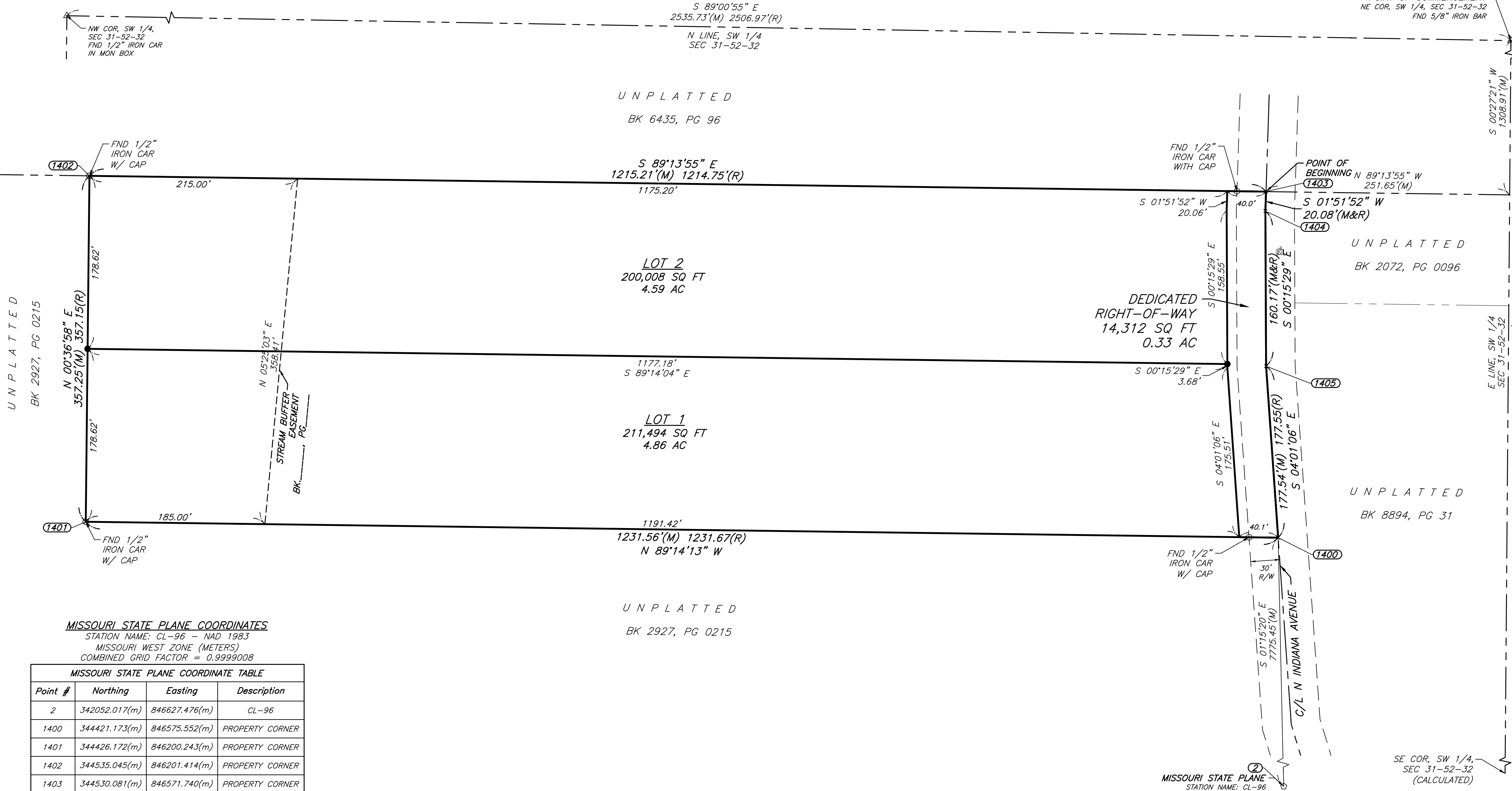


FINAL PLAT
9640 INDIANA AVENUE
SW 1/4, SECTION 31, TOWNSHIP 52 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI



MISSOURI STATE PLANE COORDINATES

STATION NAME: CL-96 - NAD 1983
MISSOURI WEST ZONE (METERS)
COMBINED GRID FACTOR = 0.9999008

Point #	Northing	Easting	Description
2	342052.017(m)	846627.476(m)	CL-96
1400	344421.173(m)	846575.552(m)	PROPERTY CORNER
1401	344426.172(m)	846200.243(m)	PROPERTY CORNER
1402	344535.045(m)	846201.414(m)	PROPERTY CORNER
1403	344530.081(m)	846571.740(m)	PROPERTY CORNER
1404	344523.965(m)	846571.540(m)	PROPERTY CORNER
1405	344475.150(m)	846571.760(m)	PROPERTY CORNER

PROPERTY DESCRIPTION:

A Tract in part of the Southwest Quarter of Section 31, Township 52 North, Range 32 West, Kansas City, Clay County, Missouri, being more particularly described as follows, surveyed and described on October 16, 2024 by John B. Young PLS-2006016647: Commencing at the Northeast Corner of said Southwest Quarter; Thence South 00°27'21" West along East Line of said Southwest Quarter, 1308.91 feet; Thence North 89°13'55" West, 251.65 feet to the Point of Beginning; Thence South 01°51'52" West, 20.08 feet; Thence South 00°15'29" East, 160.17 feet; Thence South 04°01'06" East, 177.54 feet; Thence North 89°14'13" West, 1231.56 feet; Thence North 00°36'58" East, 357.25 feet; Thence South 89°13'55" East, 1215.21 feet to the Point of Beginning. Contains 435,814 square feet or 10.01 acres more or less.

PLAT DEDICATION:

THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

"9640 INDIANA AVENUE"

STREET DEDICATION:

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

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVER OF MAIL, PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

PAYMENT IN LIEU OF PARKLAND:

The developer elects the pay the City of Kansas City, Missouri, a sum of \$445.45 in lieu of required parkland dedicating for 1 additional detached dwelling unit pursuant to Section 88-408-C of the Zoning and Development Code.

IN TESTIMONY WHEREOF:

Paul M. Silvio, a single person, has caused these presents to be executed this _____ day of _____, 2024.

Paul M. Silvio Owner

STATE OF)
COUNTY OF) ss

Be it remembered that on this _____ day of _____, 2024, before me, a Notary Public in and for said County and State, came Paul M. Silvio, owner, to me personally known who being by me duly sworn, acknowledged said instrument to be the free act and deed of this property.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

Notary Public

My Commission Expires : _____

CITY PLAN COMMISSION

Approved: _____

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. _____ duly authenticated as passed this _____ day of _____, 20____.

Mayor
Quinton Lucas

PUBLIC WORKS

Director of Public Works
Michael J. Shaw

City Clerk
Marilyn Sanders

COUNTY RECORDING INFORMATION

Plat Dedication: 9640 INDIANA AVENUE	Reserved for County Recording Stamp
Private Open Space Dedication: N/A	
Recorded As: Plat	

CLIENT:

Pro Roofing KC LLC
Project Contact: Mike Silvio
Email: msilvio@proroofingkc.com

PROPERTY ADDRESS:

9640 North Indiana Avenue
Kansas City, Missouri 64156

GENERAL SURVEY NOTES:

1. REFERENCED: Survey for Cheryl Hazlett, prepared by M&M Land Surveying Service, Inc., recorded in Field Book 93 at Page 133 in the Recorder of Deeds Office in Clay County, Missouri.

2. Deed of record is recorded in Instrument No. 2024004050, Book 9698, Page 24, dated 02/29/2024 in the Recorder of Deeds Office, Clay County, Missouri.

3. Basis of bearings was established by Missouri State of Plane Coordinate system by GPS observation.

4. The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map (FIRM) 29095C0068G, effective January 20, 2017.

5. Subject property is currently zoned R-80 (Residential)

Location: S:\24.354 - 9640 N Indiana Ave\DRAWINGS\2025.06.19-FPLAT REV2\24-354-FPLAT.dwg-Jun 23, 2025-10:53am

10-21-24 01-09-25 06-23-25

INITIAL SUBMITTAL									
ADD STREAM BUFFER EASEMENT									
CITY COMMENTS									

SHEET 1 OF 1

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey and that the information contained herein is true and correct to the best of my knowledge and belief as of the date of October 2024 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 and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

6-23-25
Date

John B. Young PLS-2006016647



8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816) 411-1017 • FAX (816) 411-1018