

PLAT BOUNDARY DESCRIPTION:

ALL THAT PART OF LOTS 20, 21, 22 AND 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 23, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PACIFIC STREET; THENCE N75°36'32"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PACIFIC STREET (25 FEET FROM THE CENTERLINE THEREOF), 245.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 23, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF TROOST AVENUE; THENCE S02°32'23"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID TROOST AVENUE (30 FEET FROM THE CENTERLINE THEREOF), 27.42 FEET TO A POINT 25 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 23; THENCE S34°24'23"W, 36.38 FEET TO A POINT 20 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 23, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 22; THENCE N75°42'04"E, ALONG SAID NORTH LINE, 2.21 FEET TO THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2021-E-0105723; THENCE S28°05'30"W, ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, 159.64 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S83°24'27"W (DEED: S83°06'03"W), ALONG THE SOUTH LINE OF SAID TRACT OF LAND, 104.77 FEET (DEED: 104.54 FEET) TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF A 16-FOOT WIDE ALLEY, AND 4.00 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 20; THENCE N14°40'42"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 153.64 FEET TO THE POINT OF BEGINNING, CONTAINING 0.678 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM COMMITMENTS FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 947339, COMMITMENT DATE: OCTOBER 2, 2020, AND COMMITMENT NUMBER: 1351721, COMMITMENT DATE: JULY 15, 2021, COMMITMENT NUMBER 947339 SURVEY RELATED SCHEDULE B-I ITEMS.
 - (2)(b)** EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF OR BEEN PROVIDED WITH INFORMATION REGARDING UNRECORDED OR CLAIMS OF EASEMENTS.
 - (2)(c)** ANY ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND: SEE LIST OF ENCROACHMENTS.
 - BUILDING LINES, EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE RECORDED PLAT/MAP OF EAST KANSAS, RECORDED 03/24/1886, IN PLAT BOOK R1 AND PAGE 120: THERE ARE NO BUILDING LINES, EASEMENTS OR RESTRICTIONS ESTABLISHED BY THE RECORDED PLAT OF EAST KANSAS.
 - COVENANTS, RESTRICTIONS AND RESERVATIONS AS SET OUT IN QUIT CLAIM DEED BY AND BETWEEN MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION AND BILL GUECK, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED 01/05/2007, AS DOCUMENT NO. 2007E0002347: AS SHOWN.
 - LACK OF ADJUTER'S RIGHTS OF DIRECT ACCESS TO ADJACENT HIGHWAY NOW KNOWN AS ROUTE I-35 AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 2007E0002347: STATE OF MISSOURI QUIT CLAIM A PORTION OF HIGHWAY RIGHT-OF-WAY BY DOCUMENT NO. 2021-E-0105723 THEREFORE LACK DIRECT ACCESS ALONG FORMER RIGHT-OF-WAY LINE IS NO LONGER RELEVANT.
 - EASEMENTS, IF ANY, FOR PUBLIC UTILITIES, PIPELINES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED STREET OR ALLEY, LYING WITHIN THE LAND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME, AS RESERVED IN ORDINANCE OR RESOLUTION NUMBER 190221 RECORDED 04/04/2019 AS DOCUMENT NO. 2019E0023701: AS SHOWN.
 - RESTRICTIONS AS SET OUT IN CONTRACT TO SELL AND PURCHASE BY AND BETWEEN LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY AND HUONG THANG TA AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 1989K069237 IN BOOK K1894 AT PAGE 682: AFFECTS TRACTS II, III & IV BUT IS NOT A SURVEY MATTER.
 - RIGHT, TITLE AND INTEREST, IF ANY OF DAVID J. GUECK AND F. EVELYN GUECK, AS GRANTEE BENEFICIARY(S) UNDER BENEFICIARY DEED EXECUTED BY WILLIAM A. GUECK, AS GRANTOR(S) AS MORE FULLY SET FORTH IN THE INSTRUMENT DATED 08/17/2007 AND RECORDED 08/21/2007 AS DOCUMENT NO. 2007E010203: AFFECTS TRACT II BUT IS NOT A SURVEY MATTER.
- COMMITMENT NUMBER 1351721 SURVEY RELATED SCHEDULE B-II ITEMS:
- (2)(b)** EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF OR BEEN PROVIDED WITH INFORMATION REGARDING UNRECORDED OR CLAIMS OF EASEMENTS.
 - (2)(c)** ANY ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND: SEE LIST OF ENCROACHMENTS.
 - BUILDING LINES, EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE RECORDED PLAT/MAP OF EAST KANSAS, IN PLAT BOOK R1 AND PAGE 120: THERE ARE NO BUILDING LINES, EASEMENTS OR RESTRICTIONS ESTABLISHED BY THE RECORDED PLAT OF EAST KANSAS.
- THIS SURVEY IS BASED ON THE DESCRIPTIONS CONTAINED IN EXHIBIT A OF THE ABOVE STATED TITLE COMMITMENTS. TRACT V IN EXHIBIT A OF COMMITMENT NUMBER 947339 IS SHOWN FOR CONVENIENCE ONLY AND IS NOT A PART OF THIS SURVEY.
 - THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2021-E-0071990 (TRACTS I-V), AND DOCUMENT NO. 2021-E-0105723 (TRACT VI).
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
 - ACCURACY STANDARD: TYPE URBAN

NOTE:

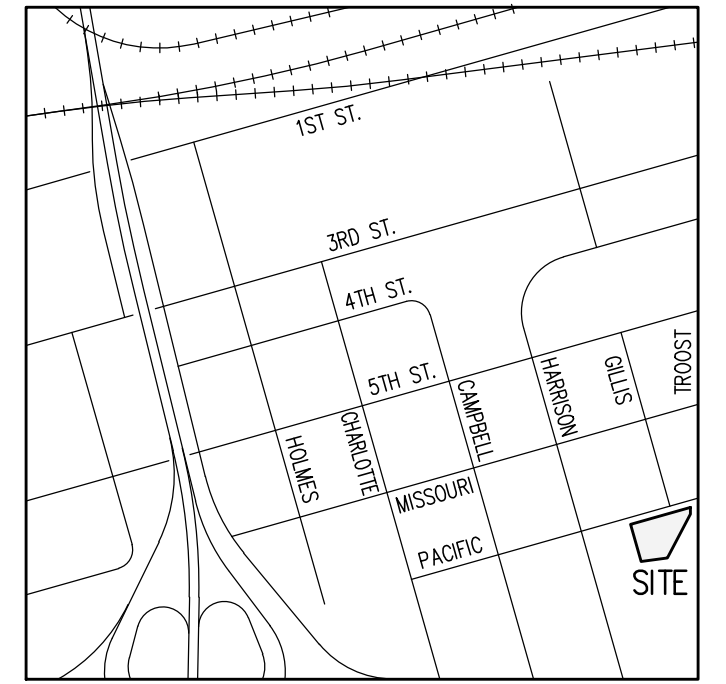
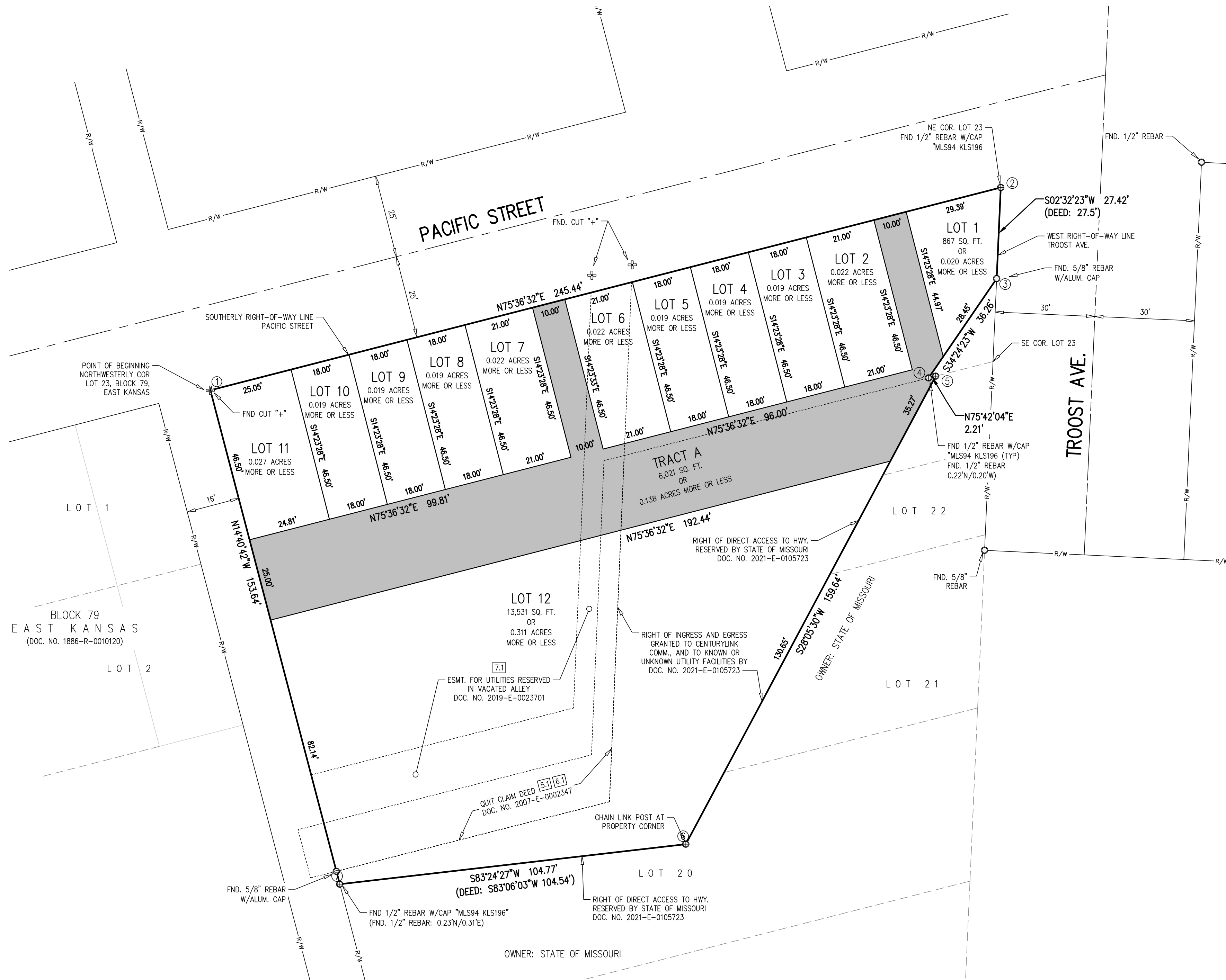
COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS USING THE MISSOURI DEPARTMENT OF TRANSPORTATION COMMISSION (MoDOT) GLOBAL NAVIGATION SATELLITE REAL-TIME NETWORK AND TIED TO CONTROL MONUMENT "JA-100" OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM. A GRID FACTOR OF 0.99990609 WAS USED:

MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE		
PT. NO.	GRID NORTHING	GRID EASTING
JA-100	327,259.948 M	845,185.546 M
1	326,511.338 M	843,865.300 M
2	326,529.929 M	843,937.755 M
3	326,521.580 M	843,937.385 M
4	326,512.463 M	843,931.140 M
5	326,512.629 M	843,931.793 M
6	326,469.707 M	843,908.883 M
7	326,466.042 M	843,877.165 M

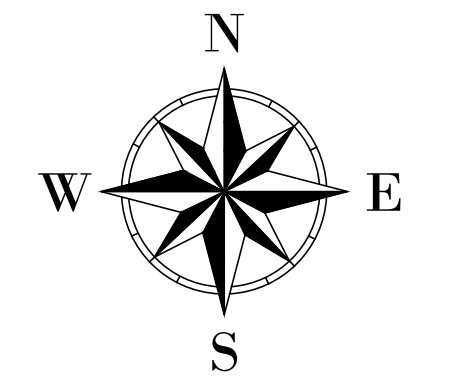
FINAL PLAT OF COLUMBUS PARK TOWNHOMES

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

SE 1/4 SEC. 32, TWP. 50, RNG. 33



VICINITY MAP
SE 1/4 SEC. 32, TWP. 50, RNG. 33
NOT TO SCALE



EXISTING RIGHT-OF-WAY & STREET GRADES		
STREET	ORDINANCE NO.	DATE
PACIFIC STREET FROM TROOST AVE. TO HARRISON ST.	UNAVAILABLE	UNAVAILABLE
TROOST AVE. FROM PACIFIC STREET SOUTH	UNAVAILABLE	UNAVAILABLE

LEGEND

- =FOUND 1/2" BAR & CAP
- =SET 1/2" BAR & CAP
- ⊕=CHISELED OR FOUND "+" AS INDICATED
- PP=PREVIOUS PLAT
- C=CALCULATED
- D=DEED
- CPS=COTTON PICKER SPINDLE
- M=MEASURED
- BSL=BUILDING SETBACK LINE

- =PLAT BOUNDARY
- =NEW LOT LINE
- - -=EXISTING LOT LINE
- · - · =CENTERLINE
- ⑩=MISSOURI STATE PLANE COORDINATES
- IN METERS
- =RIGHT-OF-WAY DEDICATED BY THIS PLAT.

PLAT OF "COLUMBUS PARK TOWNHOMES" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER STATE 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 BELIEFS.

FOR REVIEW

RICKY E. GARD Mo. L.S. No. 2069

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