

RESERVED FOR COUNTY RECORDING STAMP PLAT DEDICATION: THE RESERVE AT Recorded in Platte County, Missouri RIVERSTONE - FIFTH PLAT Recording Date/Time: 06/09/2025 at 11:19:57 AM PRIVATE OPEN SPACE Page: 181 Book: 23 DEDICATION: N/A \$169.00 S 20250005260 Christopher L. Wright RECORD AS:

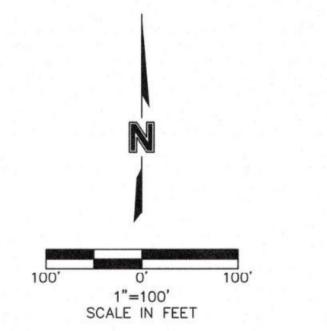
OLSSON

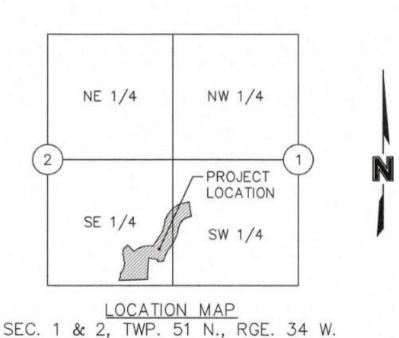
PLAT

Recorder of Deeds

SIAII	E PLANE COORDINA	TE 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

	E PLANE COORDINA	
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.

(N.T.S.)

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.

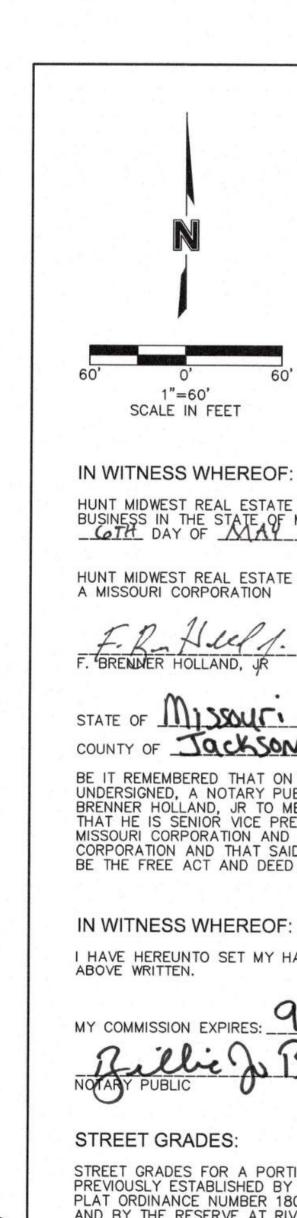


OLSSON, MO CLS 366 JASON S. ROUDEBUSH, MO PLS 2002014092 MAY 5, 2025 JROUDEBUSH@OLSSON.COM

DATE OF	FSURVEY
07-27-2021	- 1st Submittal
09-23-2021 - To	o HMW for CCR's
10-21-2021	- Pre CPC
03-10-2025	- 3rd Submittal
04-02-2025 - Tit	le Report Request
04-03-2025	- 4th Submittal
04-21-2025 - Tit	le Report Request
04-22-2025	- 5th Submittal
05-05-2025	- Final Prints
drawn by:	NRW/RD/JRH
aumound but	DDAIRIAL

checked by: approved by: project no.: C18-1851 V_PPLAT_ C18-1851.DWG file name:

SHEET 1 of 3



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 DAY OF _______, 2025. HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. A MISSOURI CORPORATION SENIOR VICE PRESIDENT

STREET GRADES FOR A PORTION OF NW. 90 TERRACE HAVE BEEN 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,

N. EVERTON AVENUE:

ODADE DOINT

GRADE POINT	ELEV.	DESC. V.C.I.
10+00.00 11+66.27	971.00 969.19	START CTR. OF CUL-DE-SAC
11+93.08	969.04	LOW POINT STA.
12+41.27 13+16.27	968.37 972.13	VPI 150.00' VPT
16+75.00	990.11	VPC
17+25.00 17+75.00	992.62 993.62	VPI 100.00' VPT
18+05.43	994.23	STA. 14+33.90 NW. 90TH TERRACE
N CLARION AVEN	IIIE / NIM O	OTH TERRACE

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

N. NODAWAY AVEN	UE			
GRADE POINT	ELEV.	DESC.	V.C.T.	
10+42.12 10+67.15 10+92.18 11+10.18 11+53.70 11+62.79 11+67.00 11+97.22 13+26.58	1004.35 1003.85 1002.91 1002.23 1000.59 1001.17 1001.16 1001.46 1004.05		50.06' 87.03' STRUCTION NT STA65.71 NW. 90TH TERRAC	`F

NE 1/4 NW 1/4 PROJECT LOCATION SE 1/4 SW 1/4

NOTARY SEAL

N19°37'32"E

68.34

N28°14'30"E

N38°15'46"E

DEVELOPER:

816-455-2500

8300 NE UNDERGROUND DRIVE

KANSAS CITY, MO 64161

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

LOCATION MAP SEC. 1 & 2, TWP. 51 N., RGE. 34 W. (N.T.S.)

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

PREVIOUSLY ESTABLISHED BY THE RESERVE AT RIVERSTONE - THIRD PLAT ORDINANCE NUMBER 180192 BEING PASSED ON MARCH 29, 2018

GRADE POINT	ELEV.	DESC. V.C.T.	
10+00.00 11+66.27 11+93.08 12+41.27 13+16.27 16+75.00 17+25.00 17+75.00 18+05.43	971.00 969.19 969.04 968.37 972.13 990.11 992.62 993.62 994.23	START CTR. OF CUL-DE-SAC VPC LOW POINT STA. VPI 150.00' VPT VPC VPI 100.00' VPT STA. 14+33.90 NW. 90TH TERRACE	
N. CLARION AVENU	JE / NW. 9	0TH TERRACE	
GRADE POINT	ELEV.	DESC. V.C.T.	

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 24+50.00	1009.33	VPT VPC
25+00.00 25+50.00 26+81.63	1025.06	VPI 100.00' VPT
20+01.03	1029.60	END CONSTRUCTION

GRADE POINT ELEV. DESC. V.C.T. 10+42.12			
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	GRADE POINT	ELEV.	DESC. V.C.T.
11+62.79 1001.17 END CONSTRUCTION 11+67.00 1001.16 LOW POINT STA. 11+97.22 1001.46 VPT	10+67.15 10+92.18	1003.85 1002.91	VPI 50.06' VPT
	11+62.79 11+67.00 11+97.22	1001.17 1001.16 1001.46	END CONSTRUCTION LOW POINT STA. VPT

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 N64°42'59"E N35°16'07"E

N25°50'31"E S.D.E. #1 BK. 1416 PG. 870 D.E. BK. 1416 -PG. 872 N22°02'19"E N16°14'49"E

11 -DF10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	/		
DE12	LII	NE BOUNDARY TABLE	100
150 150	LINE ID	BEARING	DISTANCE
DE: NSO. 38' (D. 18) 1 8K' S.D. F82.80' E	1	S7812'32"W	75.31'
PG 324	2	S66"12'20"W	63.63'
155.00, W	3	S53'43'09"W	62.92'
OF, S74.07.46.E	4	S39*27'08"W	62.15'
BK 1325 1 100 00 00 00 00 00 00 00 00 00 00 00	5	S31'45'04"W	64.00'
Dr 156 8/41 / PG 332 TT 12 E	6	S14'48'47"W	75.73'
64'5 NG1'-42' (D. VI) 8/ 31.89' 1	7	S11'59'11"W	116.69'
1605 44 1	8	S24*29'01"W	217.03'
4/ 1653-00: W 120 333	9	S38'21'12"W	189.18'

HUNT MIDWEST REAL

ESTATE DEVELOPMENT, INC.

CURVE	LOT	LINE	TABLE
CURVE ID	RAD	IUS	LENGTH
C222	15.	00'	22.20'
C223	15.	00'	22.20'

LEGEND

SURVEY MARKERS O 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)			
CLS 366 PLASTIC CAP SCR SECTION CORNER 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			SURVEY MARKERS
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	0	FND	FOUND 1/2" IRON BAR WITH CLS 366 PLASTIC CAP
PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION (1/2" BARS WITH CAPS WILL ALSO BE SET	•	SCR	SECTION CORNER
	•	SET	PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION (1/2" BARS WITH CAPS WILL ALSO BE SET

	The state of the s
	BOUNDARIES
— — —	SECTION LINE
E	ASEMENTS & 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
Q.	CENTERLINE
D	DELTA / CENTRAL ANGLE
I.T.B.	INTIAL TANGENT BEARING
L	ARC DISTANCE

PRIVATE OPEN SPACE

END OF ROAD NAME

RADIUS

RIGHT OF WAY

P.O.S.

CITY PLAN COMMISSION:

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

CITY COUNCIL:

POINT OF BEGINNING NW CORNER LOT 88 THE RESERVE AT

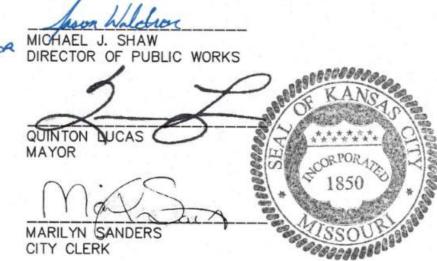
(PER 2ND

PLAT)

RIVERSTONE - THIRD PLAT

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:



CITY SEAL

STORM L	RAINAGE 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	S3816'04"W	78.68'
DE17	S3816'04"W	24.53'

	Mini	mum Building Oper		
Lot	Rear Left 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	· V	
215	976.41	979.68		-
216	979.68	977.52		-
217	977.52	979.33	-	-
218	979.33	981.24	11.1.2	
219	972.83	977.49	-	-
220	969.41	972.83		4
221	966.47	969.41	20	2
222	969.68	971.53		-
223	962.58	969.68	4	-
224	1007.15	962.58	-	-
225	1009.56	1012.43	-	5 e
226	1012.43	1015.31	-	
227	1015.31	1018.18	-	-
228	1018.18	1021.05		
220	1001.05	4000 00		

Riverstone 5th Plat

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.

1028.87

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 126. 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

DATE OF SURVEY 07-27-2021 - 1st Submittal 09-23-2021 - To HMW for CCR's

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 NRW/RD/JRH surveyed by: RD/NZ/AH checked by: approved by: project no.: V_PPLAT_ C18-1851.DWG file name:

SHEET 2 of 3

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOS OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, 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 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 ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, 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 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

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 MAY INTERFERE WITH THE MAINTENANCE AND USE

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 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.

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 (FXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, NO OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, N20°23'10"W 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 64.29' 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.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDINGS OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

AVIATION AND NOISE EASEMENT: AN AVIATION AND NOISE EASEMENT IS HEREBY GRANTED BY INSTRUMENT NUMBER 2025003519 IN BOOK 1417 AT PAGE 616.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HEREFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "ZONE A" (AREAS WITH A 1% OR GREATER ANNUAL CHANCE OF FLOODING 100—YR FLOODPLAIN). THE LANDS HEREIN PLATTED LIE TOTALLY/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.

MAINTENANCE OF TRACTS: TRACT W (2.39 ACRES) AND TRACT X (0.78 ACRES) IS TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE SIXTH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RIVERSTONE AND THE FOURTH SUPPLEMENT TO HOMES ASSOCIATION DECLARATION OF THE RIVERSTONE HOME OWNERS ASSOCIATION RECORDED SIMULTANEOUSLY

MAINTENANE OF TRACT: TRACT T WITHIN HUNT MIDWEST BUSINESS PARK — FOURTH PLAT IS TO BE 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 AND BMP FACILITIES OF THE RESERVE AT RIVERSTONE FIFTH PLAT, RECORDED SIMULTANEOUSLY WITH THIS

BUILDINGS HEIGHT (KCI): THE SUBJECT PROPERTY IS LOCATED WITHIN THE KANSAS CITY INTERNATIONAL AIRPORT HEIGHTS ZONE MAP DATED NOVEMBER 4, 1994. NO STRUCTURES, OBJECTS, OR NATURAL GROWTH OF TERRAIN SHALL BE ERECTED, ALTERED, OR ALLOWED TO GROW OR BE MAINTAINED TO A HEIGHT IN EXCESS OF THE HEIGHT LIMIT AS ESTABLISHED PER ORDINANCE NO. 040342 OR AS AMENDED OR REVISED BY FUTURE ORDINANCES.

UNDESIRABLE NOISE LEVELS: THE AREA DESCRIBED HEREIN LIES ADJACENT TO MISSOURI HIGHWAY 152 AS SUCH, SUCH DEVELOPMENT MAY BE SUBJECT TO UNDESIRABLE NOISE LEVELS DUE TO TRAFFIC GENERATION. APPROPRIATE MEASURES SHOULD BE TAKEN THROUGH ACOUSTICAL SITE PLANNING AND/OR ACOUSTICAL CONSTRUCTION TO REDUCE THE IMPACT OF UNDESIRABLE NOISE LEVELS.

100.39

SANITAR	Y SEWER EASEMENT	TABLE
LINE ID	BEARING	DISTANCE
SE1	N22°43'17"E	67.23
SE2	N22°43'17"E	58.79
SE3	N88*23'54"W	33.80'
SE4	N88*23'54"W	115.00'
SE5	N01*47'47"W	41.80'
SE6	N22*43'17"E	94.64
SE7	N22°43'17"E	117.13'
SE8	N03*25'47"E	88.71
SE9	N90°00'00"E	14.64
SE10	N00°23'40"E	272.37
SE11	N28*51'56"E	142.16
SE12	N28*51'56"E	127.36
	The state of the s	

N03°25'47"E

DEVELOPER: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64161 816-455-2500

SE13

LOT	TARACT LINE TAR	BLE
LINE ID	BEARING	DISTANCE
WX1	S28*17'07"W	30.11
W2	S55*56'20"W	30.00'

STORM DRAINAGE EASEMENT TABLE

DE16

DE17

BEARING

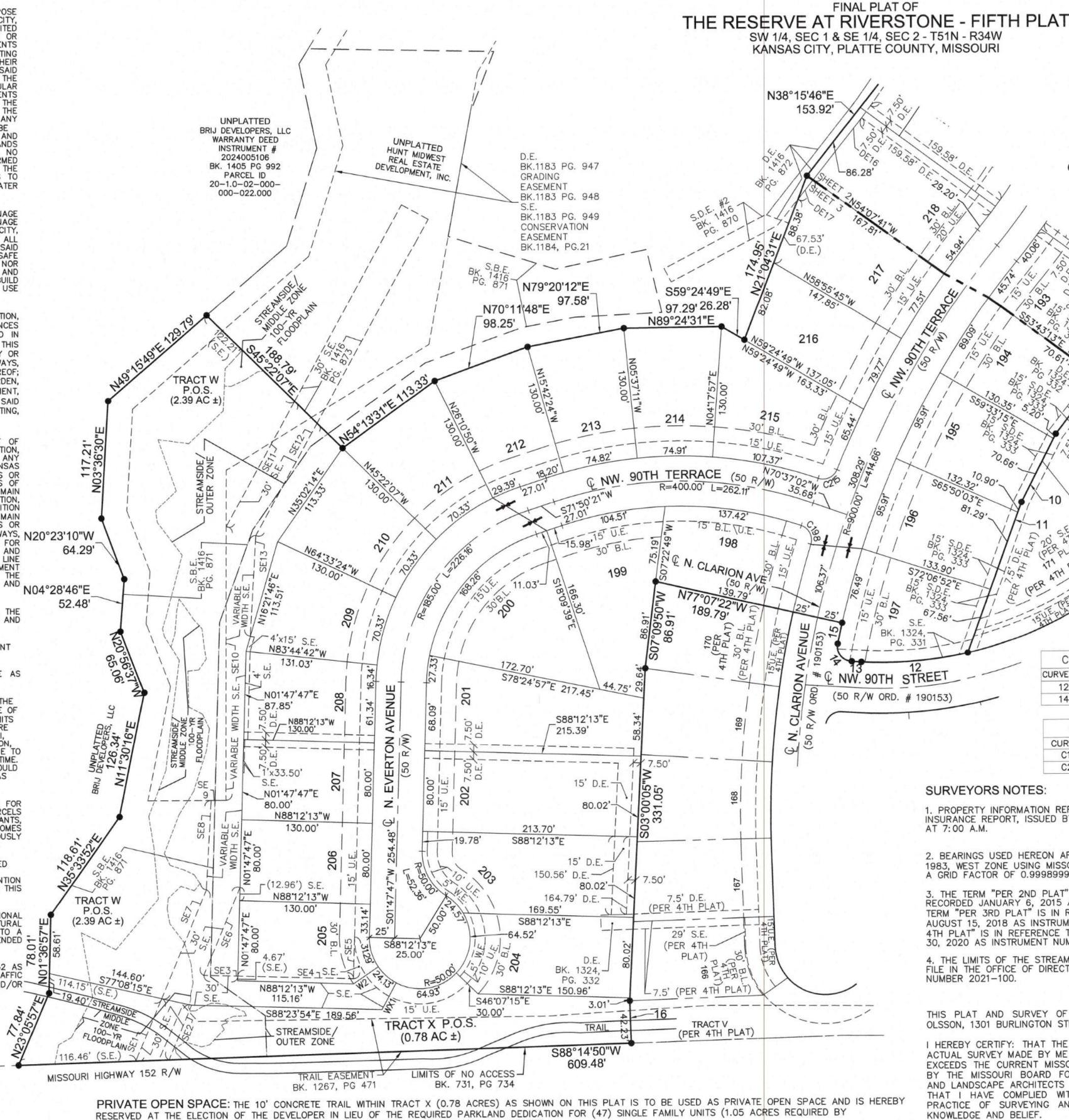
S3816'04"W

S3816'04"W

DISTANCE

78.68

24.53



RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR (47) SINGLE FAMILY UNITS (1.05 ACRES REQUIRED BY ORDINANCE), PURSUANT TO SECTION 88-408-E, CODE OF GENERAL ORDINANCES AS AMENDED.

NOTE: A PARKLAND MEMO FROM THE PREVIOUS PLAT, DATED AUGUST 24, 2020 REFERENCES OVERALL PARKLAND FOR THE DEVELOPMENT AND WAS ACCEPTED BY CITY STAFF.

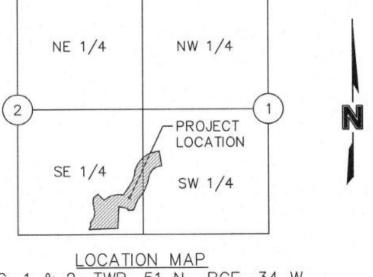
	TOTAL PRIVATE	OPEN SPACE USE	PER PHASE FOR	PARKLAND DEDICATION
PLAT RESERVE AT RIVERSTONE - FIRST PLAT RESERVE AT RIVERSTONE - SECOND PLAT RESERVE AT RIVERSTONE - THIRD PLAT	LOTS	REQUIRED	PROVIDED	NET
	46	1.02	1.43	0.41
	40	0.89	0.79	0.31
	43	0.74	0.45	0.02

RESERVE AT RIVERSTONE - FOURTH PLAT

THE RESERVE AT RIVERSTONE - FIFTH PLAT

PRIVATE OPEN SPACE: TRACT W (2.39 ACRES) SHOWN ON THIS PLAT IS NOT BEING USED TO SATISFY THE REQUIRED PARKLAND FOR 47) SINGLE FAMILY UNITS (1.05 ACRES REQUIRED BY ORDINANCE) PURSUANT TO SECTION 88-408-E, ZONING AND DEVELOPMENT CODE.

0.78



SEC. 1 & 2, TWP. 51 N., RGE. 34 W. (N.T.S.)

LEGEND

SLIRVEY MARKERS

		SOLVET WATCHES
)	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)
5	Hall ber	BOUNDARIES

	BOUNDARIES
	SECTION LINE
E	ASEMENTS & 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
Q.	CENTERLINE
D	DELTA / CENTRAL ANGLE
I.T.B.	INTIAL TANGENT BEARING
L	ARC DISTANCE
P.O.S.	PRIVATE OPEN SPACE
R	RADIUS
R/W	RIGHT OF WAY
 	END OF ROAD NAME

LII	NE BOUNDARY TABLE	
LINE ID	BEARING	DISTANCE
9	S38'21'12"W	189.18
10	S26'50'23"W	75.86
11	S19*55'06"W	159.75'
13	N86°35'01"W	9.68'
15	N12"10'11"E	21.60'
16	S01°45'13"E	42.23'

CURVE LOT LINE TABLE LENGTH CURVE ID RADIUS C198 15.00 23.14 C215 15.00' 22.74

CURVE BOUNDARY TABLE

CURVE ID ITB RADIUS DELTA LENGTH

12 S77'08'43"W 375.00' 16'16'16" 106.49'

14 ---- 15.00' 98*02'46" 25.67'

SCALE IN FEET

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

WEST LINE SW 1/4 SEC. 1, T51N, R34W

EAST LINE SÉ 1/4

SEC. 2, T51N, R34W

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.

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 126. 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. CLAY 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 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 CCR's 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

file name:

04-22-2025 - 5th Submittal 05-05-2025 - Final Prints drawn by: NRW/RD/JRH/SFS surveyed by: RD/NZ/AH checked by: JSR approved by: project no.: V_PPLAT_ C18-1851.DWG

SHEET 3 of 3