

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

"Pacific Street Townhomes"

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS USING THE MISSOURI DEPARTMENT OF TRANSPORTATION COMMISSION (MODOT) GLOBAL NAVIGATION SATELLITE REAL-TIME NETWORK.

FLOOD PLAIN: THE TRACT SHOWN HEREON LIES IN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JACKSON COUNTY, MISSOURI, MAP NUMBER 29095C0252G, EFFECTIVE DATE: JANUARY 20, 2017.

MAINTENANCE OF TRACTS: TRACT A IS TO BE USED FOR STORM WATER DETENTION, AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANT TO MAINTAIN STORM DETENTION FACILITY PLAT OF COLUMBUS PARK TOWNHOMES, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

RESTRICTED ACCESS: NO DIRECT VEHICULAR ACCESS TO TROOST AVENUE FROM ADJACENT LOTS IS PERMITTED.

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.

ACCESS EASEMENT: AN ACCESS EASEMENT IS [HEREBY] GRANTED TO LOTS 1-11 THROUGH TRACT A AND PROHIBITS THE CONSTRUCTIONS OF BUILDINGS OR STRUCTURES (INCLUDING FENCES AND WALLS) THAT WOULD INTERFERE WITH SUCH ACCESS.

PAYMENT IN LIEU OF PARKLAND: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$11,712.33 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 20 RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

DEVELOPER: DAK PACIFIC LLC
7441A BROADWAY BLVD
KANSAS CITY, MO 64114

CITY PLAN COMMISSION PUBLIC WORKS

APPROVED: AUGUST 16, 2022
CASE NUMBER: MICHAEL J. SHAW DIRECTOR

CITY COUNCIL:
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NUMBER 230589, DULY AUTHENTICATED AS PASSED THIS 3RD DAY OF AUGUST, 2023.

MAYOR QUINTON LUCAS CITY CLERK MARILYN SANDERS

IN TESTIMONY WHEREOF, DAK PACIFIC, LLC, A MISSOURI LIMITED LIABILITY COMPANY, CAUSED THIS INSTRUMENT TO BE EXECUTED THIS DAY OF _____, 2024.

DAK PACIFIC, LLC,
A MISSOURI LIMITED LIABILITY COMPANY
BY: ANDREW GANAHL, A MANAGING MEMBER

STATE OF MISSOURI)
COUNTY OF JACKSON) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME ANDREW GANAHL TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGING MEMBER FOR DAK PACIFIC, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND SAID ANDREW GANAHL ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

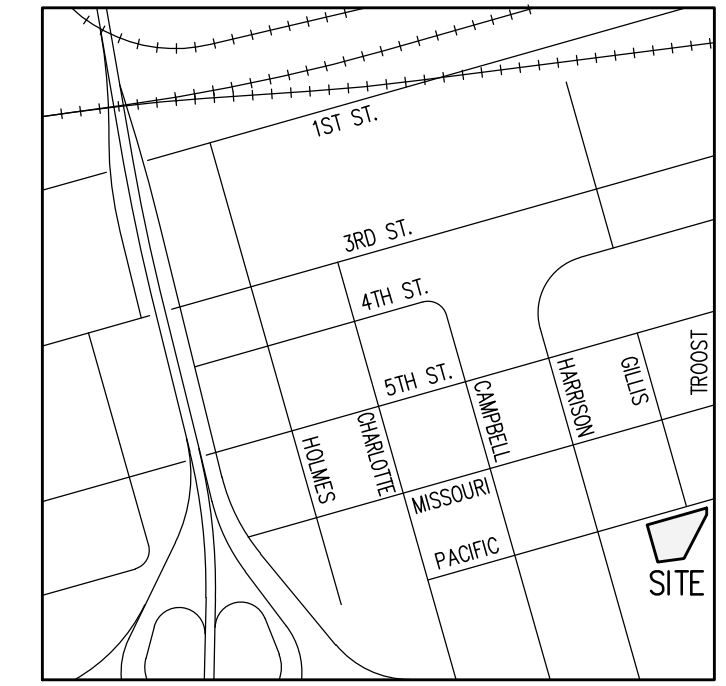
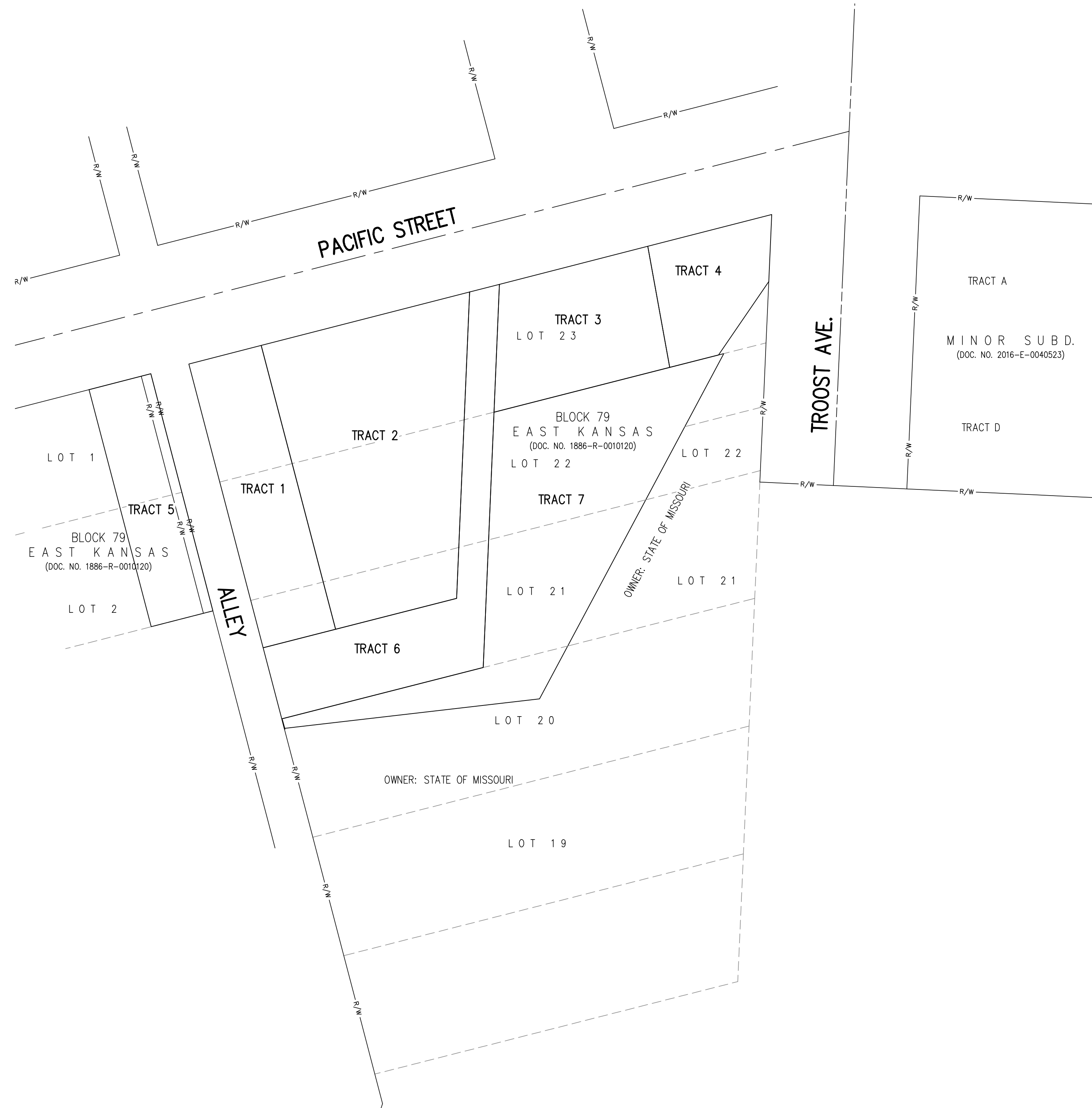
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LAND DATA	AREA
TOTAL LAND AREA	0.678 ACRES OR 29,529 SQ.FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	0.678 ACRES OR 29,529 SQ.FT.
PLAT DATA	COUNT
NUMBER OF LOTS	11
NUMBER OF TRACTS	1

FINAL PLAT OF Pacific Street Townhomes

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI SE 1/4 SEC. 32, TWP. 50, RNG. 33



VICINITY MAP
SE 1/4 SEC. 32, TWP. 50, RNG. 33
NOT TO SCALE

EXISTING TRACTS DESCRIPTION:
TRACT 1: THE WEST 30.5 FEET OF THE NORTH 20 FEET OF LOT 21, THE WEST 30.5 FEET OF LOT 22 AND THE WEST 30.5 FEET OF LOT 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 2: ALL THAT PART OF LOTS 21, 22 AND 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 23, AFORESAID; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF LOTS 23, 22 AND 21, 120 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF LOT 21 AFORESAID, TO A POINT IN THE WEST LINE OF ALLEY 122 FEET WEST OF THE WEST LINE OF TROOST AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY TO POINT IN THE SOUTHERLY LINE OF PACIFIC STREET 122 FEET WEST OF THE WEST LINE OF TROOST AVENUE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PACIFIC STREET TO THE POINT OF BEGINNING, EXCEPT THE WESTERLY 30.5 FEET OF ABOVE DESCRIBED TRACT.

TRACT 3: BEGINNING 52.2 FEET WEST OF THE NORTHEAST CORNER OF LOT 23; THENCE WEST ON THE NORTH LINE OF SAID LOT, 57.8 FEET; THENCE SOUTH 52.17 FEET; THENCE EAST 69.45 FEET; THENCE NORTH 49.70 FEET TO THE BEGINNING, PART OF LOT 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

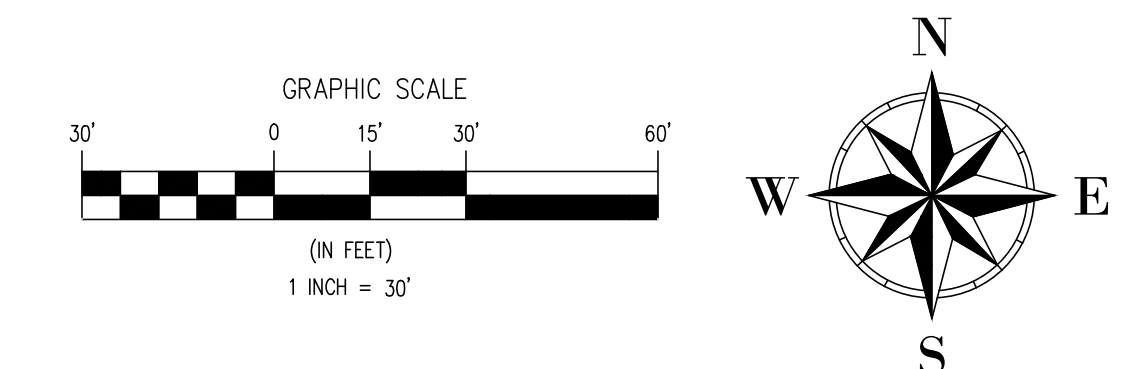
TRACT 4: ALL THAT PART OF LOT 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE WEST 52.5 FEET; THENCE SOUTHERLY 49.7 FEET TO THE SOUTH LINE THEREOF; THENCE EAST 20.55 FEET TO A POINT SITUATED 20 FEET WEST SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT WHICH POINT IS 25 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 27.5 FEET TO THE POINT OF BEGINNING.

TRACT 5: THE EAST 26 FEET OF LOTS 1 AND 2, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 6: THAT PART OF LOTS 21, 22, AND 23, IN BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 23, BLOCK 79; THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 23, 119.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 23, 12.50 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 18 SECONDS WEST, 156.60 FEET TO THE SOUTH LINE OF SAID LOT 21; THENCE SOUTH 75 DEGREES 36 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 21, 86.16 FEET TO THE WEST LINE OF SAID LOT 21; THENCE NORTH 14 DEGREES 43 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 21, 50.00 FEET; THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST, 82.83 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 18 SECONDS EAST, 125.28 FEET TO THE POINT OF BEGINNING.

TRACT 7: ALL THAT PART OF LOTS 20, 21 AND 22, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 23, THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF LOT 23, 131.55 FEET; THENCE SOUTH 02 DEGREES 32 MINUTES 40 SECONDS WEST, 52.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE OF SAID LOT 22, 96.01 FEET; THENCE SOUTH 28 DEGREES 05 MINUTES 30 SECONDS WEST, 159.64 FEET; THENCE SOUTH 83 DEGREES 06 MINUTES 03 SECONDS WEST, 104.54 FEET TO A POINT ON THE WEST LINE OF SAID LOT 20; THENCE NORTH 14 DEGREES 43 MINUTES 37 SECONDS WEST, ALONG SAID WEST LINE, 4.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 20, 85.00 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 40 SECONDS EAST, 104.64 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

NOTE: THE ABOVE DESCRIBES THE SAME PROPERTY AS DESCRIBED IN EXHIBIT "A" OF COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT NUMBER: NCS-1185610-KCTY, COMMITMENT DATE: JULY 13, 2023.



PLAT DEDICATION: "Pacific Street Townhomes"	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: 0	
RECORD AS: PLAT	

VINCENT E. BRICE
JACKSON COUNTY ASSESSMENT DEPARTMENT

DATE: _____ RICKY E. GARD MO. L.S. No. 2069

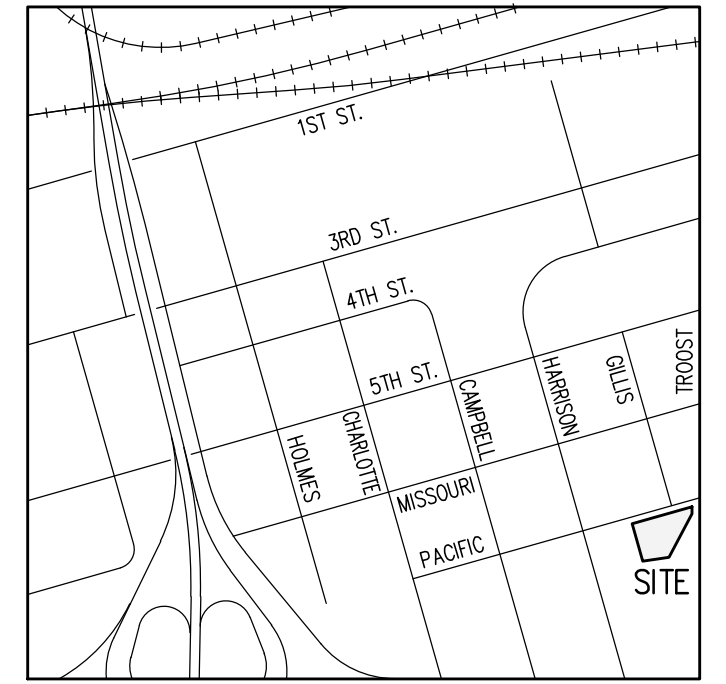
FOR REVIEW

TB
TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 8th STREET, KANSAS CITY, MO., 64106
816-283-3456 FAX 816-283-0810

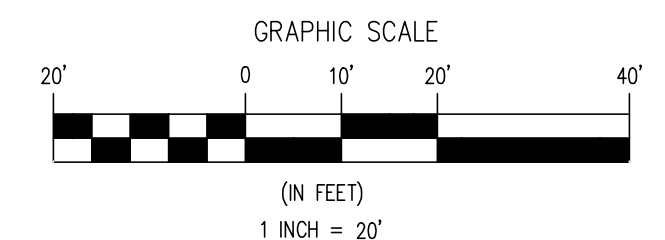
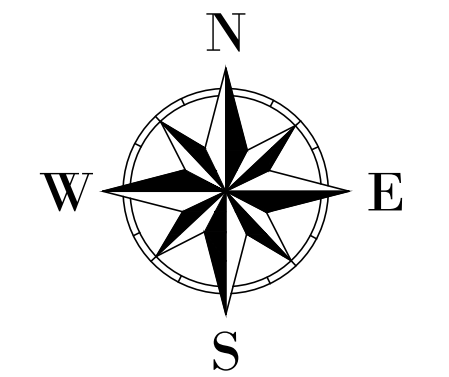
SUBMITTAL DATE: 02-09-2024

SHEET 1 OF 2

FINAL PLAT OF COLUMBUS PARK TOWNHOMES A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI SE 1/4 SEC. 32, TWP. 50, RNG. 33



VICINITY MAP
SE 1/4 SEC. 32, TWP. 50, RNG. 33
NOT TO SCALE

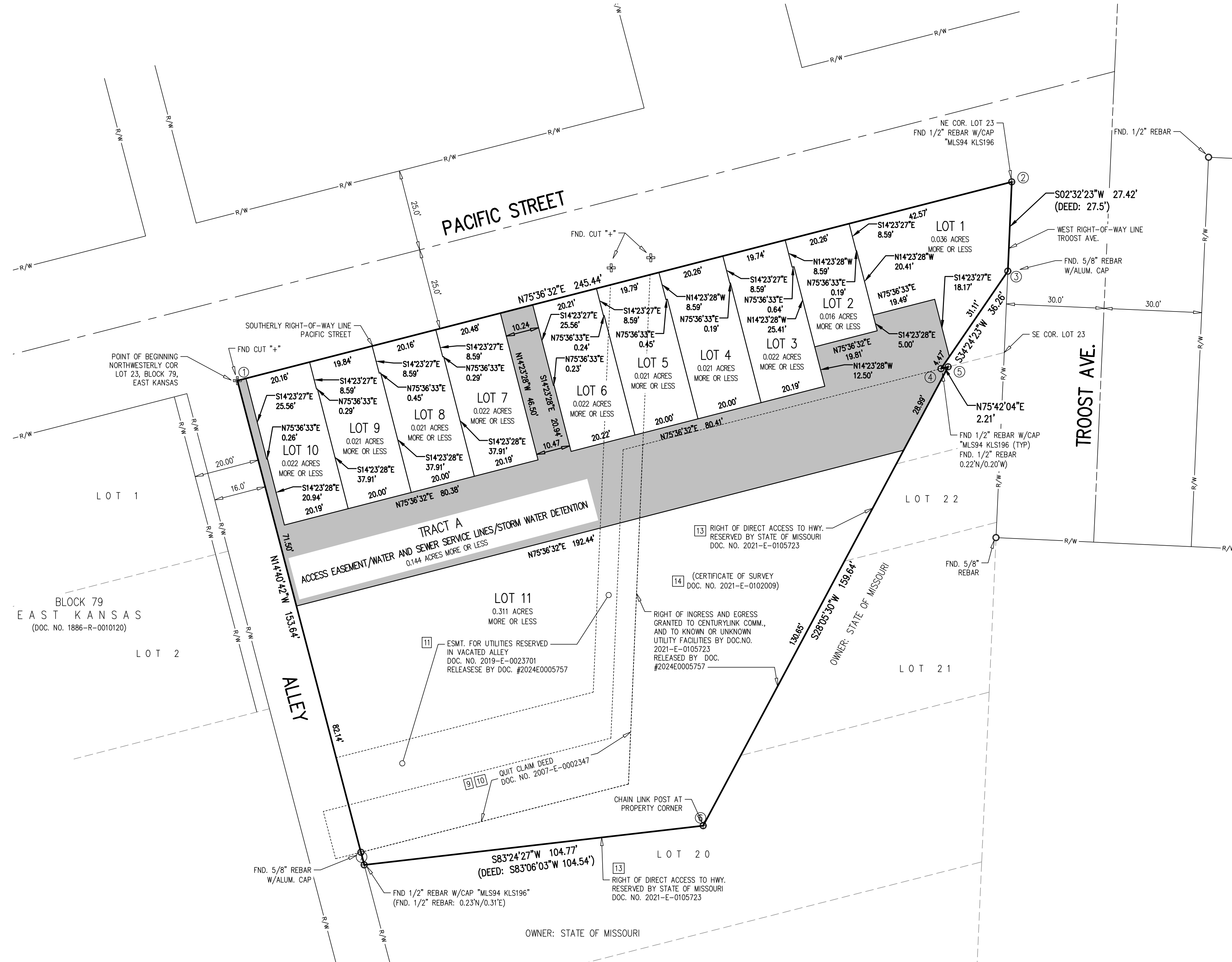


PLAT BOUNDARY DESCRIPTION:
ALL THAT PART OF LOTS 20, 21, 22 AND 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 23, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PACIFIC STREET; THENCE N75°36'32"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PACIFIC STREET (25 FEET FROM THE CENTERLINE THEREOF), 245.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 23, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF TROOST AVENUE; THENCE S02°32'23"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID TROOST AVENUE (30 FEET FROM THE CENTERLINE THEREOF), 27.42 FEET (DEED 27.5') TO A POINT 25 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 23; THENCE S34°24'23"W, 36.26 FEET TO A POINT 20 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 23, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 22; THENCE N75°42'04"E, ALONG SAID NORTH LINE, 2.21 FEET TO THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2021-E-0105723; THENCE S28°05'30"W, ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, 159.64 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S83°24'27"W (DEED: S83°06'03"W), ALONG THE SOUTH LINE OF SAID TRACT OF LAND, 104.77 FEET (DEED: 104.54 FEET) TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF A 16-FOOT WIDE ALLEY, AND 4.00 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 20; THENCE N14°40'42"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 153.64 FEET TO THE POINT OF BEGINNING, CONTAINING 0.678 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:
1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT NUMBER: NCS-1185610A-KCTY, COMMITMENT DATE: JANUARY 01, 2024.
SURVEY RELATED SCHEDULE B-II ITEMS:

- 8. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN PLAT BOOK 1, PAGE 120. **THERE ARE NO BUILDING LINES, EASEMENTS OR RESTRICTIONS ESTABLISHED BY THE RECORDED PLAT OF EAST KANSAS.**
- 9. COVENANTS, RESTRICTIONS AND RESERVATIONS AS SET OUT IN QUIT CLAIM DEED BY AND BETWEEN MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION AND BILL GLECK, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED JANUARY 5, 2007, AS DOCUMENT NO. 2007E0002347, AS SHOWN. PER QUITCLAIM DEED, THE PROPERTY SHALL NOT BE USED FOR BILLBOARDS OR ADVERTISING SIGNS.
- 10. LACK OF ABUTTER'S RIGHTS OF DIRECT ACCESS TO ADJACENT HIGHWAY NOW KNOWN AS ROUTE I-35 AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 2007E0002347, AS SHOWN. STATE OF MISSOURI QUIT CLAIM A PORTION OF HIGHWAY RIGHT-OF-WAY BY DOCUMENT NO. 2021-E-0105723 THEREFORE LACK DIRECT ACCESS ALONG FORMER RIGHT-OF-WAY LINE IS NO LONGER RELEVANT.
- 11. EASEMENTS, IF ANY, FOR PUBLIC UTILITIES, PIPELINES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED STREET OR ALLEY, LYING WITHIN THE LAND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME, AS RESERVED IN ORDINANCE OR RESOLUTION NUMBER 190221 RECORDED APRIL 4, 2019 AS DOCUMENT NO. 2019E0023701. AS SHOWN.
- 12. RESTRICTIONS AS SET OUT IN CONTRACT TO SELL AND PURCHASE BY AND BETWEEN LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY AND HUONG THANH TA AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 1989K0869237 IN BOOK K1894, PAGE 682. AFFECTS TRACTS 2, 3 & 4 BUT IS NOT A PLOTTABLE SURVEY MATTER.
- 13. LIABILITY FOR LOSS OR DAMAGE SUSTAINED DUE TO LACK OF ACCESS TO A PUBLIC ROAD. (TRACT 7) AS SHOWN. RIGHT OF DIRECT ACCESS TO HIGHWAY RESERVED BY STATE OF MISSOURI BY DOCUMENT NO. 2021-E-0105723.
- 14. CERTIFICATE OF SURVEY RECORDED SEPTEMBER 16, 2001 AS DOCUMENT NO. 2021E0102009. AS SHOWN.
- 15. TERMS AND PROVISIONS AS SET FORTH IN REDEVELOPMENT CONTRACT, BY AND BETWEEN LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI AND DAK PACIFIC, LLC, A MISSOURI LIMITED LIABILITY COMPANY, RECORDED MARCH 8, 2023 AS DOCUMENT NO. 2023E0016810. AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE SURVEY MATTER.
- 16. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$6,000,000.00 RECORDED SEPTEMBER 21, 2023 AS DOCUMENT NO. 2023E0068658 OF OFFICIAL RECORDS. DATED: SEPTEMBER 20, 2023. TRUSTOR: DAK PACIFIC, LLC, A MISSOURI LIMITED LIABILITY COMPANY TRUSTEE: SCOTT E. SEITZER. BENEFICIARY: COUNTRY CLUB BANK, A MISSOURI BANKING CORPORATION. A DOCUMENT ENTITLED "ASSIGNMENT OF LEASES, RENTS AND PROFITS" RECORDED SEPTEMBER 21, 2023 AS DOCUMENT NO. 2023E0068659, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS OF THE ABOVE DEED OF TRUST/MORTGAGE. AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE SURVEY MATTER.
- 17. A FINANCING STATEMENT RECORDED SEPTEMBER 21, 2023 AS DOCUMENT NO. 2023E0068660 OF OFFICIAL RECORDS. DEBTOR: DAK PACIFIC, LLC. SECURED PARTY: COUNTRY CLUB BANK. AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE SURVEY MATTER.
- 18. TENANCY RIGHTS, EITHER AS MONTH TO MONTH, OR BY VIRTUE OF WRITTEN LEASES OF PERSONS IN POSSESSION OF ANY PART OF THE SUBJECT PROPERTY. **NON-SURVEY ITEM.**

- 2. THIS SURVEY IS BASED ON THE DESCRIPTIONS CONTAINED IN EXHIBIT A OF THE ABOVE STATED TITLE COMMITMENT.
- 3. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2021-E-0071990 (TRACTS 1-6), AND DOCUMENT NO. 2021-E-0105723 (TRACT 7).
- 4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
- 6. ACCURACY STANDARD: TYPE URBAN
- 7. PROPERTY BOUNDARY CONTROL IS BASED ON TALIAFERRO & BROWNE, INC. PROJECT NO. 77-1730 (OCTOBER, 2021). PROPERTY CORNER MONUMENTATION HAS BEEN, OR IS IN JEOPARDY OF BEING DESTROYED DUE TO ON-GOING CONSTRUCTION. PROPERTY CORNERS WILL BE MONUMENTED WHEN CONSTRUCTION IS SUFFICIENTLY COMPLETE.



NOTE:
COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS USING THE MISSOURI DEPARTMENT OF TRANSPORTATION COMMISSION (MoDOT) GLOBAL NAVIGATION SATELLITE REAL-TIME NETWORK AND TIED TO CONTROL MONUMENT "JA-100" OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM. A GRID FACTOR OF 0.99990609 WAS USED.

MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE		
PT. NO.	GRID NORTHING	GRID EASTING
JA-100	327,259.948 M	845,185.546 M
1	326,511.338 M	843,865.300 M
2	326,529.929 M	843,937.755 M
3	326,521.580 M	843,937.385 M
4	326,512.463 M	843,931.140 M
5	326,512.629 M	843,931.793 M
6	326,469.707 M	843,908.883 M
7	326,466.042 M	843,877.165 M

EXISTING RIGHT-OF-WAY & STREET GRADES		
STREET	ORDINANCE NO.	DATE
PACIFIC STREET FROM TROOST AVE. TO HARRISON ST.	UNAVAILABLE	UNAVAILABLE
TROOST AVE. FROM PACIFIC STREET SOUTH	UNAVAILABLE	UNAVAILABLE

LEGEND

- =FOUND 1/2" BAR & CAP
- =SET 1/2" BAR & CAP
- ⊕=CHISELED OR FOUND "+" AS INDICATED
- PP=PREVIOUS PLAT
- C=CALCULATED
- D=DEED
- CPS=COTTON PICKER SPINDLE
- M=MEASURED
- BSL=BUILDING SETBACK LINE
- =PLAT BOUNDARY
- =NEW LOT LINE
- - - =EXISTING LOT LINE
- - - =CENTERLINE
- ⑩=MISSOURI STATE PLANE COORDINATES IN METERS
- = TRACT A

PLAT OF "COLUMBUS PARK TOWNHOMES" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER STATE 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 KNOWLEDGE AND BELIEFS.

FOR REVIEW

RICKY E. GARD Mo. L.S. No. 2069

TB
TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 8th STREET, KANSAS CITY, MO., 64106
816-283-3456 FAX 816-283-0810