

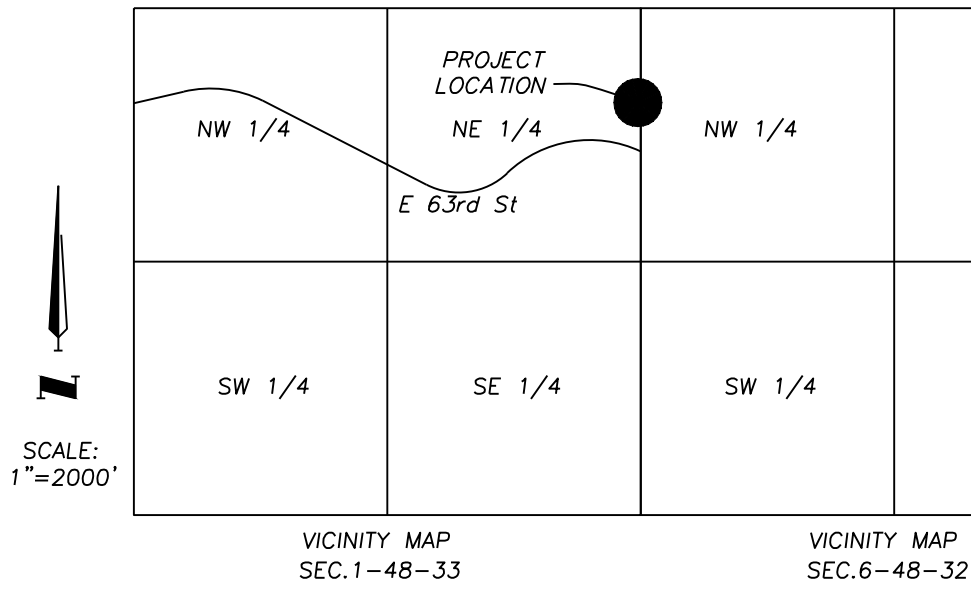
Final Plat

Falk Quarry

Section 26, Township 52, Range 33

Kansas City, Jackson County, Missouri

DATE	REVISIONS
5-27-2025	City Comments 5-27-2025



PROPERTY DESCRIPTION:

TRACT 1
ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 48, RANGE 33, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 48, RANGE 32, IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 87°-37'-06" WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 45.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 435; SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87°-37'-06" WEST, CONTINUING ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 621.59 FEET; THENCE SOUTH 6°-02'-54" WEST, A DISTANCE OF 329.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 87°-37'-06" WEST ALONG LAST SAID SOUTH LINE, A DISTANCE OF 634.32 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 2°-07'-16" WEST ALONG LAST SAID QUARTER SECTION, A DISTANCE OF 344.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 63RD STREET, AS NOW ESTABLISHED; THENCE THE FOLLOWING COURSES ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF 63RD STREET; SOUTH 62°-48'-44" EAST, A DISTANCE OF 240.99 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 915.37 FEET, A CENTRAL ANGLE OF 10°23'00", AN ARC DISTANCE OF 165.89 FEET; THENCE SOUTH 73°-11'-44" EAST, A DISTANCE OF 223.30 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 779.02 FEET, A CENTRAL ANGLE OF 55°14'00", AN ARC DISTANCE OF 750.98 FEET; THENCE NORTH 51°-34'-16" EAST, A DISTANCE OF 202.40 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 613.69 FEET, A CENTRAL ANGLE OF 31°39'00", AN ARC DISTANCE OF 339.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 74°-39'-19" EAST, A RADIUS OF 813.94 FEET, A CENTRAL ANGLE OF 32°44'09", AN ARC DISTANCE OF 465.04 FEET; THENCE SOUTH 72°-36'-31" EAST, A DISTANCE OF 352.81 FEET; THENCE NORTH 12°-41'-03" EAST, A DISTANCE OF 74.86 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 77°-19'-57" EAST, A RADIUS OF 889.94 FEET, A CENTRAL ANGLE OF 30°41'10", AN ARC DISTANCE OF 476.09 FEET; THENCE SOUTH 87°-23'-46" EAST, A DISTANCE OF 142.90 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE ROUTE NO. 435; THENCE THE FOLLOWING COURSES ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE; NORTH 7°-09'-59" EAST, A DISTANCE OF 574.75 FEET TO A POINT 175.00 FEET RIGHT OF HIGHWAY STATION 555+00; THENCE NORTH 15°-56'-48" WEST, A DISTANCE OF 452.89 FEET TO A POINT 175.00 FEET RIGHT OF HIGHWAY STATION 550+00; THENCE NORTH 23°-55'-38" WEST, A DISTANCE OF 310.48 FEET TO A POINT 150.00 FEET RIGHT OF HIGHWAY STATION 546+61.30; THENCE NORTH 38°-17'-13" WEST, A DISTANCE OF 464.38 FEET TO THE POINT OF BEGINNING. CONTAINING 2,458,700 SQUARE FEET OR 56.44 ACRES, MORE OR LESS.

TRACT 2
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 48, RANGE 32, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 2°-04'-10" WEST, ALONG THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 239.84 FEET; THENCE NORTH 87°-23'-46" WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 307.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 435; THENCE THE FOLLOWING COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROUTE NO. 435; NORTH 01°-53'-09" WEST, A DISTANCE OF 54.15 FEET TO A POINT 251.40 FEET LEFT OF HIGHWAY STATION 559+50; THENCE SOUTH 84°-56'-48" EAST, A DISTANCE OF 48.60 FEET TO A POINT 300.00 FEET LEFT OF HIGHWAY STATION 559+50; THENCE NORTH 5°-28'-46" EAST, A DISTANCE OF 180.44 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 86°-32'-00" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 250.80 TO THE POINT OF BEGINNING. CONTAINING 61,765 SQUARE FEET OR 1.418 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED BY ANDERSON SURVEY COMPANY.

City Plan Commission Public Works

Approved Date: _____
Case Number: _____
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__.

Quinton Lucas, Mayor Marilyn Sanders, City Clerk

Plat Dedication: Reserved for County Stamping

Private Open Space Dedication: N/A

Record As: Plat

PLAT DEDICATION

The undersigned proprietor(s) of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

"FALK QUARRY"

IN TESTIMONY WHEREOF:

_____, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS ____ DAY OF SEPTEMBER, 20__.

_____, AS MANAGING MEMBER OF

NOTARY CERTIFICATION:

STATE OF _____
COUNTY OF _____
ON THIS ____ DAY OF SEPTEMBER, 20__ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AS MANAGING MEMBER OF THE OWNERSHIP ENTITY, _____ WHO SIGNED THIS AS THE FREE ACT AND DEED OF THE OWNERSHIP ENTITY, A MISSOURI LIMITED LIABILITY COMPANY.

IN WITNESS THEREOF:

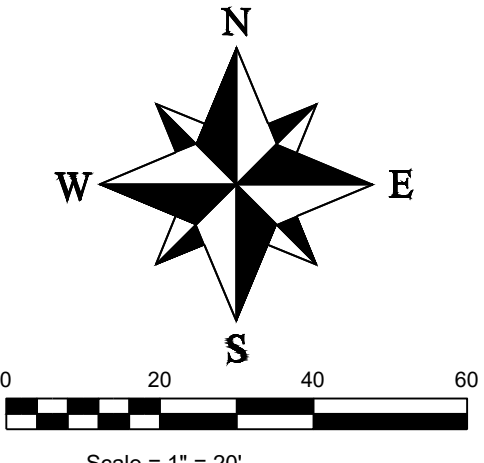
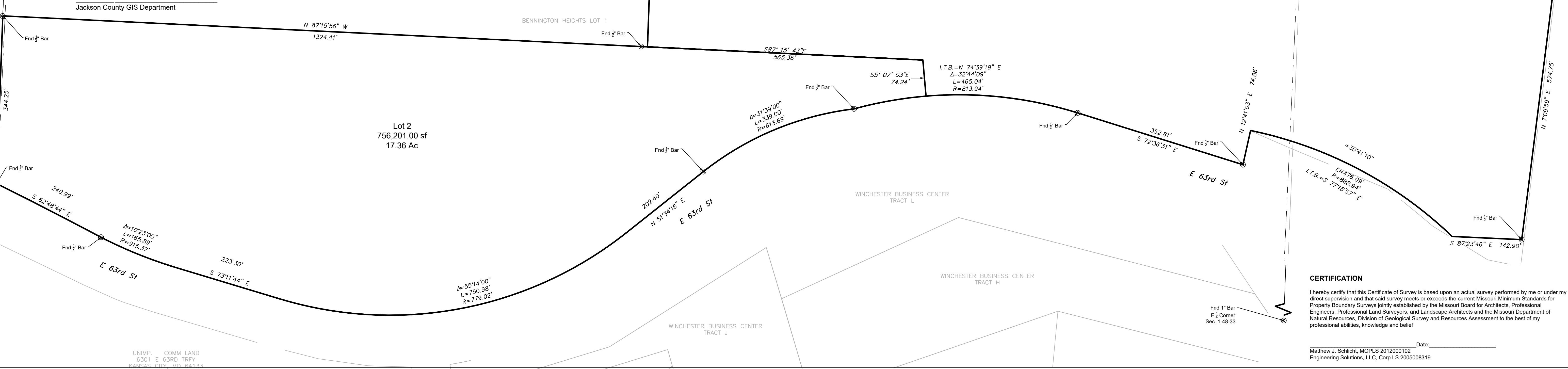
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SITE INFORMATION:

Lot Area(Sq. Ft.): 2,950,359.75 Sq. Ft.
Lot Area(Acres): 67.73 Ac.
Number of Lots: 2
Lot 1: 1,194,158.75 Sq. Ft.
Lot 2: 756,201.00 Sq. Ft.



LEGEND

- These standard symbols will be found in the drawing:
- Set 1/2" Rebar & Cap (L.S.-2005008319-D)
 - ⊙ Found Survey Monument (As Noted)
 - Ⓧ Exception Document Location

CERTIFICATION

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief

Matthew J. Schicht, MOPLS 2012000102
Engineering Solutions, LLC, Corp LS 2005008319

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	1	48	33	Jackson	Falk Quarry

Final Plat

PROFESSIONAL SEAL

