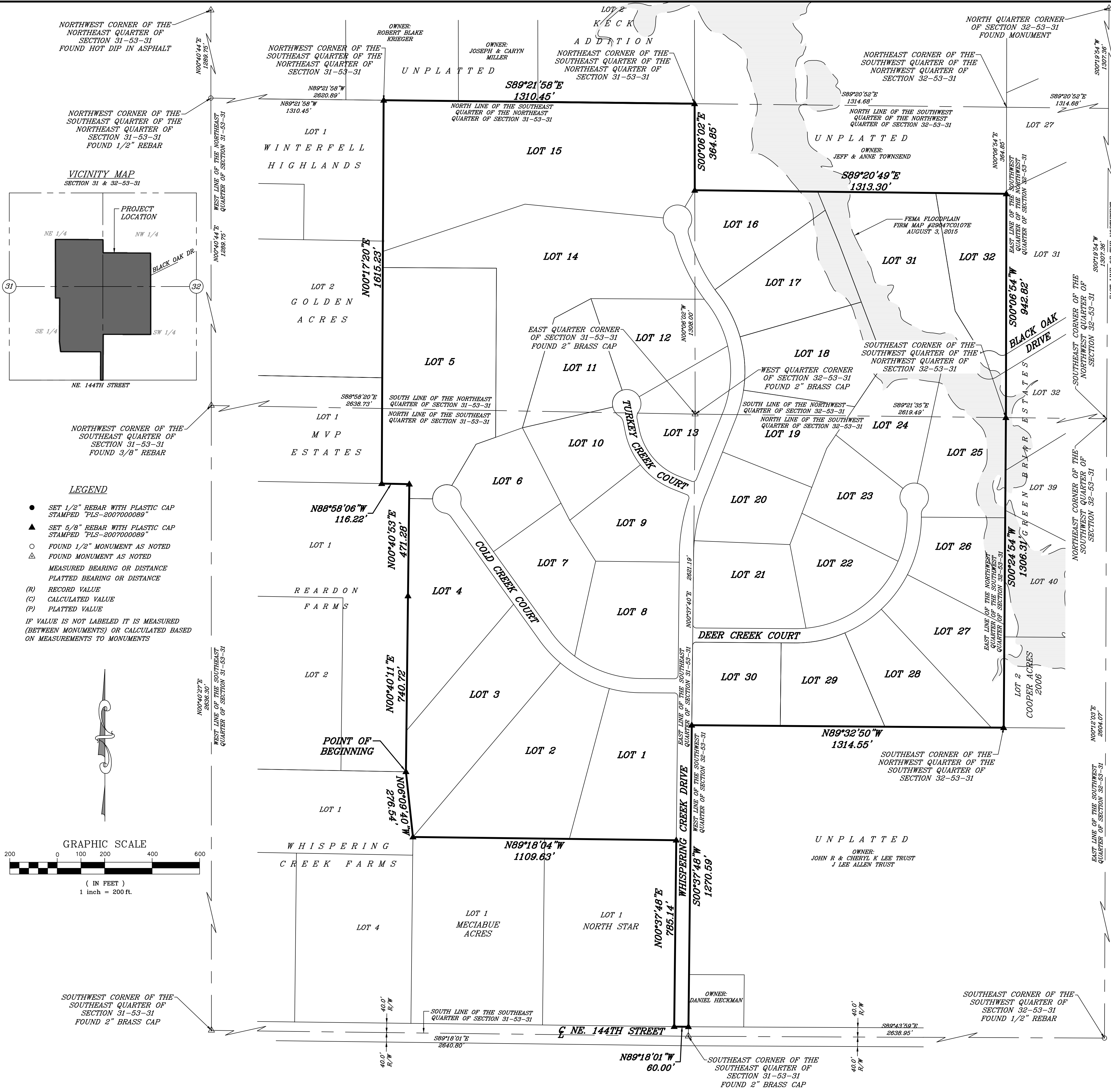




FINAL PLAT  
**WHISPERING CREEK FARMS**  
**2ND PLAT**  
A SUBDIVISION IN THE EAST HALF OF SECTION 31,  
TOWNSHIP 53 NORTH, RANGE 31 WEST AND THE WEST HALF  
OF SECTION 32, TOWNSHIP 53 NORTH, RANGE 31 WEST  
SMITHVILLE, CLAY COUNTY, MISSOURI  
SHEET 1 OF 3

**PROPERTY DESCRIPTION:**  
CONTAINING 6,909,676 SQUARE FEET OR 158.62 ACRES  
A TRACT OF LAND IN THE EAST HALF OF SECTION 31, TOWNSHIP 53 NORTH, RANGE 32 WEST AND THE WEST HALF OF SECTION 32, TOWNSHIP 53 NORTH, RANGE 32 WEST IN SMITHVILLE, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, WHISPERING CREEK FARMS, A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI; THENCE N00°40'11"E, ALONG THE EAST LINE OF LOT 1, REARDON FARMS, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI, A DISTANCE OF 740.72 FEET; THENCE N00°40'53"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 471.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N88°58'06"W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 116.22 FEET TO THE SOUTHEAST CORNER OF LOT 1, MVP ESTATES, A SUBDIVISION IN CLAY COUNTY, MISSOURI; THENCE N00°17'20"E, ALONG THE EAST LINE OF SAID LOT 1, MVP ESTATES AND THE EAST LINE OF LOT 2, GOLDEN ACRES, A SUBDIVISION IN CLAY COUNTY, MISSOURI AND THE EAST LINE OF LOT 1, WINTERFELL HIGHLANDS, A SUBDIVISION IN CLAY COUNTY, MISSOURI, A DISTANCE OF 1615.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, WINTERFELL HIGHLANDS AND THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE S89°21'58"E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH LINE OF KECK ADDITION, A SUBDIVISION IN CLAY COUNTY, MISSOURI AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 1310.45 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST CORNER OF SAID LOT 2, KECK ADDITION; THENCE S00°06'02"E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 364.85 FEET; THENCE S89°20'49"E, A DISTANCE OF 1313.30 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32 AND THE WEST LINE OF GREEN BRIAR ESTATES, A SUBDIVISION IN CLAY COUNTY, MISSOURI; THENCE S00°06'54"W, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST LINE OF SAID GREEN BRIAR ESTATES, A DISTANCE OF 942.82 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S00°24'54"W, CONTINUING ALONG THE WEST LINE OF SAID GREEN BRIAR ESTATES AND ALONG THE WEST LINE OF LOT 2, COOPER ACRES 2006, A SUBDIVISION IN CLAY COUNTY, MISSOURI AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1306.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N89°32'52"W, A DISTANCE OF 1314.55 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE S00°37'48"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1270.59 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NE 144TH STREET; THENCE N89°18'04"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, NORTH STAR, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI; THENCE N00°37'48"E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 785.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N89°18'04"W, ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 1, MECIABUE ACRES, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI, A DISTANCE OF 1109.63 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1 OF SAID WHISPERING CREEK FARMS; THENCE N08°09'40"W, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 276.54 FEET TO THE POINT OF BEGINNING.

**DEDICATION:** THE UNDERSIGNED PROPRIETOR OF THE TRACT OF LAND DESCRIBED HEREON HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL HEREFTER BE KNOWN AS "WHISPERING CREEK FARMS - 2ND PLAT"

**EASEMENTS:** AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF SMITHVILLE, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS, SEWERS AND WATER MAINS, GAS, POLES OR WIRES, ANCHORS AND SURFACE DRAINAGE, AND UNDER THE AREAS OUTLINED ON THIS PLAT AND DESIGNATED BY THE WORDS "UTILITY EASEMENT" OR "U/E", "SANITARY EASEMENT" OR "S/E", AND/OR "DRAINAGE EASEMENT" OR D/E.

**STREETS:** STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO 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 STREET LINE.

IN TESTIMONY WHEREOF, WHISPERING CREEK FARMS, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, HAS BY THE AUTHORITY OF ITS MEMBERS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS MEMBER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
WHISPERING CREEK FARMS, L.L.C.

DWIGHT FRIDLEY, MEMBER

STATE OF MISSOURI  
COUNTY OF \_\_\_\_\_ JSS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DWIGHT FRIDLEY, MEMBER OF WHISPERING CREEK FARMS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

THIS FINAL PLAT APPROVED BY THE BOARD OF ALDERMEN OF SMITHVILLE, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

(SEAL) \_\_\_\_\_ MAYOR

ATTEST: \_\_\_\_\_ CITY CLERK

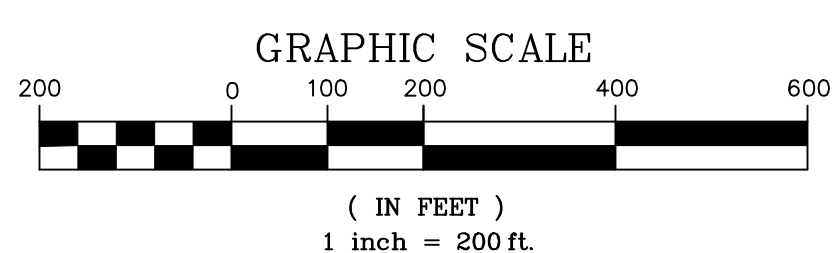
ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

**SURVEY NOTES:**

- THE POSITION OF EXISTING MONUMENTATION, IF NOT THE TRUE CORNER, IS NOTED BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
- THE BEARINGS SHOWN HEREON ARE BASED ON NAD83(2011) EPOCH 2010.00 ADJUSTMENT.
- THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.
- NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 107 OF 350, MAP NUMBER 28047C0107E, EFFECTIVE AUGUST 3, 2015, THE SUBJECT AREA IS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AND ZONE A, AREAS DETERMINED TO BE INUNDATED BY THE 1% ANNUAL CHANCE FLOOD.

- LEGEND**
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "PLS-2007000089"
  - ▲ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS-2007000089"
  - FOUND 1/2" MONUMENT AS NOTED
  - △ FOUND MONUMENT AS NOTED
  - (R) RECORD VALUE
  - (C) CALCULATED VALUE
  - (P) PLATTED VALUE
- IF VALUE IS NOT LABELED IT IS MEASURED (BETWEEN MONUMENTS) OR CALCULATED BASED ON MEASUREMENTS TO MONUMENTS



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI SURVEYING BOARD AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

06/10/2026 DATE

ROBERT G. YOUNG, PLS-2007000089

**R.L. Buford & Associates, LLC**

LAND SURVEYING - DEVELOPMENT CONSULTANTS

R.L. BUFORD & ASSOCIATES, LLC

MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

|                                 |                               |
|---------------------------------|-------------------------------|
| FOR WHISPERING CREEK FARMS, LLC | SEC.-TWP.-RGE. COUNTY JOB NO. |
| PO BOX 901264                   | 31&32-53-31 CLAY L-25164      |
| KANSAS CITY, MO 64180           | DATE FIELD BOOK & PAGE        |
|                                 | 6/11/2026 LOOSE LEAF          |

DRAWN BY JKR

**FINAL PLAT**

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G:\MY\_DRIVE\L-25164 DWIGHT FRIDLEY 144TH & MT OLIVET\A-ENGINEERING\DWG\L-25164.FINAL PLATING 6/12/2026



