

FINAL PLAT
29 FOREST

A REPLAT OF LOTS 10-12 AND PART OF LOTS 18 AND 19, BEACON HILL PLACE
A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

OWNER: SCHOOL DISTRICT
OF KANSAS CITY
2801 TROOST AVE.
ZONED: B4-5, R-2-3

OWNER: DOWNTOWN
DEVELOPMENT
ASSOCIATION
2848 FOREST AVE.
ZONED: R-1-5

OWNER: DOWNTOWN
DEVELOPMENT
ASSOCIATION
2848 FOREST AVE.
ZONED: R-1-5

PROPERTY DESCRIPTION:
WARRANTY DEED DESCRIPTION:

TRACT 1, BEACON HILL PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2, AND THE SOUTH 17.5 FEET OF LOT 12, AND THE WEST 1.5 FEET OF LOT 18, BEACON HILL PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 3, LOT 10, BEACON HILL PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

PROPOSED DESCRIPTION:

CONTAINING 36,441 SQUARE FEET OR 0.61 ACRES
ALL OF LOTS 10, 11, AND 12 AND PART OF LOTS 18 AND 19, BEACON HILL PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, THENCE S87°27'21"E, ALONG THE NORTHERLY LINE OF SAID LOT 12 AND LOT 18, A DISTANCE OF 167.64 FEET; THENCE S01°53'44"W, A STRAIGHT LINE TO THE SOUTHWEST CORNER OF SAID LOT 18, THENCE S87°27'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 167.64 FEET; THENCE S01°53'44"W, A STRAIGHT LINE TO THE SOUTHWEST CORNER OF SAID LOT 10, THENCE S87°27'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 167.64 FEET; THENCE S01°53'44"W, A STRAIGHT LINE TO THE SOUTHWEST CORNER OF SAID LOT 10, THENCE S87°27'21"E, ALONG THE SOUTHWEST CORNER OF SAID LOT 10, THENCE N87°27'21"W, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 159.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE N01°53'44"E, ALONG THE WEST LINE OF SAID LOTS 10, 11, AND 12, A DISTANCE OF 167.64 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE PROPERTY SHOWN STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS PLAT.

2. CHISELED "X" ON TOP OF WALL.

3. 1/2" IRON BAR WITH PLASTIC CAP STAMPED "S-2007000089" SET AT ALL CORNERS MARKED "X".

4. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, UTILIZING A USGS TRANSMUTATION DISK KE1461, DATED MAY 5, 2003 AT 8:00 AM.

5. CERTAIN INFORMATION SHOWN HEREON WAS OBTAINED FROM THE SCHEDULE B, PART II EXCEPTIONS OF THE ABOVE REFERENCED TITLE REPORT.

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7. PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "29 FOREST".

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

9. UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAVED HIGHWAYS, TRANSMISSIONS, SERVICES, FIDUCIARIES, ANY OR ALL OF THEM OPEN, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENTS SHALL BE SUBJECT TO THE NECESSARY RECORDS OF THE CITY OF KANSAS CITY, MISSOURI, AND THE CITY OF KANSAS CITY, MISSOURI, SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE LOCATION OF THE UTILITY EASEMENTS WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE. THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE, AND NO OTHER USE SHALL BE MADE THEREOF.

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LAND AREA
TOTAL LAND AREA: 0.61 ACRES
NET LAND AREA: 0.61 ACRES

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF
AUTHORITY LICENSE NO. 15-5-2010031977
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FOR	YAAR PARTNERS	SEC.-TWP.-RGE. 16-49-33	COUNTY JACKSON	JOB NO. J-21239
		DATE 02/23/2023	FIELD BOOK	
DRAWN BY R.G.Y.				

REPLAT

REV 08/07/2023
DATE

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 BOARD OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, 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.

ROBERT G. YOUNG, PLS-2007000089

