

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 36 TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S. 2002014092 AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 20, BEVERLY MANOR EXTENSION A SUBDIVISION OF LAND IN SAID CLAY COUNTY RECORDED AS INSTRUMENT NUMBER 02507.D IN BOOK C AT PAGE 5 IN THE CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 89°09'20" WEST ON THE NORTHERLY LINE OF SAID LOT 20, A DISTANCE OF 120.06 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 00°22'58" EAST ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 54TH STREET AS NOW ESTABLISHED, 25.00 FEET; THENCE NORTH 89°13'08" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 181.39 FEET TO A POINT ON THE EAST LINE OF EDGEWOOD ACRES, A SUBDIVISION OF LAND IN SAID CLAY COUNTY RECORDED AS INSTRUMENT NUMBER 00718.D IN BOOK A AT PAGE 24; THENCE NORTH 00°42'00" EAST ON SAID EAST LINE, 646.64 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF NORTHEAST SCANDIA LANE AS NOW ESTABLISHED; THENCE LEAVING SAID EAST LINE NORTHWESTERLY ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 89°41'12" EAST WITH A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 70°24'09" AND AN ARC DISTANCE OF 313.33 FEET TO A POINT ON THE SOUTH LINE OF SCANDIA VILLAGE CONDOMINIUM, A SUBDIVISION OF LAND IN SAID CLAY COUNTY RECORDED AS INSTRUMENT NUMBER L15519 IN BOOK B AT PAGE 184; THENCE SOUTH 88°55'31" EAST ON SAID SOUTH LINE, A DISTANCE OF 736.12 FEET; THENCE LEAVING SAID SOUTH LINE SOUTH 01°08'06" WEST, 190.54 FEET; THENCE SOUTH 01°02'55" EAST, 49.80 FEET; THENCE SOUTH 00°43'36" WEST, 310.40 FEET; THENCE SOUTH 89°10'49" EAST, 298.34 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NORTHEAST ANTIPOCH ROAD AS NOW ESTABLISHED; THENCE SOUTH 00°57'31" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 354.21 FEET; THENCE SOUTH 00°02'32" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 220.93 FEET; THENCE SOUTH 00°50'37" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 116.60 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 32 OF SAID BEVERLY MANOR EXTENSION ALSO BEING A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 53RD STREET AS NOW ESTABLISHED; THENCE NORTH 88°52'50" WEST ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 14.58 FEET; THENCE WESTERLY ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 87°45'30" WEST WITH A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 111°18'22" AND AN ARC DISTANCE OF 69.07 FEET; THENCE NORTH 75°15'08" WEST ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 27.95 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE NORTH 00°54'39" EAST ON THE WESTERLY LINE OF SAID LOT 32, A DISTANCE OF 101.52 FEET; THENCE NORTH 29°52'49" WEST ON THE SOUTHERLY LINE OF LOT 33 OF SAID BEVERLY MANOR EXTENSION, 46.22 FEET; THENCE NORTH 89°10'04" WEST ON THE NORTHERLY LINE OF SAID BEVERLY MANOR EXTENSION, 417.06 FEET; THENCE SOUTH 63°56'28" WEST ON SAID NORTHERLY LINE, 42.72 FEET; THENCE NORTH 89°10'26" WEST ON SAID NORTHERLY LINE, 153.98 FEET; THENCE NORTH 73°28'02" WEST ON SAID NORTHERLY LINE, 95.61 FEET; THENCE NORTH 48°13'02" WEST ON SAID NORTHERLY LINE, 146.02 FEET; THENCE NORTH 10°19'30" WEST ON SAID NORTHERLY LINE, 70.72 FEET; THENCE NORTH 10°21'38" WEST ON SAID NORTHERLY LINE, 75.64 FEET TO THE POINT OF BEGINNING, CONTAINING 1,121,559 SQUARE FEET OR 25.75 ACRES, MORE OR LESS.

PLAT DEDICATION:

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

ANTIPOCH VILLAGE

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0133G, CLAY COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY THOMSON-AFFINITY TITLE, LLC. FILE NO. 234067, REVISION 1, EFFECTIVE JANUARY 24, 2023 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE. BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS, IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT CL-15 WITH A GRID FACTOR OF "0.9999035". ALL COORDINATES SHOWN ARE IN METERS.

IN WITNESS WHEREOF:

CURRY INVESTMENT COMPANY, A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2023.

CURRY INVESTMENT COMPANY
A MISSOURI CORPORATION

MIKE SWEENEY SENIOR VICE PRESIDENT

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME MIKE SWEENEY, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS MIKE SWEENEY SENIOR VICE PRESIDENT OF CURRY INVESTMENT COMPANY, A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID CURRY INVESTMENT COMPANY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

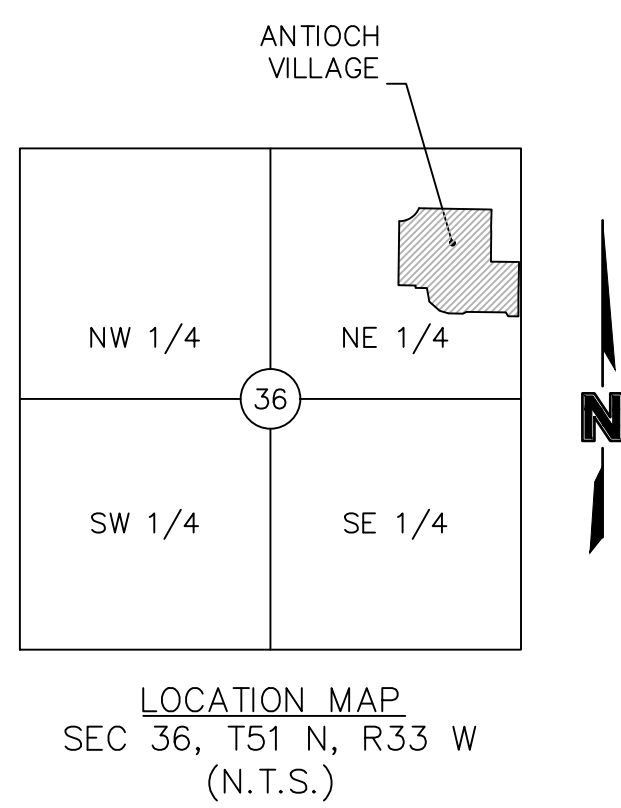
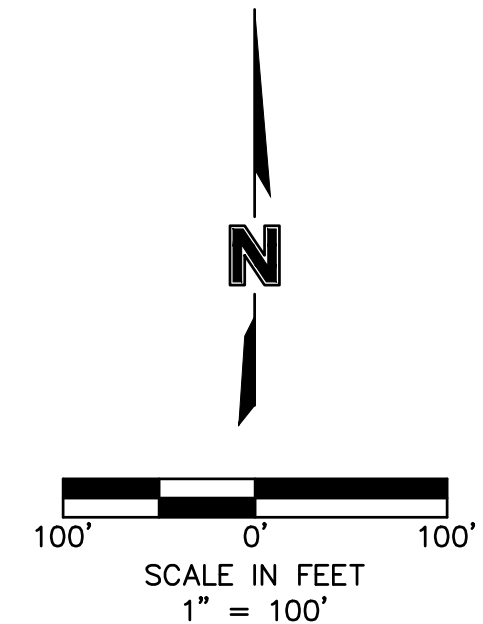
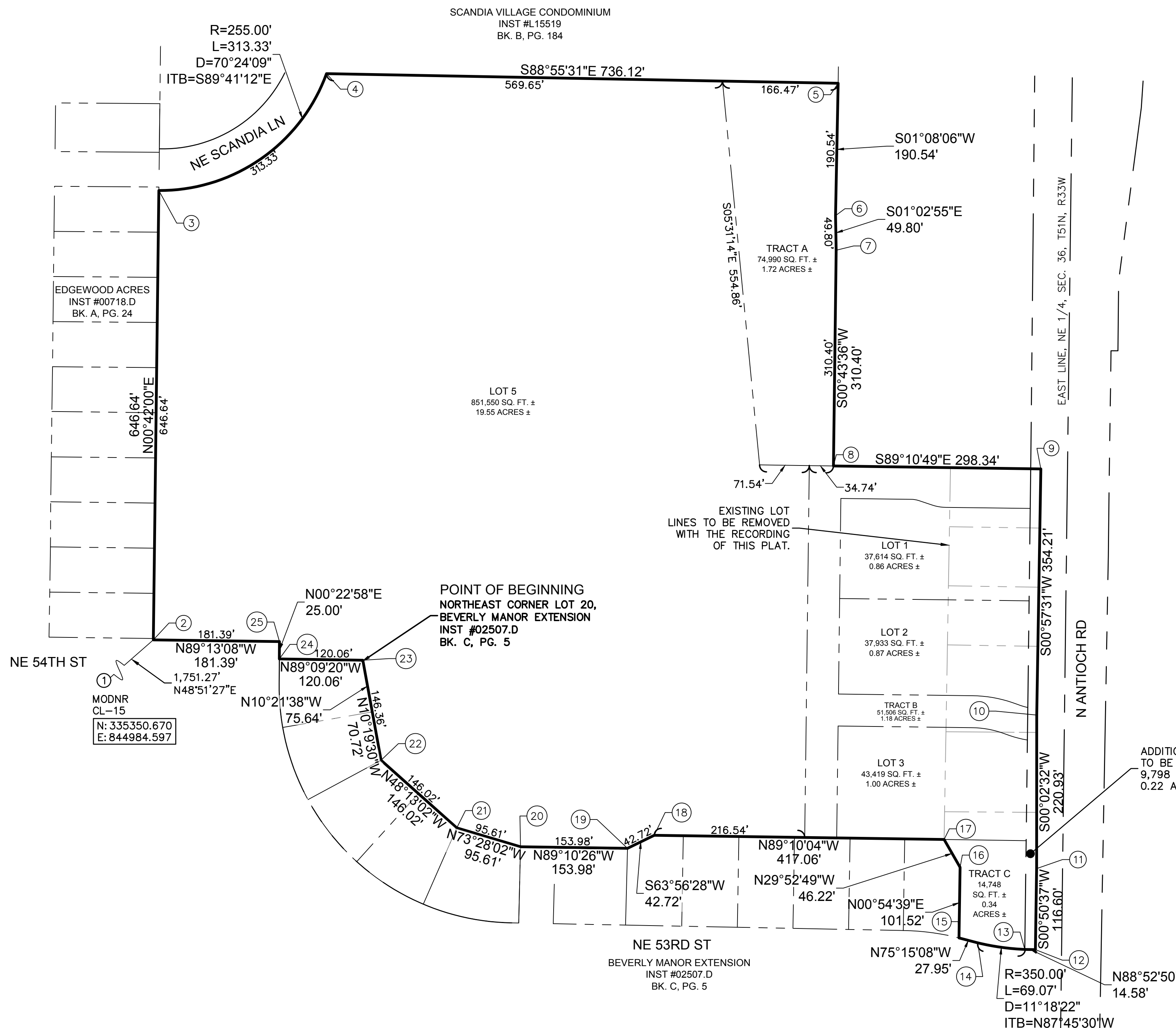
IN WITNESS WHEREOF:

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

FINAL PLAT OF
ANTIPOCH VILLAGE
NE 1/4, SEC 36 - T51N. - R33W.
KANSAS CITY, CLAY COUNTY, MISSOURI



STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	335350.670	844984.596
2	335701.867	845386.578
3	335898.947	845388.986
4	335950.200	845462.489
5	335945.992	845686.820
6	335887.925	845685.669
7	335872.747	845685.947
8	335778.144	845684.747
9	335776.843	845775.671
10	335668.896	845773.865
11	335601.556	845773.816
12	335566.019	845773.292
13	335566.114	845768.655
14	335568.993	845748.031
15	335571.162	845739.792
16	335602.103	845740.284
17	335614.319	845733.265
18	335616.165	845606.160
19	335610.445	845594.462
20	335611.121	845547.535
21	335619.414	845519.597
22	335649.069	845486.410
23	335692.954	845478.400
24	335693.493	845441.809
25	335701.113	845441.860

SURVEY PREPARED FOR:
CURRY INVESTMENT COMPANY
ATTN: MIKE SWEENEY
2700 KENDALLWOOD PARKWAY, STE 106
KANSAS CITY, MO 64119

DATE OF SURVEY	2023-02-24
surveyed by:	JRH
checked by:	SHS
approved by:	JSR
project no.:	022-04935
file name:	V_FPT_022-04935.DWG

LEGEND	
○ FND	FOUND MONUMENT
● SET	SET MONUMENT
A.E.	ACCESS EASEMENT
B.L.	BUILDING SETBACK
E.E.	POWER EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT

PUBLIC WORKS:

MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

CITY PLAN COMMISSION:

APPROVED: _____

CITY COUNCIL:

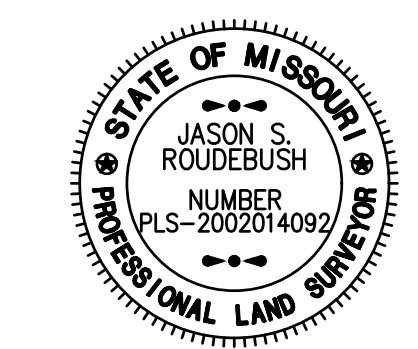
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 220285 DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____ 2023.

QUINTON LUCAS
MAYOR

MARILYN SANDERS
CITY CLERK

THIS PLAT AND SURVEY OF ANTIPOCH VILLAGE WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF ANTIPOCH VILLAGE SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. 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 KNOWLEDGE AND BELIEF.



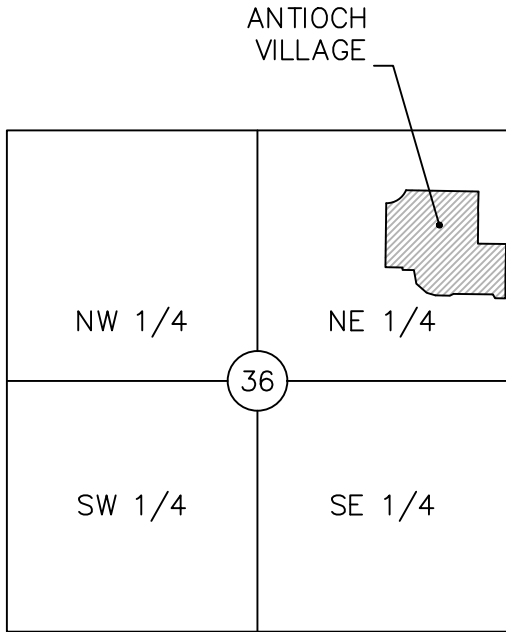
OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
FEBRUARY 24, 2023
JROUDEBUSH@OLSSON.COM

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001692
1301 Burlington Street, North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888 www.olsson.com

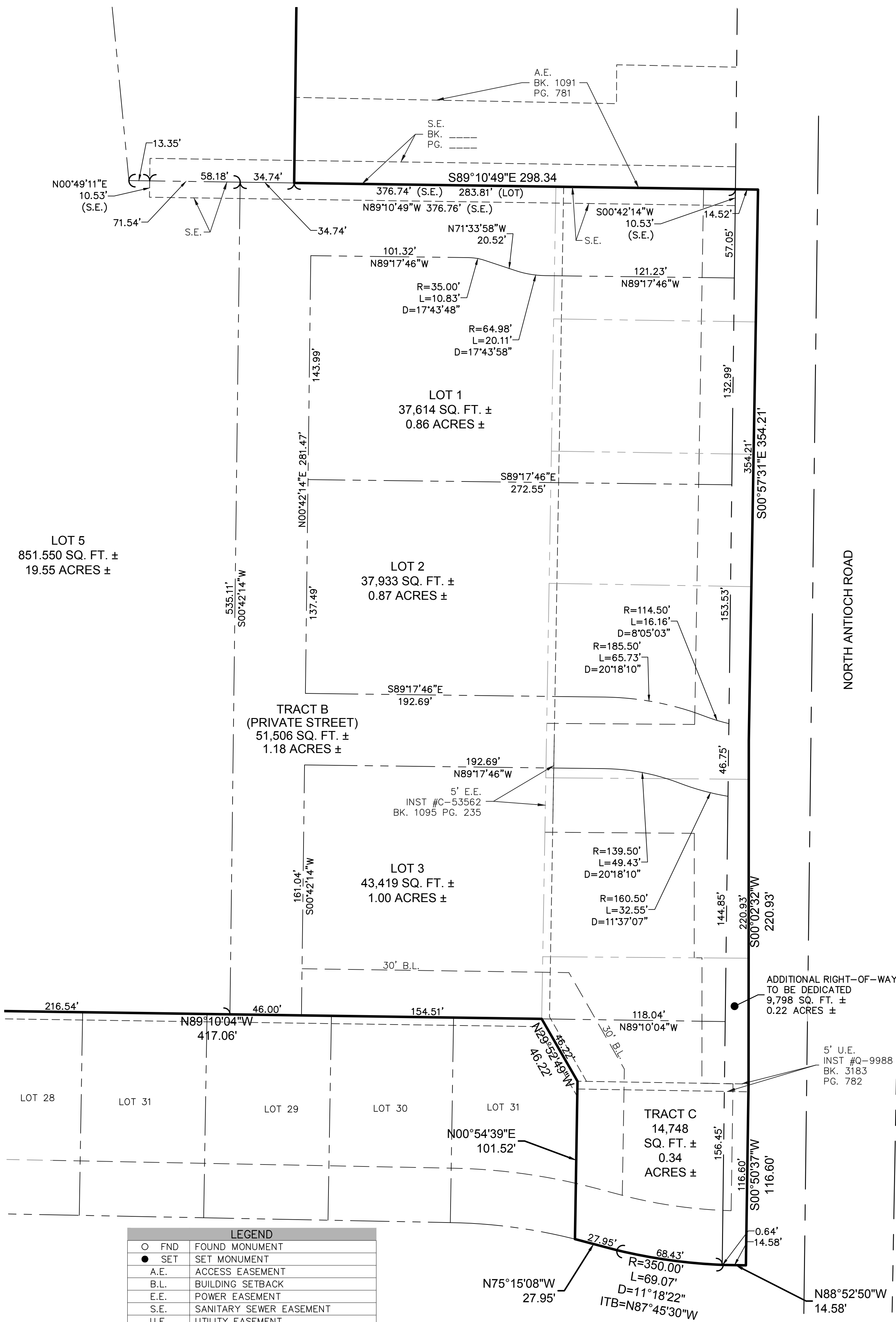
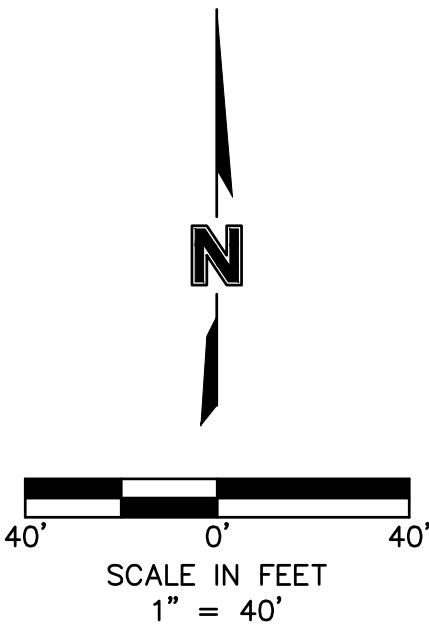
SHEET 1 of 2

DWG: F:\2022\04501-05000\022-04935\40-Design\Survey\SRVY\Sheets\Final Plot\V_FPT_022-04935.dwg
DATE: Feb 24, 2023 8:19AM
USER: jholdcroft

**FINAL PLAT OF
ANTIOCH VILLAGE**
NE 1/4, SEC 36 - T51N. - R33W.
KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP
SEC 36, T51 N, R33 W
(N.T.S.)



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RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG 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.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

MAINTENANCE OF TRACTS:

TRACT A IS TO BE USED FOR DETENTION AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE [NAME OF DOCUMENT] RECORDED SIMULTANEOUSLY WITH THIS PLAT.

TRACT B IS TO BE USED FOR PRIVATE STREETS AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE [NAME OF DOCUMENT] RECORDED SIMULTANEOUSLY WITH THIS PLAT.

TRACT C IS TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE [NAME OF DOCUMENT] RECORDED SIMULTANEOUSLY WITH THIS PLAT.

SEWER EASEMENT

A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY, BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

LEGEND	
○	FND FOUND MONUMENT
●	SET SET MONUMENT
A.E.	ACCESS EASEMENT
B.L.	BUILDING SETBACK
E.E.	POWER EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT

SURVEY PREPARED FOR:

CURRY INVESTMENT COMPANY
ATTN: MIKE SWEENEY
2700 KENDALLWOOD PARKWAY, STE 106
KANSAS CITY, MO 64119

THIS PLAT AND SURVEY OF ANTIOCH VILLAGE WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
FEBRUARY 24, 2023
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
2023-02-24	
drawn by: _____	JRH
surveyed by: _____	AJK
checked by: _____	SIS
approved by: _____	JSR
project no.: _____	022-04935
file name: _____	V_FPT_022-04935.DWG

DWG: F:\2023\04501-05000\022-04935\40-Design\Survey\SRV\Sheets\Final Plot\V_FPT_022-04935.dwg
 USER: jholdcroft
 DATE: Feb 24, 2023 8:19AM