

FINAL PLAT OF TT ACRES

A MAJOR SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 32 WEST

DESCRIPTION:
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 48, RANGE 32, EXCEPT THE EAST 942.85 FEET AND EXCEPT THAT PART IN ROAD, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM A GENERAL WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 2022E0102158, DATED NOVEMBER 10, 2022.

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

"TT ACRES"

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.

UTILITY EASEMENT:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF KANSAS CITY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTORS, ON BEHALF OF THEMSELVES, THEIR HEIRS, THEIR ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, MAP NO. S 29095C0261G & 29095C0262G, BOTH REVISED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING:
THE SUBJECT PROPERTY IS ZONED R-80 (RESIDENTIAL 80)
THE FOLLOWING REQUIREMENTS WERE TAKEN FROM THE KANSAS CITY, MISSOURI MUNICIPAL CODE

LOT SIZE:
MINIMUM LOT AREA - 80,000 SQUARE FEET
MINIMUM LOT AREA PER UNIT - 80,000 SQUARE FEET
MINIMUM LOT WIDTH - 150 FEET
HEIGHT:
MAXIMUM - 35 FEET

SETBACKS:
FRONT SETBACK
MINIMUM - 25% OF LOT DEPTH
MINIMUM GARAGE - 25% OF LOT DEPTH
MAXIMUM REQUIRED - 40 FEET
REAR SETBACK
MINIMUM - 25% OF LOT DEPTH
MAXIMUM REQUIRED - 50 FEET
SIDE SETBACK:
MINIMUM EACH SIDE - 10% OF LOT WIDTH
MAXIMUM REQUIRED - 8 FEET
MINIMUM ABUTTING STREET - 15 FEET

NOTE:
THE DESCRIPTIONS IN THE DEEDS FOR THE SUBJECT PROPERTY AND THE PROPERTY ADJOINING TO THE EAST LEAVE A 1.52 FOOT GAP.

PARKLAND NOTE:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$1,425.68 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 1 SINGLE FAMILY RESIDENTIAL UNIT PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

APPROVALS:
CITY PLAN COMMISSION

APPROVED DATE: _____
CASE NUMBER: CLD-FNPLAT-2024-00015

PUBLIC WORKS

APPROVED DATE: _____
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

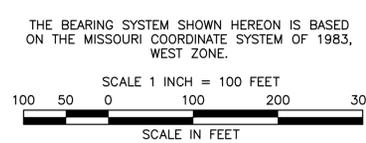
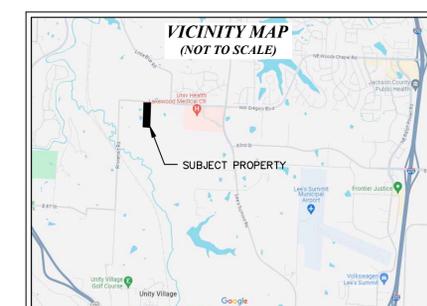
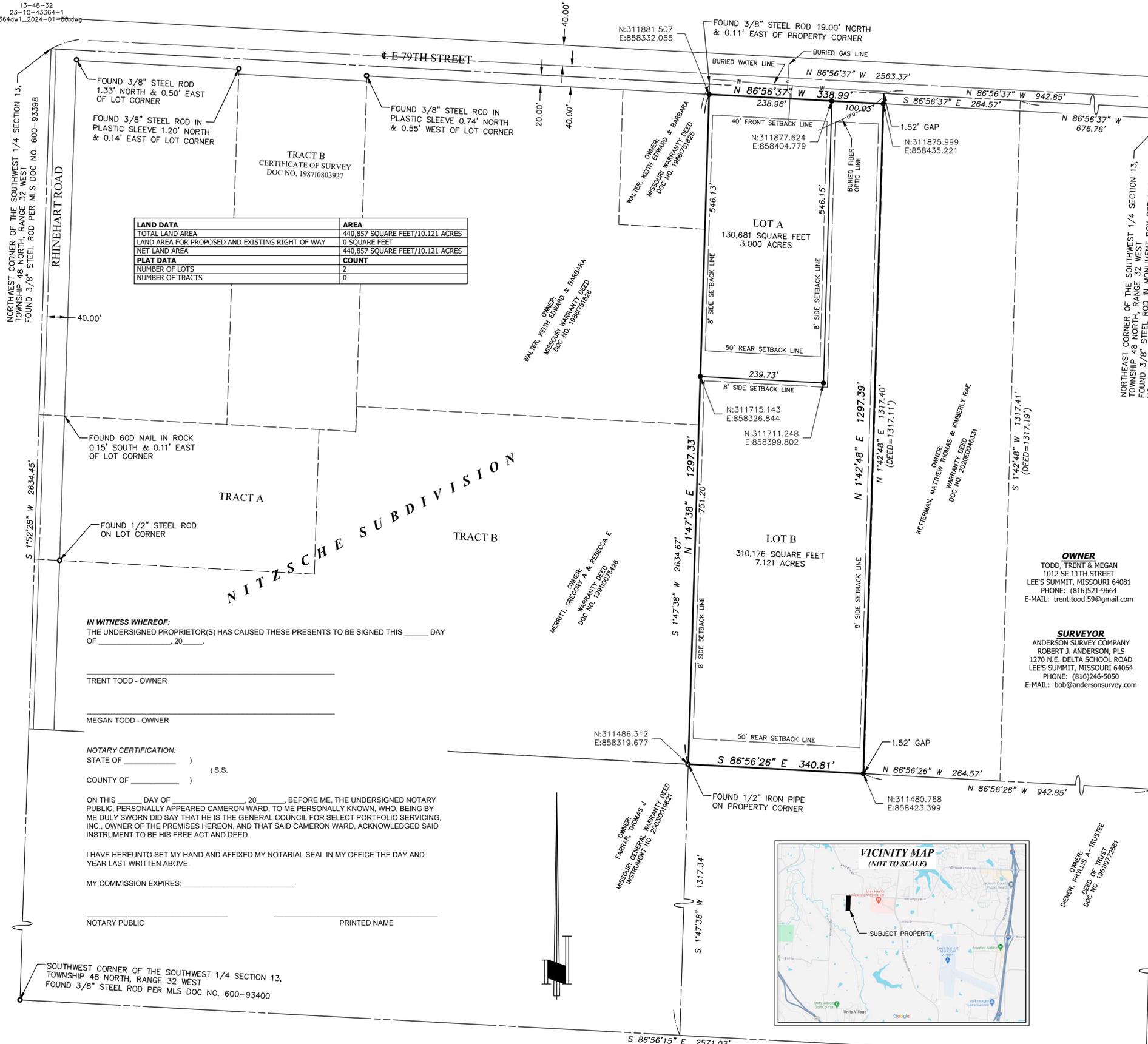
MARILYN SANDERS
CITY CLERK

PLAT DEDICATION: TT ACRES	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: DONATED MONEY-IN-LIEU OF PARKLAND DEDICATION	VINCENT E. BRICE JACKSON COUNTY ASSESSMENT DEPARTMENT
RECORD AS: PLAT	

DATE PREPARED: JANUARY 30, 2024
DATE REVISED: AUGUST 13, 2024

FINAL PLAT

DATE: JANUARY 10, 2024 FOR: TRENT TODD 15201 EAST 79TH STREET KANSAS CITY, MISSOURI, 64139	PROJECT LOCATION: KANSAS CITY, JACKSON COUNTY, MISSOURI
<p style="font-size: small; margin: 0;">PRENDERSON SURVEY COMPANY 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-5050</p>	
MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076	



• = SET 1/2" STEEL ROD WITH CAP STAMPED "ASC KLS 3 MLS 76D" ON PROPERTY CORNER

I HEREBY CERTIFY THAT THE PLAT OF "TT ACRES" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.