FINAL PLAT

EDGEWOOD FARMS, LOT 3 REPLAT

A REPLAT OF LOTS 3A, 3B AND A PART OF TRACT A, ALL IN THE FINAL PLAT OF A REPLAT OF TRACT A, REPLAT OF LOT 2-B, REPLAT OF LOT 2, EDGEWOOD FARMS & LOTS 3 & 4, EDGEWOOD FARMS, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

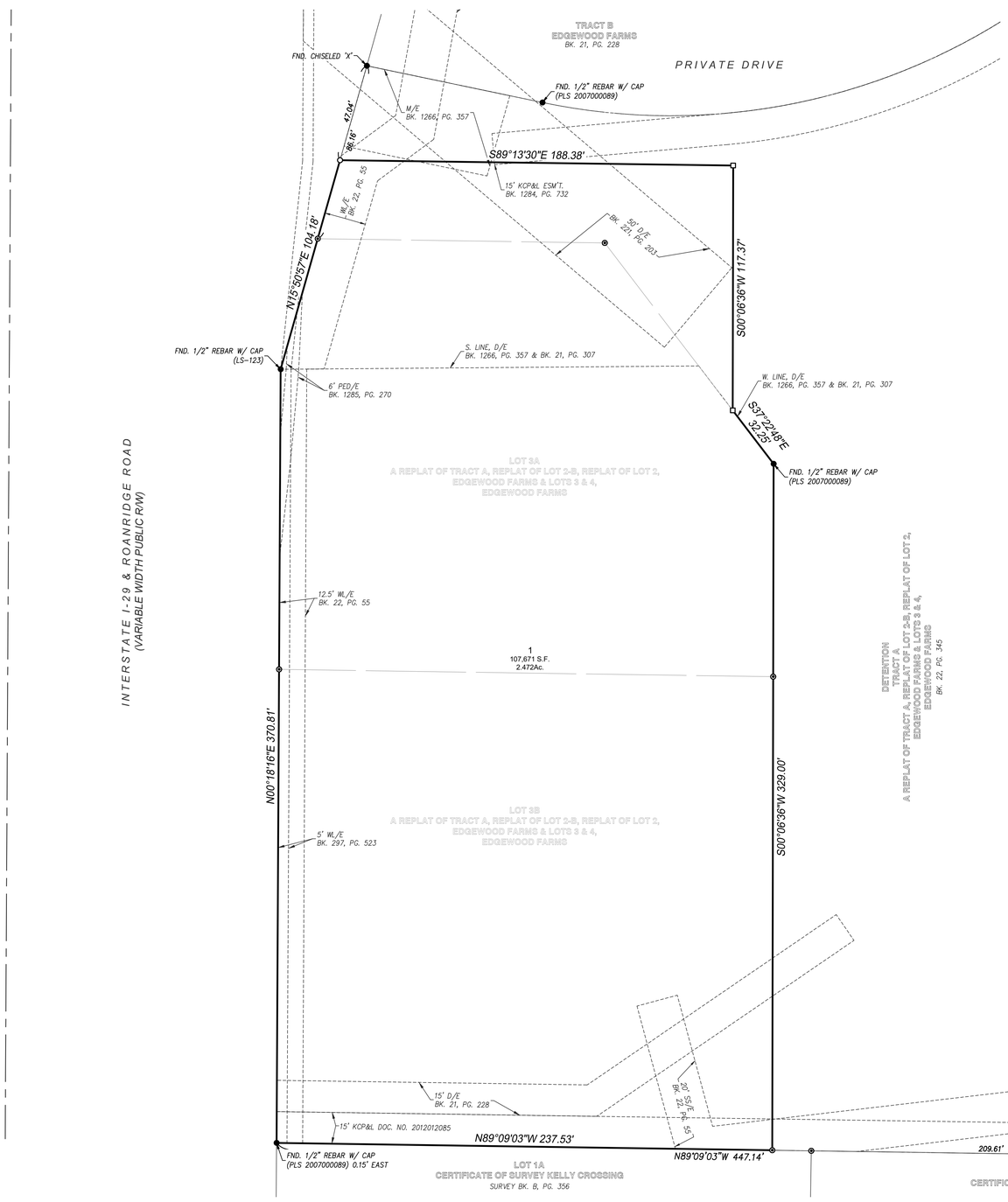
NORTH

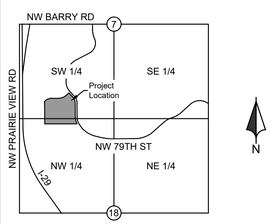
1"=30'

0 15' 30'

LEGEND:

- ● FOUND MONUMENT AS NOTED
- ⦿ FOUND 1/2" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- ☐ SET 5/8" X 24" REBAR WITH 2" ALUMINUM RIC MOCLS 2011003572 KSCLS 234 CAP
- (P) PLATTED
- (D) DESCRIBED
- A/E ACCESS EASEMENT
- D/E DRAINAGE EASEMENT
- M/E MONUMENT SIGN EASEMENT
- SS/E SANITARY SEWER EASEMENT
- PED/E PEDESTRIAN EASEMENT
- U/E UTILITY EASEMENT





LOCATION MAP
SECTION 7-T51N-R33W
SECTION 18-T51N-R33W
Scale 1" = 2000'

PROPERTY DESCRIPTION:

All of Lots 3A and 3B in the FINAL PLAT OF A REPLAT OF TRACT A, REPLAT OF LOT 2-B, REPLAT OF LOT 2, EDGEWOOD FARMS & LOTS 3 & 4, EDGEWOOD FARMS; a subdivision of land in the City of Kansas City, County of Platte, State of Missouri as recorded in the Platte County Recorder's Office in Book 22, Page 55.

ALSO

A part of Tract A, in the FINAL PLAT OF A REPLAT OF TRACT A, REPLAT OF LOT 2-B, REPLAT OF LOT 2, EDGEWOOD FARMS & LOTS 3 & 4, EDGEWOOD FARMS; a subdivision of land in the City of Kansas City, County of Platte, State of Missouri being more particularly described by Randy G. Zerr, Missouri PS-2018016442 on May 23, 2023, as follows:

Beginning at the Northwest corner of Lot 3A in said FINAL PLAT; thence North 15°50'57" East, along the West line of said Tract A, 39.12 feet; thence South 89°13'30" East, 188.38 feet; thence South 00°06'36" West, 117.37 feet to a point on the Northerly line of said Lot 3A; thence North 37°22'48" West, along said Northerly line, 100.99 feet to the Northeast corner of said Lot 3A; thence North 89°09'03" West, along the North line of said Lot 3A, 137.52 feet to the Point of Beginning, containing 9,780 square feet or 0.225 acre.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "EDGEWOOD FARMS, LOT 3 REPLAT".

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 Service for the delivery 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.

AVIATION AND NOISE EASEMENT: An Aviation and Noise Easement has been granted to Kansas City, Missouri, by Document No. 2016011566 in Book 1266 at Page 353.

FLOOD PLAIN: The subject property is located in OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain), according to the Platte County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0107G, effective January 20, 2017.

STREET GRADES: The Street Grades for NW. Barrybrooke Street were previously established by Ordinance No. 151063 passed January 7th, 2016. The Street Grades for Roanridge Road were previously established by Ordinance No. 151063 passed January 17, 2016.

PLAT DEDICATION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____day of _____ 20__.

Edgewood Farms Partners, LLC

_____
Kevin Jones, Manager

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____ 20__, before me a Notary Public in and for said County and State, came Kevin Jones, Manager of Edgewood Farms Partners, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Edgewood Farms Partners, LLC and he duly acknowledged the execution of the same to be the act and deed of said Edgewood Farms Partners, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

_____ My Appointment Expires:_____
Notary Public

CITY PLAN COMMISSION

Approved: _____
Case No: _____

PUBLIC WORKS

_____
Michael J. Shaw
Director

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

_____
City Clerk
Marilyn Sanders

_____
Vincent E. Brice
Jackson County Assessment Department

I hereby certify that this Subdivision Plat is based upon an actual field survey performed by me or under my direc supervision during April 2023, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

PRELIMINARY
FINAL PLAT UNDER REVIEW

_____
Randy G. Zerr, Missouri PLS-2018016442
RIC MO CLS-2011003572
rzerr@ric-consult.com

NOTES:

1. Basis of Bearings: EDGEWOOD FARMS, LOT 4 REPLAT
2. Error of Closure: 1 part in: 412222.789'
3. All bearings and distances shown on this plat are platted and measured unless otherwise noted.

23-0126

EDGEWOOD FARMS, LOT 3 REPLAT

Prepared For:
Clay Vanice
JDC Property Group, LLC
4520 Madison Ave #100
Kansas City, MO 64111

Date of Preparation: June 8, 2023
Revised: July 12, 2023

Renaissance Infrastructure Consulting
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