


MO
Prepared By:
Matthew J. Schlicht
PLS-2012000102

Description

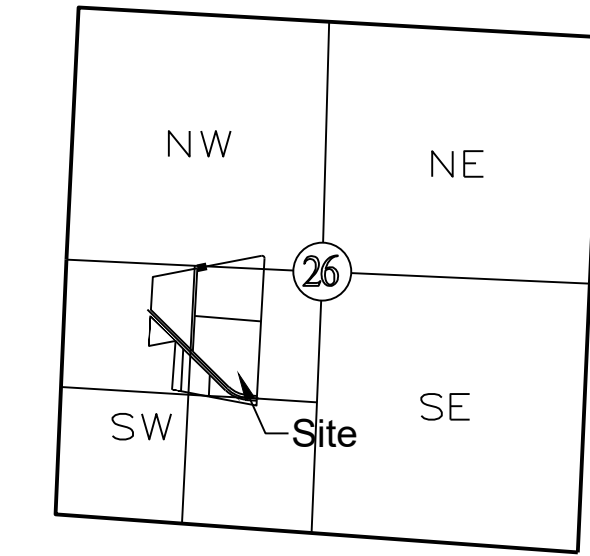
All that part of the Southwest Quarter of Section 26 Township 48 North, Range 32 West, more particularly described as:
Commencing at the Northwest Corner of Lot 35 of Unity Ridge and Gardens, A subdivision in Kansas City, Jackson County, Missouri and the East right of way line of Noland Road as now established. Thence South 03° 21' 24" West along said East Line, 346.43 Feet to the Point of Beginning; Thence South 45° 16' 35" East along the South line of Lot 35 and Lot 34, a distance of 1144.26 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 287.90 feet, an arc distance of 206.44 feet; Thence South 86° 21' 35" East, a distance of 76.12 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 25.00 feet, an arc distance of 39.36 feet; Thence South 03° 26' 12" West, a distance of 75.09 feet; Thence North 86° 21' 35" West, a distance of 101.39 feet; Thence along a curve to the right tangent to the preceding course and having a radius of 337.90 feet, an arc distance of 242.29 feet; Thence North 45° 16' 35" West, a distance of 1100.23 feet to the East right of way line of Noland Road; Thence North 03° 21' 24" East along the the said east right of way line, a distance of 66.62 feet to the Point of Beginning.

<p>Exhibit</p> <p>ROW Vacation Exhibit</p> <p>SHEET 1 OF 1</p>	<p>DATE: 9/5/2025</p> <p>PROJECT NUMBER: Noland & Bannister</p> <p>REV. TO DWG.: N/A</p> <p>SCALE: 1"=200'</p>	<p>Exhibit</p> <p>Noland and Bannister</p> <p>ROW Vacation Kansas City, Jackson County, Missouri</p>		 <p>50 SE 30TH STREET LEE'S SUMMIT, MO 64082 P:(816) 623-9888 F:(816)623-9849</p>
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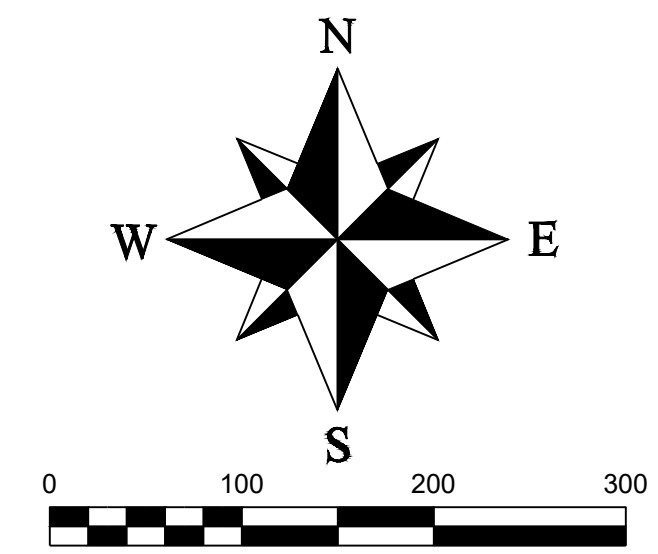
Road Vacation

Southwest 1/4 Section 26, Township 48 North, Range 32 West

Kansas City, Jackson County, Missouri

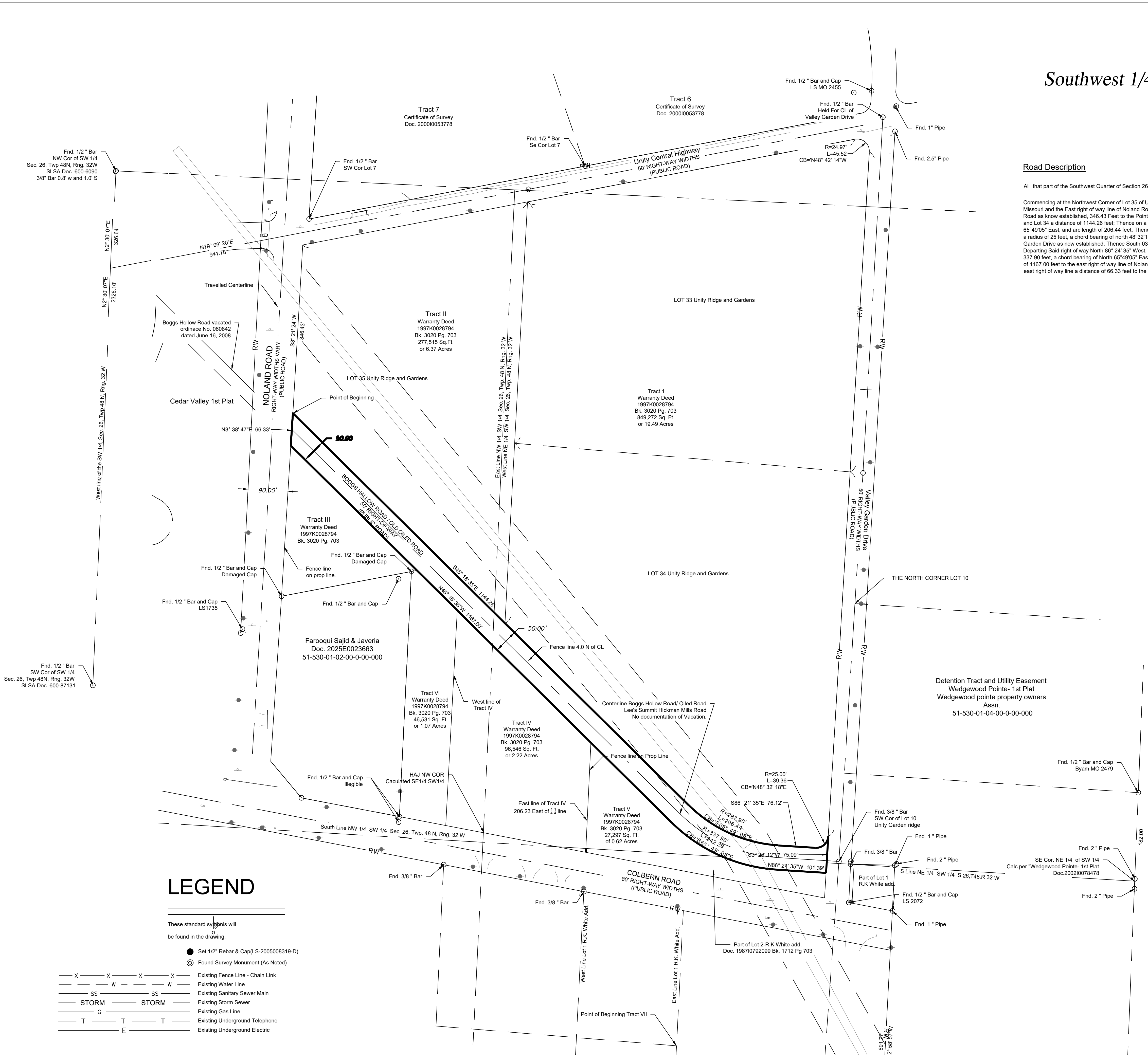


LOCATION MAP
SECTION 26-T48N-R32W



Road Description

All that part of the Southwest Quarter of Section 26 Township 48 North, Range 32 West, more particularly described as:
Commencing at the Northwest Corner of Lot 35 of Unity Ridge and Gardens, A subdivision in Kansas City, Jackson County, Missouri and the East right of way line of Noland Road; Thence South 03° 21' 24" West along the east right of way line of Noland Road as now established, 346.43 Feet to the Point of Beginning; Thence South 45° 16' 35" East along the South line of Lot 35 and Lot 34 a distance of 1144.26 feet; Thence on a radial curve to the left with a radius of 278.90 feet, a chord bearing of South 65° 49' 05" East, and arc length of 206.44 feet; Thence South 88° 21' 35" East, a distance of 76.12 feet; Thence on curve to left with a radius of 25 feet, a chord bearing of North 48° 32' 18" East, and arc length of 39.36 feet to the West right of way line of Valley Garden Drive as now established; Thence South 03° 28' 12" West, along said right of way line a distance of 75.09 feet; Thence Departing Said right of way North 86° 24' 35" West, a distance of 101.39 feet; Thence on radial curve to the right with a radius of 337.90 feet, a chord bearing of North 65° 49' 05" East and an arc length of 242.29 feet; Thence North 45° 16' 35" West, a distance of 1167.90 feet to the east right of way line of Noland Road as now established; Thence North 03° 21' 24" East along the said east right of way line a distance of 66.33 feet to the Point of Beginning.



LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
 - ⊙ Found Survey Monument (As Noted)
 - X - X - X - X Existing Fence Line - Chain Link
 - - - - - Existing Water Line
 - SS - SS Existing Sanitary Sewer Main
 - STORM - STORM Existing Storm Sewer
 - G - G Existing Gas Line
 - T - T Existing Underground Telephone
 - E - E Existing Underground Electric

SURVEYOR'S GENERAL NOTES:

- 1) This survey is based upon the following information provided by the client or researched by this surveyor.
 - (A) The recorded plat/map of "Unity Ridge and Gardens" Doc. 1929I026025, Book 4, Page 102.
 - (B) The recorded plat/map of (R.K. White Addition) Doc. 1960I0744586, Book 24 Page 24.
 - (C) The recorded plat/map of (Certificate of Survey Lot Split) Doc. 2000I053778.
 - (D) The recorded plat/map of (Wedgewood Pointe - 1st Plat) Doc. 2002I0078478.
 - (E) The recorded plat/map of (Cedar Valley - 1st Plat) Doc. 2007E0126548.
- 2) This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- 3) No Title report was furnished.
- 4) Bearings shown hereon are based upon bearings described in Missouri State Plane Coordinate System of 1983, Using MoDot VRS System.
- 5) This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- 6) Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, MOPLS 201200102
ENGINEERING SOLUTIONS, L.L.C., MO CORP LS 2005008319-D

REVISIONS	
DATE	DESCRIPTION

Certificate of Survey
Section 26, Twp. 48 N, Rng. 32 W
Kansas City, Jackson County, Missouri

Certificate of Survey			
SHEET	SECTION	TOWNSHIP	RANGE
1 OF 1	26	48N	32W
DATE OF PREPARATION	SCALE	COUNTY	JOB NO.
JUNE 6, 2025	1" = 100'	JACKSON	NOLAND AND BANISTER
DRAWN BY	DATE OF PREPARATION	TOWNSHIP	RANGE
TSA	JUNE 6, 2025	48N	32W

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (616) 623-9888 F: (816) 623-9849