowed between the right and left side MBOE's provided, depending on the location of the lowest opening on the proposed structure.

DATE OF SURVEY

07-27-2021 - 1st Submittal
09-23-2021 - To HMW for CCRs
10-21-2021 - Pre CPC
03-10-2025 - 3rd Submittal
04-02-2025 - Title Report Request
04-03-2025 - 4th Submittal
04-21-2025 - Title Report Request
04-22-2025 - 5th Submittal
05-05-2025 - Final Prints

drawn by: NRW/RDR/HRH
 surveyed by: RDINZ/IAH
 checked by: JPM
 approved by: JSR
 project no.: C18-1851
 file name: V.P.P.LAT C18-1851.DWG



