

WESTERN BAPTIST BIBLE COLLEGE DEVELOPMENT PROJECT

2119 TRACY AVENUE KANSAS CITY MISSOURI 64108

Site Disturbance

DISTURB AREA = 5.277 Acres, SEDIMENT YEILD=1411.81cy

CASE NO. _____

APN NO.: _____

WATER SHED NAME: TURKEY CREEK

Section 9 Township 49N Range 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI



DEMOLISHED
STRUCTURE

SITE MAP
NOT TO SCALE

PROJECT
LOCATION

SUMMARY OF QUANTITIES			
SITE IMPROVEMENTS (W / IN ROW)	NO.	ITEM OF WORK	QUANTITY
	1	SIDEWALK REMOVAL AND REPLACEMENT (W / IN ROW)	910 S.F.
	2	CG-I CURB AND GUTTER REMOVAL AND REPLACEMENT (W / IN ROW)	74 L.F.
	3	SAW-CUT STREET AND RESTORATION (W / IN ROW)	150 L.F.

SUMMARY OF QUANTITIES			
SITE IMPROVEMENTS	NO.	ITEM OF WORK	QUANTITY
	1	PAVEMENT REMOVAL	27978 S.F.
	2	SITE CLEARING & GRUBBING	4.5 AC
	3	SITE GRADING	4.5 AC
	4	EROSION CONTROL	1 L.S.
	5	SODDING	14057 S.Y.
	6	ASPHALT PAVEMENT RESURFACING	6265 S.F.
	7	NEW PAVEMENT (ASPHALT)	40540 S.F.
	8	NEW PAVEMENT (CONCRETE)	13879 S.F.
	9	NEW CONCRETE PADS	35 EA.
	10	NEW CONCRETE SIDEWALK	5616 S.F.
	11	PAVERS	5419 S.F.
	12	NEW WATER SERVICE LINE AND CONNECTIONS (INCLUDING VALVES, METERS AND METER PITS	1 L.S.
	13	NEW 8" SANITARY SEWER LINE AND CONNECTONS	1531 L.F.
	14	MANHOLES	12 EA.
	15	PAVEMENT MARKINGS	1 L.S.
	16	RETAINING WALL REPAIR	102 L.F.
	17	NEW RETAINING WALL	80 L.F.

SUMMARY OF QUANTITIES			
STORM IMPROVEMENTS	NO.	ITEM OF WORK	QUANTITY
	1	NEW 15" STORM PIPE	1231 L.F.
	2	CATCH BASINS	16 EA.
	3	STORM MANHOLES	1 EA.
	4	RIP RAP	22 C.Y.
	5	UNDEERGROUND TANK	1 EA.

UTILITY CONTACTS

UTILITY LOCATION MARKING	1-800-DIG-RITE
KANSAS CITY PUBLIC WORKS DEPT.	(816) 513-2627
KANSAS CITY WATER DEPT.	(816) 513-2171
MISSOURI GAS ENERGY (MGE)	(816) 472-3472
K.C.P.L. CO. NO. of 39th St.	(816) 245-3610
K.C.P.L. CO. SO. of 39th St.	(816) 276-5583
TIME WARNER CABLE	(816) 358-8833
POLLUTION CONTROL	(816) 513-6314 / (816) 513-8000
A.T.&T. CO.	1-800-852-3786
MCI TELECOMMUNICATION	1-800-289-3427

EROSION CONTROL

"THIS EROSION CONTROL PLAN HAS BEEN PLACED IN THE CITY'S FILE FOR THIS PROJECT. THE PLAN APPEARS TO FULFILL THE MISSOURI DEPARTMENT OF NATURAL RESOURCE'S TECHNICAL CRITERIA AND THE CRITERIA FOR EROSION CONTROL AND REQUIREMENTS OF THE CITY. I UNDERSTAND THAT ADDITIONAL EROSION CONTROL MEASURES MAY BE NEEDED IF UNFORESEEN EROSION PROBLEMS ARISE OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE LAND OWNER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED."

Owner / Representative _____ date: _____

Owner / Developer

Ms. Karen Curts
Western Baptist Bible College Development Project
2119 Tracey Avenue
Kansas City, Missouri 64108

I have reviewed these plans and understand what is proposed.

Any incidental work not specifically permitted (i.e. final cleanup) will be completed by the Permit Holder.

Owner / Developer _____ Date _____

Prepared and Submitted by:

Dubois Consultants, Inc.

I certify that this project has been designed, and these plans prepared, to meet or exceed the design criteria of Kansas City, Missouri in current usage, except as indicated below:

Exceptions:

- _____
- _____
- _____

I have been retained to provide As-Built drawings for this project

Ajamu K. Webster
Missouri Professional Engineer
awebster@duboisengrs.com
No. E-21979

The Policy of the "Plan Preparation Criteria and Procedure" and Policy Document No. 880544 "As-Built Drawings for Sewer Built by Permit" stipulate the following regarding "As-built" drawings:

- Drawings are to be provided within thirty (30) days after the date the "Request for As-Built" letter is issued by the City to the Owner/Developer.
- Drawings must be accepted by the City before any service connections will be allowed.
- Drawings are part of the permit obligations making them the responsibility of the permittee.
- The cost of preparing "As-Built" drawings shall be included in the performance bond.
- The Owner/Developer must remove at his cost any bad subsurface soil which would not be able to support any proposed public improvement. Backfill shall be accomplished in accordance with sections 2100 and 2201 entitled "Grading and Site Preparation" and "Subgrade Preparation".
- Prior to ordering pre-cast structures, shop drawings are to be submitted to the design engineer for approval. The design engineer shall indicate approval of the shop drawings and add the permit type and number on them and then submit them to the City Planning and Development Dept, Land Development Division, Development Services on the 5th floor of City Hall, 414 E. 12th STREET KCMO 64106.
- The construction covered by these plans shall conform to the current standards and specifications of the Public Works Department, Kansas City Missouri.

AJAMU K. WEBSTER P.E. _____ DATE _____

CERTIFICATE OF AUTHORITY 001483

DuBois Consultants
www.duboisinc.com
(HOME OFFICE)
5737 Swope Parkway
Kansas City, Missouri 64130
Phone: (816) 333-7700
FAX: (816) 333-7722

CIVIL + STRUCTURAL ENGINEERING
(KANSAS OFFICE)
334 N. Riverview St. Suite 520
Wichita, Kansas 67203
Phone: (316) 660-6735
FAX: (316) 660-6725

PROJECT NO J17003

SHEET NO.:

C000

INDEX OF SHEETS

SHEET NO.	SHEET NAME	SHEET NO.	SHEET NAME
C000	COVER SHEET	S000	INDEX SHEET
CD100	DEMOLITION PLAN	S001	STRUCTURAL GENERAL NOTES & CRITERIA
C100	SITE PLAN	S002	STRUCTURAL LEGEND & ABBREVIATIONS
C101	ENLARGED SITE PLAN	S003	CONCRETE STANDARD DETAILS 1
C102	ENLARGED SITE PLAN	S004	CONCRETE STANDARD DETAILS 2
C103	ENLARGED SITE PLAN	S100	FOUNDATION & FIRST FLOOR PLAN BLDG 1
C104	ENLARGED SITE PLAN	S101	SECOND FLOOR & ROOF PLAN BLDG 1
C105	SPOT ELEVATIONS	S102	ENLARGED FOUNDATION & FIRST FLOOR PLAN BLDG 2
C106	SPOT ELEVATIONS	S103	ENLARGED SECOND FLOOR & ROOF PLAN BLDG 1
C107	SPOT ELEVATIONS	S104	WALL SECTIONS BLDG 1, 2 & 3-7
C108	SPOT ELEVATIONS	S105	WALL SECTIONS BLDG 1
C200	GRADING PLAN	S106	WIND LOADING & ROOF LOADING DIAGRAM BLDG 1
C200A	SITE SPECIFICATION	S200	FOUNDATION & SECOND FLOOR PLAN BLDG 2
C300	UTILITY PLAN	S201	SECOND FLOOR & ROOF PLAN BLDG 2
C301	STORM WATER	S202	ENLARGED FOUNDATION & FIRST FLOOR PLAN BLDG 2
C302	EROSION CONTROL	S203	ENLARGED SECOND FLOOR & ROOF PLAN BLDG 2
C309	STORM PLAN & PROFILE	S204	WALL SECTIONS BLDG 2
C310	STORM-2 PLAN & PROFILE	S205	WALL SECTIONS BLDG 2
C311	STORM 2A PLAN & PROFILE	S206	WIND LOADING & ROOF LOADING DIAGRAM BLDG 2
C312	STORM 3 PLAN & PROFILE	S300	FOUNDATION & FIRST FLOOR PLAN BLDG 3-7
C313	STORM 4 PLAN & PROFILE	S301	SECOND FLOOR & ROOF PLAN BLDG 3-7
C314	STORM 6 PLAN & PROFILE	S302	ENLARGED FOUNDATION & FIRST FLOOR PLAN BLDG 3-7
C315	STORM 7 PLAN & PROFILE	S303	ENLARGED SECOND FLOOR & ROOF PLAN BLDG 3-7
C320	SANITARY PLAN & PROFILE	S304	WALL SECTIONS BLDG 3-7
C321	SANITARY PLAN & PROFILE	S305	WALL SECTIONS BLDG 3-7
C322	SANITARY PLAN & PROFILE	S306	WIND LOADING & ROOF LOADING DIAGRAM BLDG 3-7
C323	SANITARY PLAN & PROFILE	S400	TYPICAL DETAILS & SECTIONS 1
C324	SANITARY PLAN & PROFILE	S401	TYPICAL DETAILS & SECTIONS 2
C400	STANDARD DETAILS	S402	TYPICAL DETAILS & SECTIONS 3
C401	DRIVEWAY DETAILS		
C402	STANDARD MANHOLE DETAILS		
C403	STANDARD WATERLINE DETAILS		
C404	UNDERGROUND STORAGE TANK PLAN		
C405	STORM WATER UNDERGROUND STORAGE TANK		
C406	STORM WATER UNDERGROUND STORAGE TANK		
C407	STANDARD STORM SEWER JUNCTION BOX AND GRATE INLET SURVEY DATA		
1	BOUNDARY SURVEY		

THE EXISTING SITE HAS LARGE AREAS OF HEAVY WOODS AND BRUSHY UNDERGROWTH AND RANDOM PILES OF TRASH, DIRT, AND DEBRIS. THE SPOT ELEVATIONS AND CONTOURS ARE SHOWN TO THE BEST ABILITY OF THE SURVEYOR, BUT MAY NOT REFLECT ALL IRREGULARITIES ON THE SITE.

UTILITIES ARE SHOWN PER VISUAL, ABOVEGROUND OBSERVATIONS AND PER PAINT MARKINGS PROVIDED BY THE MISSOURI ONE-CAL SYSTEM. HOWEVER, THE UTILITY MARKINGS WERE PROVIDED AFTER THE PRESCRIBED PERIOD, AND MAY NOT HAVE BEEN COMPLETELY OBSERVED BY THE SURVEYOR. BEFORE RELYING ON THIS INFORMATION, CONFIRM THE LOCATION OR ABSENCE OF UTILITIES.

DUE TO THE AGE OF THE AREA, AND THE AMOUNT OF DEMOLITION THAT HAS OCCURRED RECENTLY, VERY LITTLE EVIDENCE OF BOUNDARIES AND PROPERTY MARKERS REMAINS. THE NORTH-SOUTH LOT LINES OF THE PLATTED LOTS AND RIGHTS-OF-WAY WERE ESTABLISHED PARALLEL WITH THE WEST LINE OF THE NW 1/4 OF SECTION 9-49-33. THE EAST-WEST LOT LINES WERE ESTABLISHED PARALLEL WITH THE SOUTH LINE OF THE 1/4 SECTION. THESE LINES WERE THEN CHECKED WITH THE FEW EXISTING MONUMENTS FOUND IN THE AREA TO PRODUCE THE BOUNDARIES SHOWN.

THE DIMENSIONS SHOWN ON THE EXISTING SEMINARY BUILDING ARE APPROXIMATE DUE TO THE IRREGULARITIES IN THE ROUGH STONE FOUNDATION.

THE AMOUNT OF TREES, WOODS, AND HEAVY BRUSH MADE IT IMPRACTICAL TO LOCATE EACH TREE ON THE PROPERTY. INDIVIDUAL TREES ARE SHOWN ONLY TO INDICATE THE CHARACTER OF THE FOLIAGE AND SHOULD NOT BE RELIED UPON TO BE COMPLETE OR ACCURATE.

DESCRIPTION

DESCRIPTIONS REPRODUCED VERBATIM FROM KANSAS CITY, MISSOURI PARCEL MAP AS NOTED:

TRACT 1: LOCKRIDGE'S ADD BEG 525' S & 10' W NE COR SW 1/4 NW 1/4 TH S 328' TH W 536.7' TH N 328' TH E 535.7' TO POB

TRACT 2: LOCKRIDGE'S ADD ALL OF LOT P & ALL OF LOT U EX N 50' OF E 90' - ALSO N 1/2 VAC ST S & ADJ SD LOTS & THPT OF VAC LYDIA ST DY BETW LOTS P & U

AND: LOCKRIDGE'S ADD N 52' OF BLKS Q & T & S 1/2 VAC ST N & ADJ & TH PT OF VAC ST RUNN/S BETW N 52' OF BLKS Q & T

SUGGESTED PROPERTY DESCRIPTIONS:

TRACT 1
ALL THAT PART OF BLOCKS Q AND T, FARIS PLACE, A REPLAT OF LOCKRIDGE'S ADDITION, A SUBDIVISION IN THE SW 1/4 OF SECTION 9, TOWNSHIP 49N, RANGE 33W OF THE 5TH P.M. IN KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK Q; THENCE NORTH 2°13'23" EAST, ALONG THE WEST LINE THEREOF, 328.00 FEET TO A POINT 52.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID BLOCK Q; THENCE SOUTH 87°29'01" EAST, ALONG A LINE PARALLEL WITH AND 52.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK Q, AND ITS EXTENSION, 535.87 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK T, SAID POINT BEING 52.00 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK T; THENCE SOUTH 2°10'08" WEST, ALONG THE EAST LINE OF SAID BLOCK T, 323.00 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DOC. NO. 2006E0074332; THENCE NORTH 87°29'01" WEST, ALONG THE NORTH LINE OF SAID TRACT, 160.65 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 2°13'23" WEST, 5.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK T; THENCE NORTH 87°29'01" WEST, ALONG SAID LINE, 375.53 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ALLEYS AND ROADS. CONTAINING 4.02 ACRES, MORE OR LESS.

TRACT 2
ALL THAT PART OF BLOCKS P, Q, T AND U, LOCKRIDGE'S ADDITION, A SUBDIVISION IN THE SW 1/4 OF SECTION 9, TOWNSHIP 49N, RANGE 33W OF THE 5TH P.M. IN KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK Q, SAID POINT BEING 52.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID BLOCK Q; THENCE NORTH 2°13'23" EAST, ALONG SAID WEST LINE AND THE WEST LINE OF SAID BLOCK P, 243.00 FEET TO THE SOUTHWEST CORNER OF BERKOWITZ ADDITION, A SUBDIVISION; THENCE SOUTH 87°29'01" EAST, ALONG THE SOUTH LINE OF SAID BERKOWITZ ADDITION AND ITS EXTENSION, 535.64 FEET TO THE NORTHEAST CORNER OF SAID BLOCK U; THENCE SOUTH 2°10'08" WEST, ALONG THE EAST LINE OF SAID BLOCK U AND BLOCK T, 243.00 FEET TO A POINT 52.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK T; THENCE NORTH 87°29'01" WEST, ALONG A LINE PARALLEL WITH AND 52.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK T AND BLOCK Q, 535.87 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ALLEYS AND ROADS. CONTAINING 2.99 ACRES, MORE OR LESS.

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS PURSUANT TO SECTION 327.411 (RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS FOR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL, RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.



LEGEND

□ A/C	AIR CONDITIONER UNIT
□ CB	CATCH BASIN
□ EB	ELECTRIC BOX
□ EM	ELECTRIC METER
⊗ EMH	ELECTRIC MANHOLE
⊙ FH	FIRE HYDRANT
○ FP	FLAG POLE
□ GM	GAS METER
○ GV	GAS VALVE
—	GATE
○ GP	GUARD POST
♿	HANDICAPPED PARKING
■ IG	IRON GRATE
○ LP	LIGHT POLE
□ MB	MAIL BOX
⊗ MH	MANHOLE
○ PA	POLE ANCHOR
○ PP	POWER POLE
○ SP	SIGN POST
○ TP	TELEPHONE POLE
○ TR	TELEPHONE RISER
⊗ TSMH	TRAFFIC SIGNAL MANHOLE
⊗ TS	TRAFFIC SIGNAL
□ WM	WATER METER
WV	WATER VALVE
⊗ YL	YARD LIGHT
CIP	CAST IRON PIPE
VCP	CLAY PIPE
RCP	REINFORCED CONCRETE PIPE
FF	FINISHED FLOOR
FIL	FLOWLINE
T/W	TOP OF WALL
— X —	FENCE
— OHE —	OVERHEAD POWER LINE
— UGE —	UNDERGROUND ELECTRIC
— UGT —	UNDERGROUND TELEPHONE
— UFO —	UNDERGROUND FIBER-OPTIC
— SAN —	SANITARY SEWER
— ST —	STORM SEWER
— GAS —	GAS
— W —	WATER

CONTROL POINTS / BENCHMARKS:

CITY BENCHMARK #1793 - 21ST & VINE - RR SPIKE NW SIDE P. POLE W/TRANS. 100'+/- - N OF NW COR. 21S & VINE AVE. KCMO DATUM: ELEV.122.34 FEET, NAVD88 DATUM ELEV. 844.91 FEET TO ADJUST FROM KCMO DATUM TO NAVD88 DATUM, ADD 722.57 FEET.



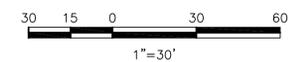
Site Demolition Notes

1. All existing utilities shown on these drawings are approximate and other utilities may exist. Contractor must have existing utilities located by underground line locators as well as field verified by on-site personnel prior to ordering materials or beginning construction. Any discrepancies shall be reported to the engineer.
2. Existing utilities to remain may be located within proposed demolition areas. Contractor shall use extreme caution while working in these areas to ensure no utility service interruptions to facilities that remain or to adjacent properties.
3. All existing improvements within the limits of construction are to be removed or relocated unless specifically noted, "To Remain".
4. Contractor shall coordinate with Owner and the utility provider prior to the disconnecting or removal of any utility service to the existing buildings. All utilities to be removed are to be capped, plugged or terminated according to the utility owners requirements.
5. Refer to utility plans for proposed utilities.
6. Refer to layout and landscape plans for additional information relating to paving, curbs, sidewalks, hardscapes, etc. Remove curbs as needed to install proposed improvements.
7. Contractor shall be responsible for the removal, relocation or protection of all above and below ground existing improvements that are in conflict with the proposed improvements unless noted.
8. All demolition and construction debris shall be transported and disposed of at least weekly in a legal and approved manner.
9. All existing paving, curbs, hardscape, etc. shall be saw cut at the limits of removal in order to provide a clean edge. Existing paving at edge shall be milled back a minimum of 8" to ensure smooth transition.

LEGEND

-  DEMO TREES & BRUSH
-  DEMO BUILDING & PARKING
-  LIMIT OF DISTURBANCE
-  PROTECT TREES
-  DEMO CONCRETE

DEMOLITION PLAN
SCALE: 1"= 30'



DuBois Consultants
www.dubois.com (HOME OFFICE) 373 Swepe Parkway Kansas City, Missouri 64130 Phone: (816) 333-7700 FAX: (816) 333-7722
(KANSAS OFFICE) 354 N. Riverview St. Suite 520 Wichita, Kansas 67203 Phone: (316) 660-6725 FAX: (316) 660-6725

CRAIG T. WATSON ARCHITECT

ARCHITECTURE
INTERIORS
PLANNING
MANAGEMENT

2525 MAIN STREET, SUITE 107
KANSAS CITY, MISSOURI 64108
tel: 816.861.4900
email: timlisark@aol.com

Project **20484**

DISTRICT ROW LLC
WESTERN BAPTIST BIBLE COLLEGE
35 UNIT TOWNHOUSE DEVELOPMENT
2119 TRACY AVENUE
KANSAS CITY, MISSOURI 64108



DRAWN BY: LT
CHECKED BY: NF
APPROVED BY: AKW

ISSUE	DATE
100% CONSTRUCTION DOCUMENT SUBMITTAL	11/15/19

DEMOLITION PLAN

CD
100

NOT FOR CONSTRUCTION

Boundary Survey

Western Baptist Bible College

2119 Tracy Ave.

Kansas City, Jackson County, Missouri

Section 9, Township 49, Range 33

Descriptions reproduced verbatim from Kansas City, Missouri Parcel Map as noted:

Tract 1: LOCKRIDGE'S ADD BEG 525' S & 10' W NE COR SW 1/4 NW 1/4 TH S 328' TH W 536.7' TH N 328' TH E 535.7' TO POB

Tract 2: LOCKRIDGE'S ADD ALL OF LOT P & ALL OF LOT U EX N 50' OF E 90'- ALSO N 1/2 VAC ST S & ADJ SD LOTS & THPT OF VAC LYDIA ST BY BETW LOTS P & U

AND: LOCKRIDGE'S ADD N 52' OF BLKS Q & T & S 1/2 VAC ST N & ADJ & TH PT OF VAC ST RUNN/S BETW N 52' OF BLKS Q & T

Suggested Property Descriptions:

Tract 1
All that part of Blocks Q and T, FARIS PLACE, a Replat of LOCKRIDGE'S ADDITION, a subdivision in the SW 1/4 of Section 9, Township 49N, Range 33W of the 5th P.M. in Kansas City, Jackson County, Missouri described as follows: Beginning at the Southwest corner of said Block Q; thence North 2'13'23" East, along the West line thereof, 328.00 feet to a point 52.00 feet south of the Northwest corner of said Block Q; thence South 87°29'01" East, along a line parallel with and 52.00 feet south of the North line of said Block Q, and its extension, 535.87 feet to a point on the east line of said Block T, said point being 52.00 feet south of the Northeast corner of Block T; thence South 2'10'08" West, along the East line of said Block T, 323.00 feet to the Northeast corner of a tract of land conveyed by Doc. No. 2006E0074332; thence North 87°29'01" West, along the North line of said tract, 160.65 feet to the Northwest corner thereof; thence South 2'13'23" West, 5.00 feet to a point on the South line of said Block T; thence North 87°29'01" West, along said line, 375.53 feet to the Point of Beginning, except that part in alleys and roads. Containing 4.02 acres, more or less.

Tract 2
All that part of Blocks P, Q, T and U, LOCKRIDGE'S ADDITION, a subdivision in the SW 1/4 of Section 9, Township 49N, Range 33W of the 5th P.M. in Kansas City, Jackson County, Missouri described as follows: Beginning at a point on the West line of the of said Block Q, said point being 52.00 feet south of the Northwest corner of said Block Q; thence North 2'13'23" East, along said West line and the West line of said Block P, 243.00 feet to the Southwest corner of BERKOWITZ ADDITION, a subdivision; thence South 87°29'01" East, along the South line of said Berkowitz Addition and its extension, 535.64 feet to the Northeast corner of said Block U; thence South 2'10'08" West, along the East line of said Block U and Block T, 243.00 feet to a point 52.00 feet south of the Northeast corner of said Block T; thence North 87°29'01" West, along a line parallel with and 52.00 feet south of the North line of said Block T and Block Q, 535.87 feet to the Point of Beginning, except that part in alleys and roads. Containing 2.99 acres, more or less.

No Title Commitment, Deeds, or Easement information was provided to the surveyor for preparation of this survey. The best information available pertaining to the ownership of the properties was obtained from the Parcel Viewer website of the City of Kansas City, Missouri. The Plats of Lockwood Addition, Faris Place, Berkowitz Addition, Victor Place, Seitz Addition, and Mount Prospect Addition were obtained from the website of the Jackson County Recorder.

Since no Title information was provided, it is recommended that the owner verify the ownership, easements, and vacation of the internal rights-of-way shown. The surveyor makes no guarantees as to the correctness or completeness of any ownership or encumbrance information.

A General Warranty Deed recorded 08/11/2006 as Doc. No. 2006E0074332 by Western Baptist Bible College of Kansas City, formerly known as Western Seminary, granted a tract at the south end of Faris Place, Block T to the City of Kansas City, MO as shown hereon. A copy of this deed was also obtained from the Jackson County Recorder.

The surveyor made no additional investigations 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.

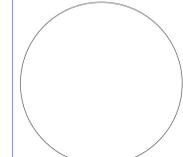
The Bearings shown on this survey were generated with GPS, based on the Missouri Geographic Reference System, Control Station "JA-107" with a Grid Factor of 0.9999010. Coordinates are in feet. 1 Meter = 3.28083333 feet.

For:
Karen Curis
Western Baptist Bible College
Formerly known as Western Seminary
2119 Tracy Ave.
Kansas City, MO 64108
Phone: 816-842-4195

Dates of Survey:
Feb. 20 - March 2, 2017

Boundary Survey

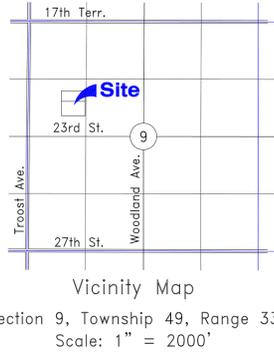
Surveyors Certification: I hereby certify that this survey was made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.


Signature
Fred Byam
Missouri PE #22497
Missouri LS #2579
Dated Signed

REVISION: P
DRAWN: Nov. 15, 2019
JOB NO. 2016-1190 **SHEET** 1 OF 2


3501-G S. Sterling Ave.
Independence, MO 64052
Phone 816-252-3519
Since 1953

FOR: Karen Curis, Western Baptist Bible College
Boundary Survey
Western Baptist Bible College
2119 Tracy Ave.
Kansas City, Jackson County, Missouri



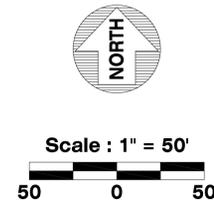
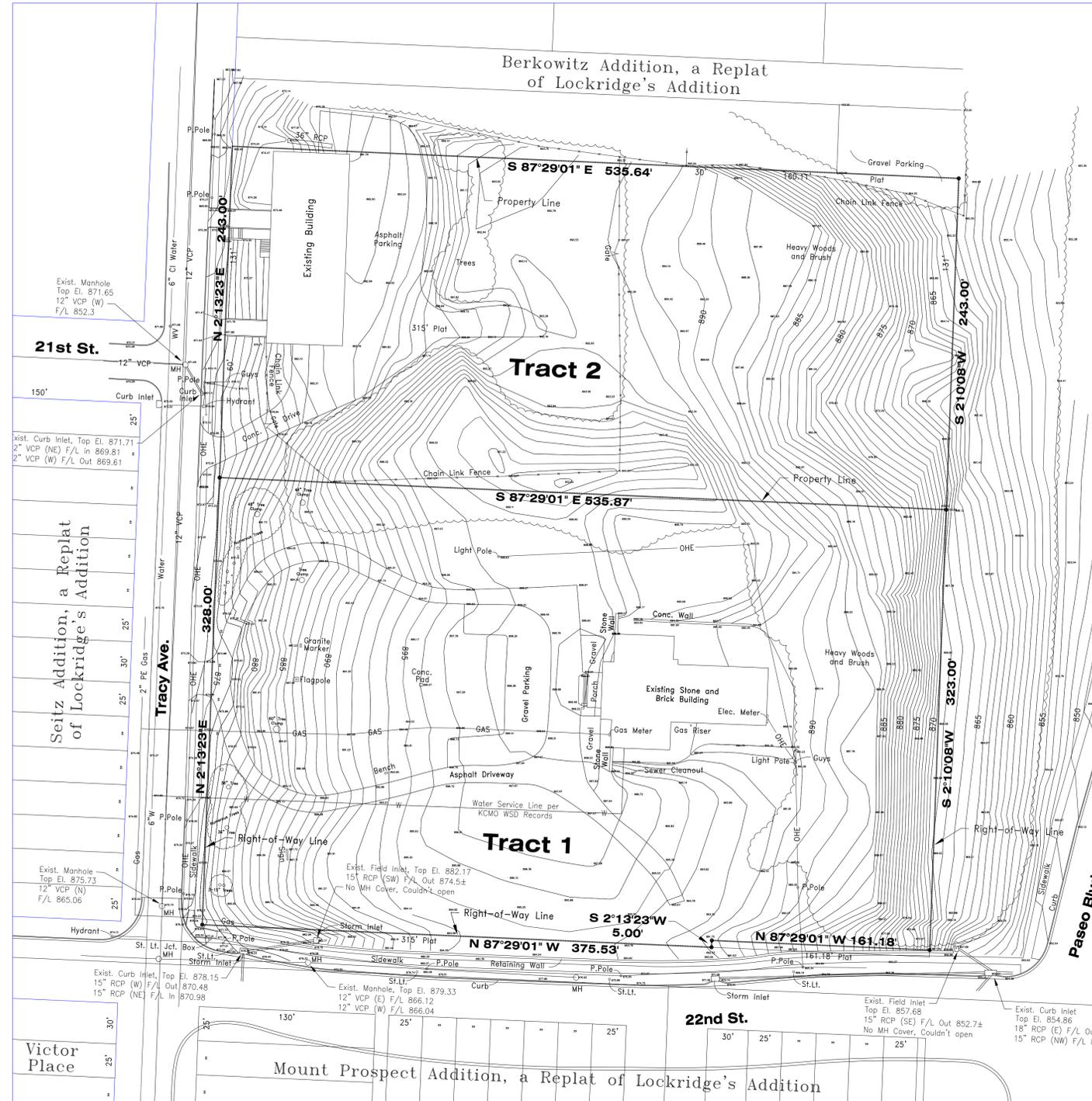
Utilities are shown per visual, aboveground observations and per paint markings provided by the Missouri One-Call system. However, the utility markings were provided after the prescribed period, and may not have been completely observed by the surveyor. Before relying on this information, confirm the location or absence of utilities.

Due to the age of the area, and the amount of demolition that has occurred recently, very little evidence of boundaries and property markers remains. The north-south lot lines of the platted lots and rights-of-way were established parallel with the west line of the NW 1/4 of Section 9-49-33. The east-west lot lines were established parallel with the south line of the 1/4 Section. These lines were then checked with the few existing monuments found in the area to produce the boundaries shown.

The dimensions shown on the existing Seminary building are approximate due to the irregularities in the rough stone foundation.

- LEGEND**
-  GLO Corner, Circle indicates a found Monument
 -  Monument Found, as Noted
 -  Monument Set, as Noted
 -  Fence
 -  Section or 1/4 Section Line
 -  R/W or Property Line

NO.	DATE	REVISION



See Sheet 2 for the Topographic Survey of the site.