

OWNERS DECLARATION

The undersigned New Town at Harmony, LLC, being the owner and developer of the tract of land described in the surveyor's certificate, has caused said tract to be surveyed, and a subdivision plat to be prepared in the manner shown hereon, which plat shall hereafter be known as "THE NEW TOWN AT HARMONY PLAT FOUR."

The undersigned declares that except as limited hereby, all streets and alleys shown hatched hereon, together with the roundings at intersections, are hereby designated as public streets and roadways and are hereby dedicated to the City of Independence, Missouri, for public use forever.

All easements, unless expressly limited for a particular use, and streets shown on this plat, are hereby granted to all public utility providers, their successors and assigns, as their interests may appear for the purpose of constructing, maintaining, and repairing public utilities and sewer and drainage facilities provided any such cable communication provider shall not be entitled to install any cable or equipment in this subdivision except upon prior written authorization by the undersigned developer. If an easement is limited to a particular use, then such easement shall be granted only to the utility company providing such use or service to the public.

The easements granted to any utility company and/or governmental entity hereunder are strictly conditioned upon such company and/or entity exercising their rights in compliance with all applicable governmental laws, rules, regulations, and ordinances and, furthermore, no such utility provider or municipal entity shall disturb any siltation control placed in said easements by or on behalf of New Town at Harmony, LLC, or their affiliated companies, except as absolutely necessary in connection with the installation or maintenance of said utilities. In the event of any such disturbance, the utility company or municipal entity disturbing such siltation control shall immediately restore the same and, to the maximum extent allowed by law, shall indemnify and hold New Town at Harmony, LLC and its affiliated companies harmless from and against any and all demands, claims, causes of action, liabilities, damages, penalties, fines, fees, costs, and expenses, including, without limitation, attorneys' fees arising from or in connection with any disturbance, disruption, or destruction of said siltation control.

The undersigned New Town at Harmony, LLC, being the Declarant under the Declaration of Governance, Covenants, Easements, Conditions, and Restrictions for the New Town at Harmony, as recorded in Book _____ Page _____ of the Office of the Recorder of Deeds, Jackson County, Missouri, designates that this subdivision shall be subject to and be benefited by the easements, conditions, reservations, restrictions and protective covenants as set forth therein, as amended.

This Subdivision is subject to the Harmony Community Master Declaration recorded on January 21, 2015 as Document No. 2015E0005633 and supplemented by the document recorded on January 21, 2015 as Document No. 2015E0005665 in the Jackson County Recorder of Deeds Office.

The "Common Grounds" shown hereon shall be subject to such easements, covenants and restrictions and conveyed to The New Town at Harmony General Assembly as provided in the Declaration of Governance, Covenants, Easements, Conditions, and Restrictions for the New Town at Harmony recorded in Book _____ Page _____ of the Jackson County Missouri Recorder of Deeds Office.

Permanent and semi-permanent survey monument shall be set within 12 months after recording of this plat which meet or exceed the requirements of 20 CSR 2030-16.090, Chapter 16- Missouri minimum standards for property boundary surveys.

All taxes due and payable against this property have been paid in full.

IN WITNESS WHEREOF, the undersigned have set their hands this _____ day of _____, 20____.

NEW TOWN AT HARMONY, LLC

By: _____ GREGORY G. WHITTAKER, Manager

OWNER'S NOTARY

STATE OF MISSOURI)
COUNTY OF _____) SS.

On this _____ day of _____, in the year _____, before me _____, a Notary Public in and for said state, personally appeared Gregory G. Whittaker, Manager, of New Town at Harmony, LLC, known to me to be the person who executed the within _____ in behalf of said limited liability company and acknowledged to me that he or she executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

NOTARY PUBLIC

PLEASE PRINT NAME

My Commission Expires: _____

LENDER

The undersigned holder or legal owner of notes secured by a Deed of Trust recorded in Book _____, Page _____ of the _____ County, Missouri Recorder of Deeds Office hereby joins in and approves in every detail this subdivision plat of "The New Town At Harmony Plat Four."

IN WITNESS WHEREOF, said holder or legal owner has signed and sealed this plat this _____ day of _____, 20____.

By: _____

Please Print Name

Title

LENDER'S NOTARY

STATE OF MISSOURI)
COUNTY OF _____) SS.

On this _____ day of _____, 20____, before me appeared _____, to me personally known and who being by me duly sworn, did say that he is the _____ of _____ a Corporation of the State of _____, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors; and said _____ acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

NOTARY PUBLIC

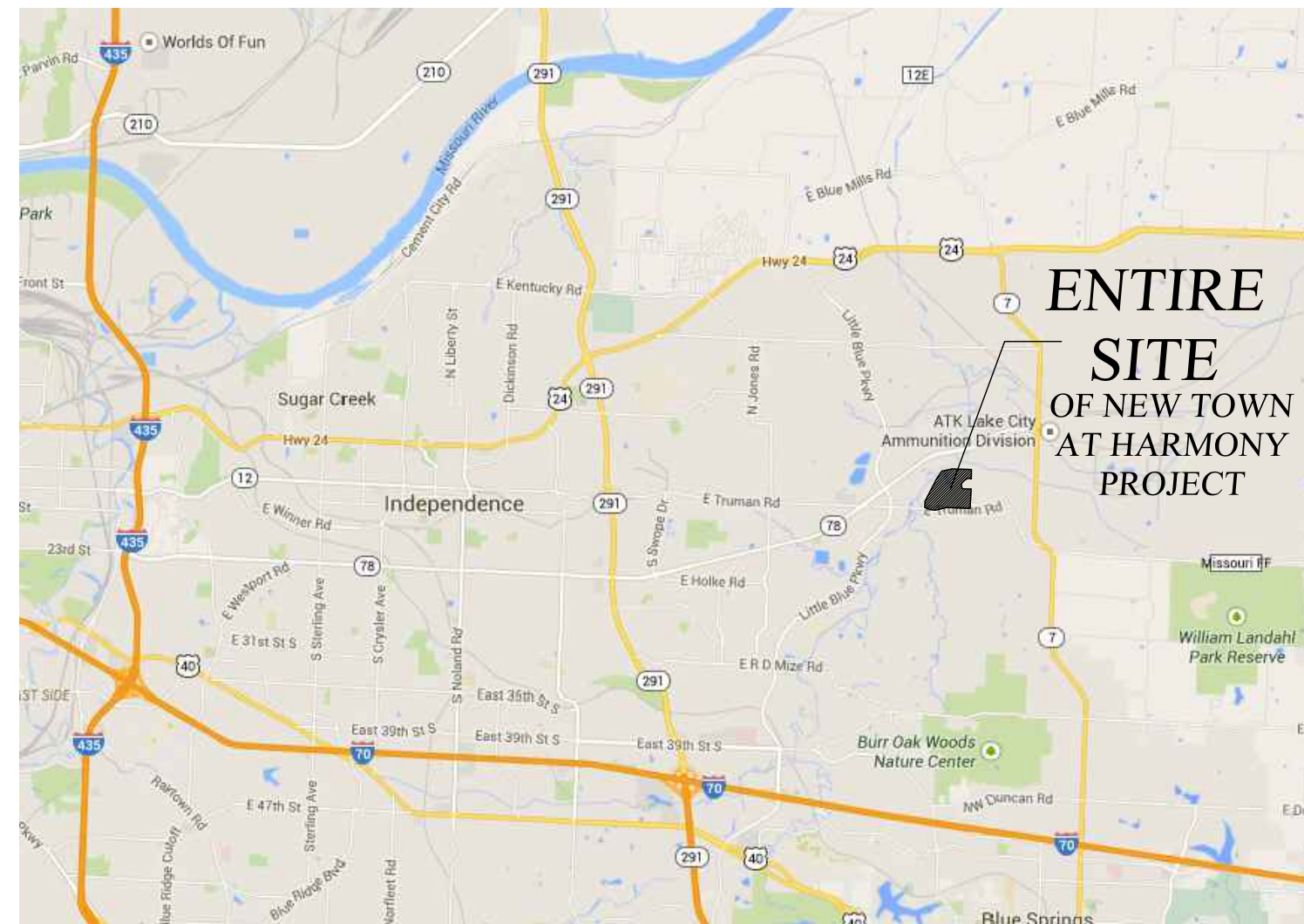
My Commission Expires: _____

PLEASE PRINT NAME

The New Town At Harmony Plat Four

LOCATED IN, AND PUD OVERLAY ZONING VARIANCES APPLY, FOR COMMUNITY SPACE G - RESIDENTIAL AND GREENS

PART OF THE NW 1/4 AND THE NE 1/4 OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 31 WEST, CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI



LOCATION MAP



SITE MAP

Note: The maps are for the entire project, not just this phase.

PROPERTY DESCRIPTION

New Town at Harmony Improvement Plan Phase 1A

A tract of land being part of the NW 1/4 and the NE 1/4 of Section 2 of Township 49 North - Range 31 West, City of Independence, Jackson County, Missouri and being more particularly described as follows:

BEGINNING at the most northern corner of Common Ground C per the plat of New Town at Harmony Plat One as recorded in Book 1171, Page 14, Instrument Number 2017E0058529 of the Jackson County Records; thence along the north line of said plat South 33° 23' 29" West, a distance of 239.00 feet to a point, thence South 78° 23' 29" West, a distance of 14.14 feet to a point; thence South 79° 49' 10" West, a distance of 50.12 feet to a point; thence North 87° 52' 34" West, a distance of 70.04 feet to a point of curvature; thence along a curve to the right an arc length of 15.49 feet with a radius of 10.00 feet, and whose chord bears North 43° 30' 27" West, a chord distance of 13.99 feet to a point; thence South 84° 54' 32" West, a distance of 16.09 feet to a point; thence North 87° 52' 34" West, a distance of 180.03 feet to a point; thence leaving said north line of the aforesaid New Town at Harmony Plat One along a curve to the right an arc length of 279.86 feet with a radius of 799.00 feet, and whose chord bears North 13° 47' 35" East, a chord distance of 278.43 feet to a point; thence North 69° 00' 55" West, a distance of 17.85 feet to a point; thence North 20° 20' 53" East, a distance of 58.00 feet to a point of curvature; thence along a curve to the left an arc length of 36.98 feet with a radius of 25.00 feet, and whose chord bears North 67° 58' 15" East, a chord distance of 33.70 feet to a point; thence North 25° 35' 36" East, a distance of 61.32 feet to a point of curvature; thence along a curve to the left an arc length of 0.36 feet with a radius of 739.70 feet, and whose chord bears North 25° 34' 47" East, a chord distance of 0.36 feet to a point; thence South 64° 26' 03" East, a distance of 58.00 feet to a point of curvature; thence along a curve to the right an arc length of 126.48 feet with a radius of 944.00 feet, and whose chord bears South 60° 26' 49" East, a chord distance of 126.38 feet to a point of tangency; thence South 56° 36' 31" East, a distance of 219.87 feet to the POINT OF BEGINNING and containing 127,270 square feet or 2.92 acres more or less.

FEMA MAP PANELS (TOTAL SITE)

PER FEMA MAP PANEL NO 29095C03066 AND 29095C03068, DATED JANUARY 20, 2017, PORTIONS OF THIS SITE ARE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

THE FLOOD PLAIN ELEVATION FOR THIS SITE RANGES FROM 742.0 FEET TO 745.0 FEET.

FLOODPLAIN DEVELOPMENT NOTES

- 1. PORTIONS OF THIS DEVELOPMENT LIE WITHIN THE PROPOSED SPECIAL FLOOD HAZARD AREA IDENTIFIED ON THE FLOOD INSURANCE RATE MAP 29095C03066 AND 29095C03068 DATED JANUARY 20, 2017. THE PROPOSED ELEVATIONS OF THE RESIDENTIAL LOTS SHALL BE AT LEAST ONE (1) FOOT ABOVE THE DEPICTED BASE FLOOD ELEVATIONS AS SHOWN ON THIS MAP.
2. THE LOWEST FLOOR OF ALL BUILDINGS SHALL ALSO BE AT LEAST ONE (1) FOOT ABOVE THE DEPICTED BASE FLOOD ELEVATIONS AS SHOWN ON THIS MAP.
3. A FLOODPLAIN DEVELOPMENT PERMIT AND ELEVATION CERTIFICATE WILL BE REQUIRED PRIOR TO ANY GRADING OF THE WITHIN THE FLOOD PLAIN.
4. NOTE: PLAT FOUR LIES WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP NO. 29095C03066, EFFECTIVE DATE 1/20/2017.

GENERAL NOTES

- 1. Some of the existing easements shown on this survey were plotted from items furnished to Pickett, Ray & Silver by Thomson-Affinity Title, LLC, per Schedule B-Section 2 of File No. 211906, effective date March 14, 2016.
2. Basis of bearings for this Survey is the record Survey prepared by Missouri Valley Engineering & Surveying, Inc., and recorded November 18, 2008 in Survey Book T-32, Page 79.
3. Class of property - Suburban.
4. (S) Survey distance
(R) Record distance
5. This survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 20 CSR 2030-16.010 and the results are shown hereon.
6. Δ = PERMANENT MONUMENTS
○ = SEMI-PERMANENT MONUMENTS
7. 7 MULT-USE LOTS
8. [1131] = ADDRESS
9. The subject property is located in Community Space G - Residential and Greens and PUD Overlay Zoning Variances for that designation apply to the subject property pursuant to City Ordinance No. 18332.

SURVEYOR'S CERTIFICATE

This is to certify that we have, during the month of July, 2018 prepared this subdivision plat based on a boundary survey executed during the month of May, 2015, from actual field data and record information on a tract of land being part of the NW 1/4 and the NE 1/4 of Section 2, Township 49 North, Range 31 West, Jackson County, Missouri and has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 4 CSR 30-16.010, and the results are shown hereon.

DOUGLAS SCOTT TIEMANN, P.L.S. #2378
STATE OF MISSOURI
PICKETT, RAY & SILVER, A PART OF CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.
CORPORATE REGISTRATION NO.
LS-2007031293

CITY OF INDEPENDENCE APPROVALS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI ON THIS DAY OF _____, 202____, BY ORDINANCE NO. _____

APPROVED BY:

THOMAS F. SCANNELL, COMMUNITY DEVELOPMENT DIRECTOR DATE

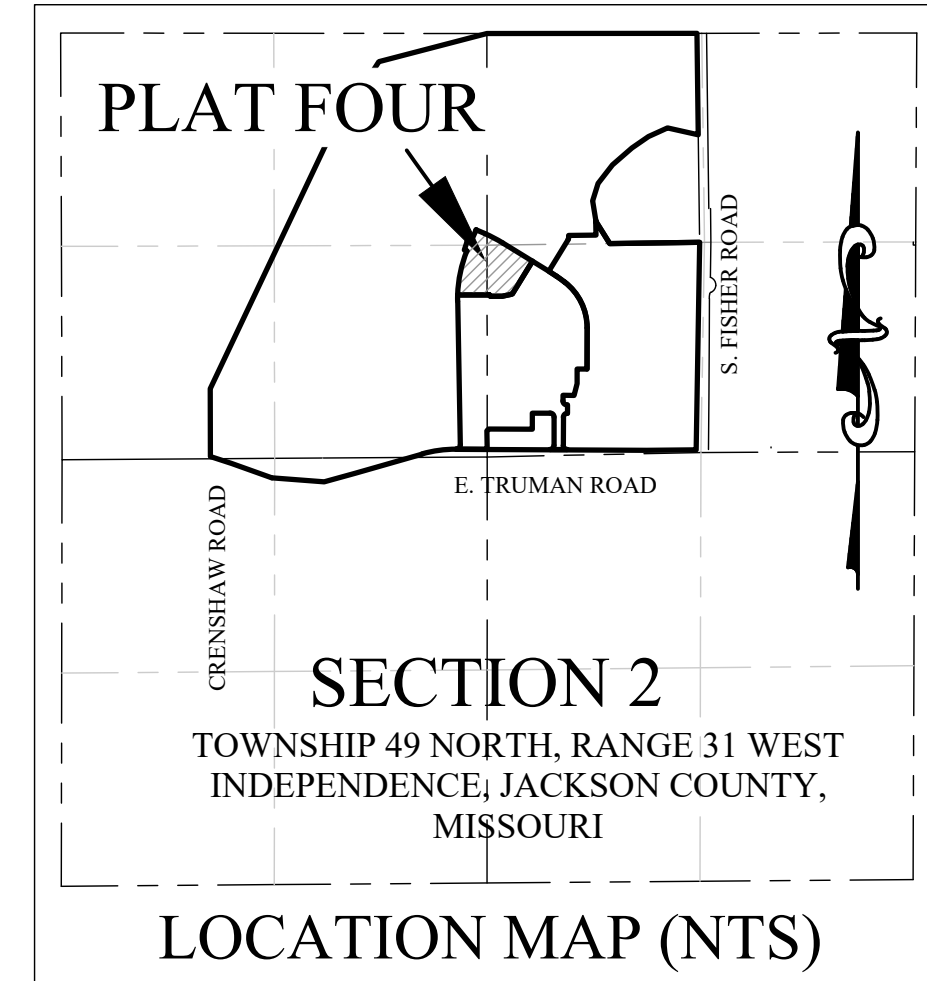
REBECCA BEHRENS, CITY CLERK DATE

JACLYN WHITE, CITY ENGINEER DATE

APPROVED:

JACKSON COUNTY ASSESSORS OFFICE DATE

JACKSON COUNTY GIS DATE



LOCATION MAP (NTS)

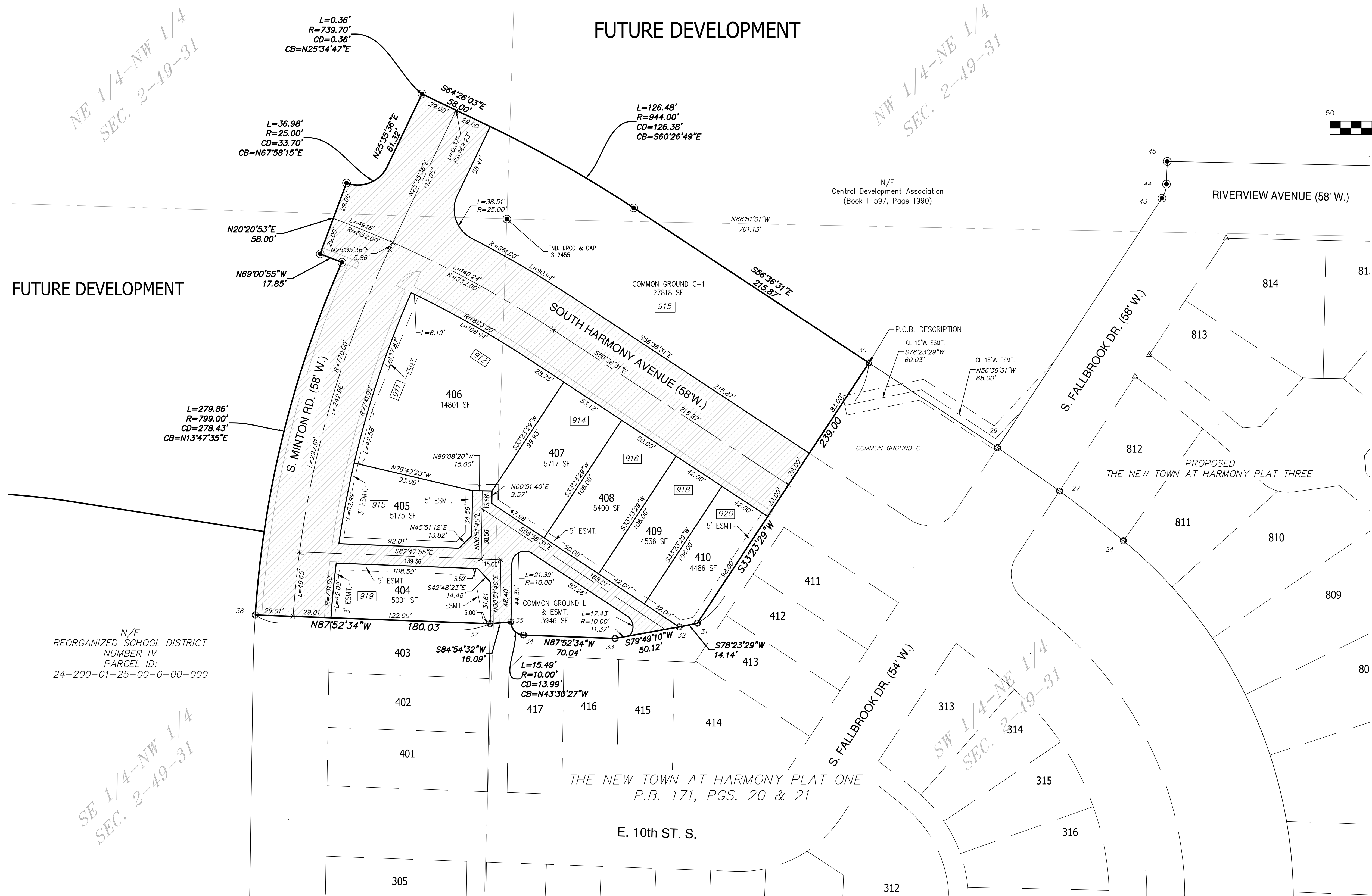
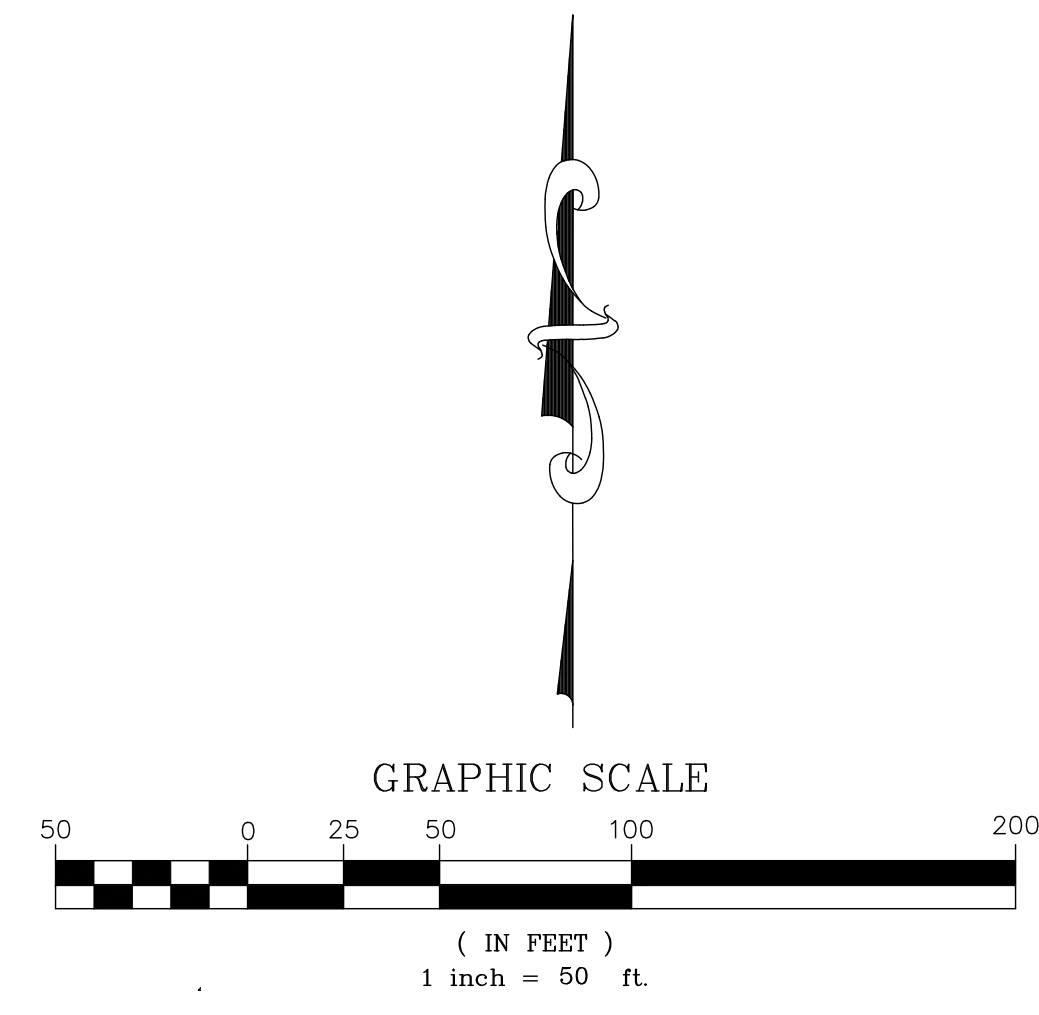
Pickett Ray & Silver logo and contact information: Part of Civil & Environmental Consultants, Inc. (CEC) 3000 Little Hills Expressway, Suite 102 St. Charles, MO 63301 314-656-4566 www.cecinc.com

New Town At Harmony Plat Four PART OF THE NW 1/4 AND THE NE 1/4 OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 31 WEST, CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI Prepared For: New Town at Harmony, LLC

Table with columns: REVISIONS NO., DATE, DESCRIPTION, ADDRESSES ADDED, REVISED PER CITY COMMENTS. Includes revision 1 dated 08/24/2022 and revision 2 dated 09/29/2022.

Table with columns: DRAWN, DATE, CHECKED, DATE, PROJECT #, FIELD BOOK, CEC#, BOOK. Values: DWD, 07/15/22, DST, 07/15/22, PROJECT # 09014.NTHB.03, CEC# 320-055, FIELD BOOK 1462.

THE NEW TOWN AT HARMONY PLAT FOUR SHEET 1 OF 2 Copyright 2022 by Pickett, Ray & Silver, Inc.



Point Table

Point #	Grid Northing(m)	Grid Easting(m)
30	324,823.936	867,310.202
31	324,763.065	867,270.197
32	324,762.192	867,265.976
33	324,759.471	867,250.944
34	324,760.233	867,229.611
35	324,763.321	867,226.673
37	324,762.879	867,221.790
38	324,764.838	867,166.958
59	324,847.275	867,187.076
60	324,849.217	867,181.994
61	324,865.799	867,188.119
62	324,886.531	867,205.685
63	324,860.070	867,255.221

REVISIONS NO.	DATE	DESCRIPTION
1.	09/24/2022	ADDRESSES ADDED
2.	09/29/2022	REVISED PER CITY COMMENTS

DRAWN DWD	DATE 07/15/22
CHECKED DST	DATE 07/15/22
PROJECT # 09014.NTHB.03	
CEC# 320-055	FIELD BOOK 1462

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