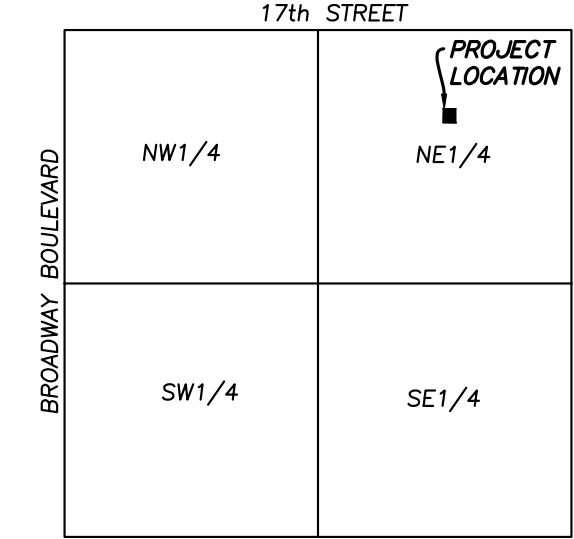
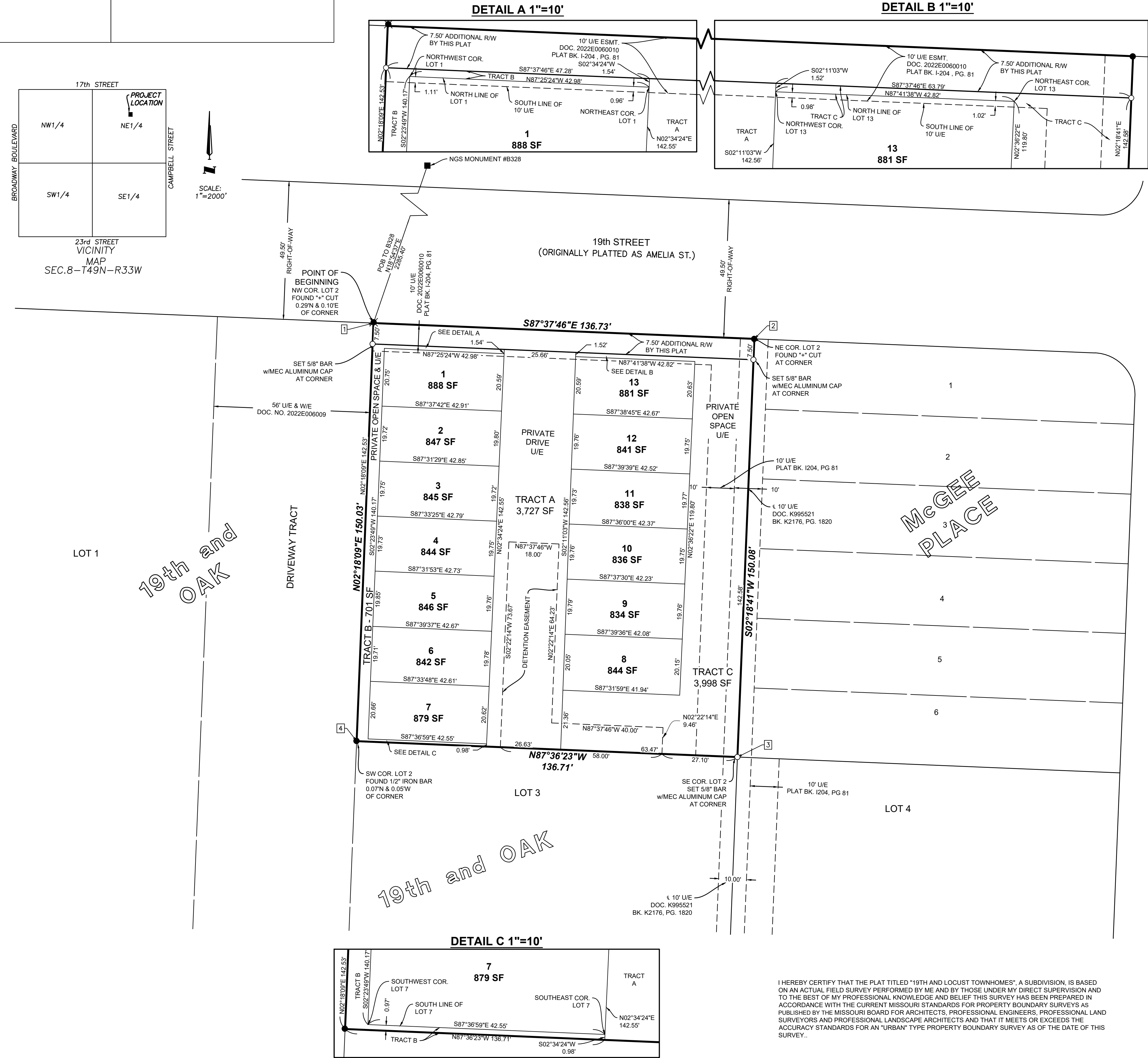


DRAWING PATH: E:\302200199-010\CL-Drawings\Survey\302200199-010\_PLAT.dwg PLOT DATE: 09/2/2025 1:40 PM PLOTTED BY: JUDY BURNETTE

RECORD AS: SURVEY	RESERVED FOR COUNTY RECORDING STAMP
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23rd STREET  
VICINITY  
MAP  
SEC.8-T49N-R33W



LAND DATA	AREA
TOTAL LAND AREA	20,516 S.F.
LAND AREA FOR PROPOSED AND EXISTING RIGHT-OF-WAY	1,025 S.F.
NET LAND AREA	19,491 S.F.
PLAT DATA	COUNT
NUMBER OF LOTS	13
NUMBER OF TRACTS	3

Point Number	Northing (State Plane Feet)	Easting (State Plane Feet)	Northing (Meters)	Easting (Meters)
B328	1066677.656	2767376.352	325124.000	843498.000
1	1064515.609	2766635.687	324465.007	843272.245
2	1064509.953	2766772.3	324463.283	843313.885
3	1064359.99	2766766.247	324417.574	843312.040
4	1064365.7	2766629.66	324419.314	843270.408

I HEREBY CERTIFY THAT THE PLAT TITLED "19TH AND LOCUST TOWNHOMES", A SUBDIVISION, IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PUBLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THAT IT MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN "URBAN" TYPE PROPERTY BOUNDARY SURVEY AS OF THE DATE OF THIS SURVEY.

STEVEN R. WHITAKER, MO. PLS NO. 2005019220  
MCCLURE ENGINEERING COMPANY CORPORATE  
COUNCIL LICENSE NO. 201200935  
SWHITAKER@MCCLUREVISION.COM  
KANSAS CITY, MISSOURI 64116  
DATE SURVEYED: JUNE 2ND, 2025

DEVELOPER:  
LANCE CARLTON, PRESIDENT  
UC-B PROPERTIES  
4325 TROOST AVENUE  
KANSAS CITY, MISSOURI 64110  
(816)599-8651

#### DESCRIPTION:

All of LOT 2, 19th AND OAK, a subdivision in Kansas City, Jackson County, Missouri recorded June 24, 2022 as Document No. 2022E0060010, in Plat Book I-204, Page 81 in the Office of the Recorder of Deeds for said County and State, being more particularly described as follows:

Beginning at the Northwest Corner of aforesaid Lot 2, said point also being a point on the South right-of-way line of 19th Street (platted as Amelia Street) as now established 49.50 feet wide; thence S87°37'46"E along the North line of said Lot 2, being also along the South right-of-way line of said 19<sup>th</sup> Street, a distance of 136.73 feet to the Northeast corner of said Lot 2, said point also being the center of the vacated Alley lying West of and adjacent to the East line of Lots 1 thru 6 in Block 8, MCGEE PLACE, a subdivision in Kansas City, Jackson County, Missouri; thence S02°18'41"W along the East line of said Lot 2, being also along the centerline of said vacated Alley, a distance of 150.08 feet to the Southeast corner of said Lot 2; thence N87°26'23"W along the South line of said Lot 2, a distance of 136.71 feet to the Southwest corner of said Lot 2; thence N02°18'09"E along the West line of said Lot 2, a distance of 150.03 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S. No. 2005019220. MEC Corporate Certificate / License No. 2012009395.

Containing 20,516 Square Feet or 0.471 acres, more or less.

#### GENERAL NOTES:

At least Ten (10) feet of open space must be maintained between the exterior walls of each structure. No building structures may be constructed in the common areas of this plat without the city's approval and consent.

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone, NAD83 datum.

There are no gaps, gores, or overlaps between 19th AND LOCUST TOWNHOMES and any neighboring properties.

Coordinate information shown hereon are Missouri State Plane West Zone NAD83 Coordinates, based on GPS observation using the MoDOT VRS Network. Having a Combined Grid Factor of 1.0000913237.

Class of survey: Urban

#### TRAVERSE TABLE:

B328 being N18°54'27"E - 2285.40' of the Northeast corner of this plat (Point of Beginning).

CL-08 (State Plane, Feet)= North 1,066,677.655 East 2,767,376.352.

#### FLOOD ZONE:

According to the "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0254G, having an effective January 20, 2017 as published by Federal Emergency Management Agency. Our review of this map indicates that this parcel of land lies within Zone X which is "areas determined to be outside the 0.2% annual chance floodplain."

#### 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.

#### EASEMENT DEDICATION:

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, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E), provided that the easement granted herein is subject to any and all existing easements. any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only; all of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the department of public works as to utility easements, and/or written approval of the director of water services as to water main easements.

A drainage easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

#### PRIVATE OPEN SPACE:

Tract A contains 3,727 more or less square feet of private drive and Tract B contains 701 more or less square feet and Tract C contains 3,998 more or less square feet of private open space.

#### PAYMENT IN LIEU OF PARKLAND:

The developer elects to plat the city of Kansas City, Missouri, a sum of \$10,018.34 in lieu of required parkland dedicating for 13 single family units, 0.156 acres pursuant to Section 88-408-C of the Zoning and Development Code.

#### MAINTENANCE OF TRACTS:

Tract A is to be used as a private drive and Utility Easement, Tracts B & C are to be used as private open space and Utility Easement and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the covenants and restrictions recorded simultaneously with this plat.

#### STREET GRADES:

The ordinance for street grades could not be found.

#### DEDICATIONS:

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 "19th AND LOCUST TOWNHOMES".

IN TESTIMONY WHEREOF, the undersigned proprietor Lance Carlton, Owner of WeaverKC Homeowners' Association has hereunto subscribed his hand.

By: \_\_\_\_\_  
Lance Carlton, Owner of WeaverKC Homeowners' Association has signed this plat on behalf of the owning entity

County of )

State of )SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Lance Carlton, Owner of the WeaverKC Homeowners' Association has signed this plat on behalf of the owning entity, to me personally known to be the same person who executed the within instrument and duly acknowledged the same as the free act and deed of said limited liability company.

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

\_\_\_\_\_  
My Appointment Expires: \_\_\_\_\_

CITY PLAN COMMISSION

PUBLIC WORKS

Approved:  
Case Number: CLD-FnPlat-2024-00021

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 \_\_\_\_\_, 2025.

Mayor: Quinton Lucas

City Clerk: Marilyn Sanders

Jackson County Assessment Department

19th AND LOCUST TOWNHOMES	
ENGINEER SURVEYOR S.WHITAKER	DRAWN BY J.BURNETTE CREW CHIEF
REVISIONS 7/24/2024 7/30/2024 8/13/2024 6/09/2025	KANSAS CITY, JACKSON CO. MISSOURI SEC. 8-T49N-R33W 202201299-010 SEPTEMBER 5, 2023
SHEET NO. 01/01	

making lives better.  
1700 Swift Street, STE 100  
North Kansas City, Missouri 64116  
816-756-0444  
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