

# Final Plat Amethyst Place

A replat of all of Lots 10-15, together with part of Lot 16, together with part of an adjacent vacated Alley, all being in Block 7 of Blocks 7, 8 & 9 of Porter Park, a subdivision in Kansas City, Jackson County, Missouri, all lying in the Northwest Quarter of Section 16 Township 49 North, Range 33 West

**Property Description**

All of Lots 10 through 15, together with part of Lot 16, together with part of an adjacent vacated Alley, all being in Block 7 of Blocks 7, 8 & 9 of Porter Park, a subdivision in Kansas City, Jackson County, Missouri, being the same property as described in the Warranty Deed recorded as Instrument Number 2020E0026039, all lying in the Northwest Quarter of Section 16, Township 49 North, Range 33 West, more particularly described by Michael J. Bogina, Missouri PLS-2022043970, of Olsson, MOLC-366, on March 13, 2023, as follows:

BEGINNING at the Southwest corner of said Lot 10 of said Block 7; thence North 02 degrees 09 minutes 26 seconds East, on the West line of said Lot 10 of said Block 7, a distance of 68.85 feet to the Northwest corner of said Lot 10; thence South 87 degrees 20 minutes 20 seconds East, departing said West line of said Block 7, on the North line of said Lot 10, a distance of 157.31 feet, to the Northeast corner of said Lot 10, said corner also being the Southwest corner of said Lot 12; thence North 02 degrees 14 minutes 34 seconds East, on the West line of said Lot 12, and on the West line of said Lots 13, 14, 15, and 16, a distance of 215.39 feet to a point; thence South 87 degrees 18 minutes 53 seconds East, departing said West line, a distance of 157.63 feet to a point on the East line of said Block 7; thence South 02 degrees 19 minutes 42 seconds West, on the East line of said Block 7, a distance of 284.13 feet to the Southeast corner of said Block 7; thence North 87 degrees 20 minutes 42 seconds West, on the South line of said Block 7, a distance of 314.40 feet to the POINT OF BEGINNING, containing 55,557 Square Feet or 1.2754 Acres, more or less, including 1.2754 Acres of Replatted Area.

**Plat Dedication**

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "Amethyst Place."

**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 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.

**Execution**

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name.

OWNER - \_\_\_\_\_

By: \_\_\_\_\_  
Signature Printed Name & Title

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

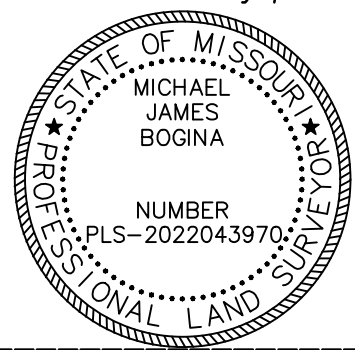
Be it remembered, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said county and state, came the same person who executed the foregoing instrument of writing on behalf of said owner, and he duly acknowledged the execution of the same to be the free act and deed of said owner.

In witness hereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

Notary: \_\_\_\_\_ My appointment expires: \_\_\_\_\_

**Certification**

I hereby certify that this Final Plat of "Amethyst Place", a subdivision, is based on an actual survey made by me or under my direct supervision and that 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 in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have compiled with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.



By: Michael J. Bogina, MO PLS No. 2022043970  
Olsson, LC-366  
mjbogina@olsson.com

City Plan Commission Public Works

Approved \_\_\_\_\_ 2023.

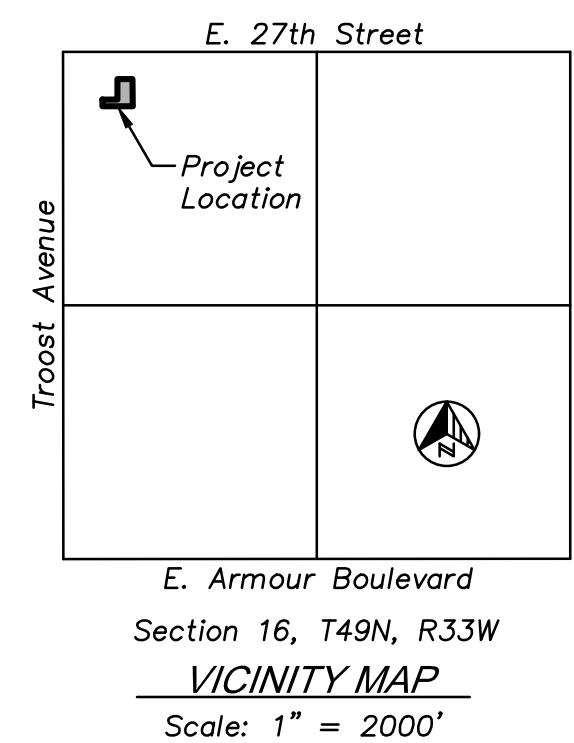
Director - Michael Shaw

**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 \_\_\_\_\_ 2023.

Mayor - Quinton Lucas City Clerk - Marilyn Sanders

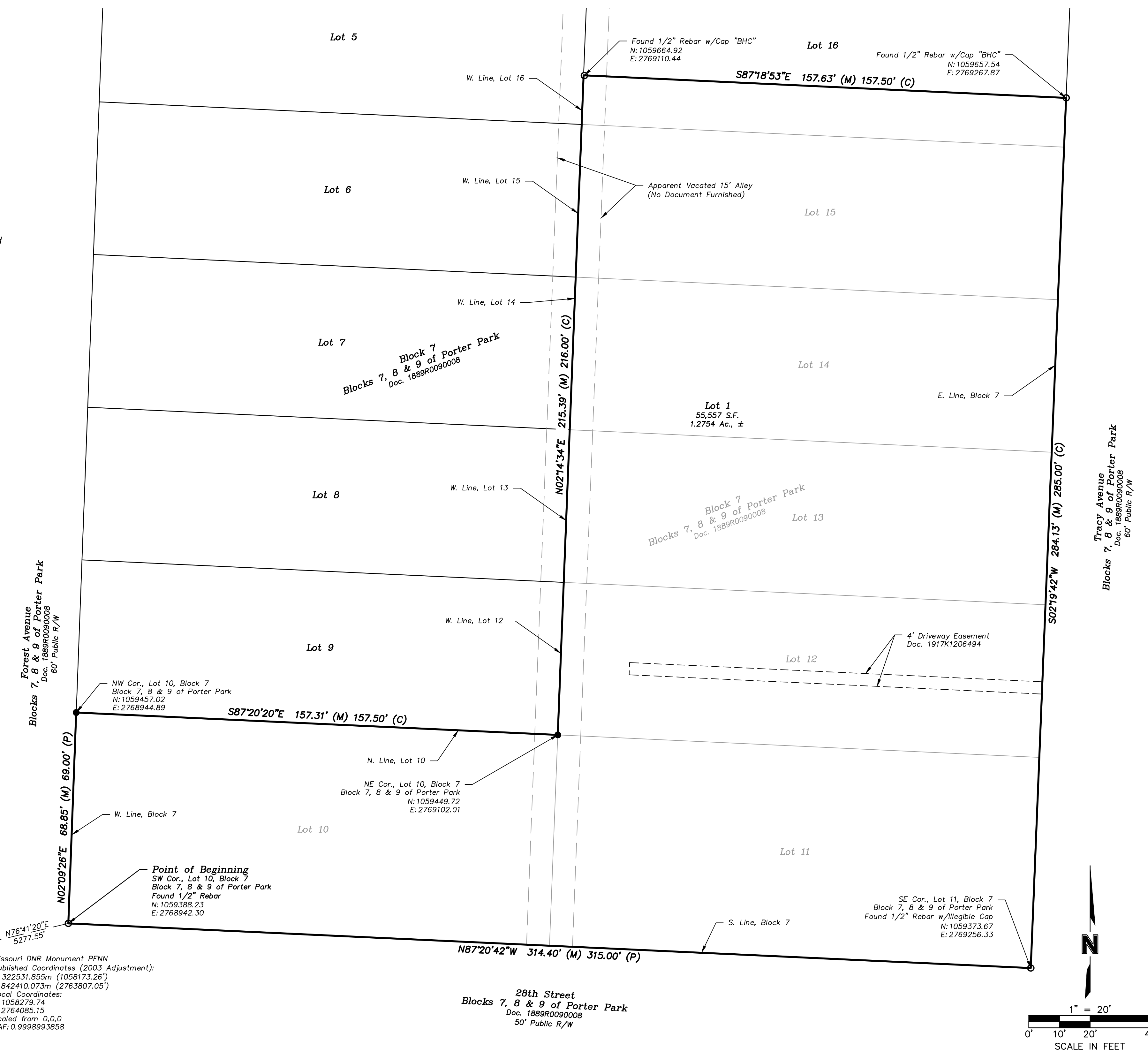
Jackson County GIS Department



Missouri DNR Monument PENN  
Published Coordinates (2003 Adjustment):  
N: 322531.855m (1058173.26')  
E: 842410.073m (2763807.05')  
Local Coordinates:  
N: 1059279.74  
E: 2764085.15  
Scaled from 0,0,0  
CAF: 0.9998993858

**Surveyor's Notes:**

1. Basis of Bearings: Held East Line, Block 7, Blocks 7, 8 & 9 of Porter Park = S02°19'42"E, Missouri Coordinate System 1983, West Zone. Distances shown hereon are ground distances in US Survey Feet. All dimensions match previously platted values unless otherwise noted.
2. Subject Property lies within "Zone X - Areas of Minimal Flood Hazard," according to the FEMA Flood Insurance Rate Map Number 29095C0254G, Revised January 20, 2017.
3. Subject Property contains 55,557 Square Feet or 1.2754 Acres, more or less.
4. Ordinance information regarding street grades for Forest Avenue, 28th Street & Tracy Avenue were unable to be found.
5. This survey meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000 as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.
6. Subject Property was last conveyed in Document 2020E0026039.



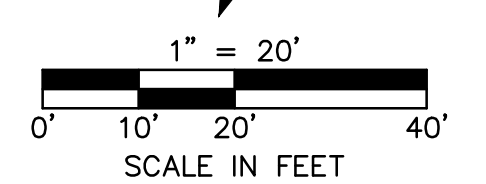
Lot	Total	55,557 S.F.	1.2754 Ac.
Lot 1		55,557 S.F.	1.2754 Ac.
Total Replatted Area		55,557 S.F.	1.2754 Ac.
Dedicated Right of Way		0 S.F.	0 Ac.

- LEGEND**
- SET 5/8"x24" REBAR W/LC 366 CAP
  - FOUND MONUMENT AS NOTED
  - (M) MEASURED DIMENSION - THIS PLAT
  - (P) PREVIOUSLY PLATTED DIMENSION
  - (C) CALCULATED DIMENSION FROM RECORD
  - R/W RIGHT-OF-WAY
  - U/E UTILITY EASEMENT

**Property Owner:**  
Amethyst Place Inc  
2732 Troost Avenue  
Kansas City, Missouri 64109

**Prepared For:**  
Sunflower Development Group, LLC  
1125 Grand Boulevard, Suite 202  
Kansas City, Missouri 64106  
Telephone: (816) 581-3997

**Prepared By:**  
Olsson  
7301 W. 133rd Street, Suite 200  
Overland Park, Kansas 66213  
Telephone (913) 381-1170



DWS: F:\2021\04\01-04500\021-04179\40-Design\Survey\SRV\Sheets\VP\_FF\_2104179.dwg USER: mjbogina DATE: Apr 25, 2023 1:57pm

7301 West 133rd Street, Suite 200  
Overland Park, KS 66213-4750  
TEL 913.381.1170 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.04.25	Revised Director of Public Works Signatory, Added RW to Area Summary Table	MJB

Final Plat  
Amethyst Place

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2023

Kansas City, Jackson County, Missouri

REVISIONS