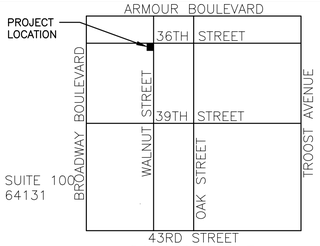
Monday, August 19, 2024 10:46 AM

A FINAL PLAT OF
WALNUT TOWNHOMES
CLD-FnPlat-2024-00022
A REPLAT OF LOTS 1, 2 AND 3, BLOCK 19, HYDE PARK
A SUBDIVISION LOCATED IN
SECTION 20, TOWNSHIP 49 NORTH, RANGE 33 WEST
IN KANSAS CITY, JACKSON COUNTY, MISSOURI



LOCATION MAP
SECTION 08-T48N-R33W
KANSAS CITY, JACKSON COUNTY, MISSOURI
(NOT TO SCALE)

OWNER/DEVELOPER:
36W PARTNERS, LLC
111 W 10TH STREET
KANSAS CITY, MISSOURI 64105
ATTN: GREG BAIR

ENGINEER:
CFS ENGINEERS
1421 E 104TH STREET, SUITE 100
KANSAS CITY, MISSOURI 64131
ATTN: LANCE SCOTT

BASIS OF BEARINGS:
MISSOURI STATE PLANE COORDINATE SYSTEM
NAD83, MISSOURI WEST ZONE, US FOOT

HORIZONTAL DATUM:
PID 095106 JA-106 2 RESET
MISSOURI STATE PLANE WEST ZONE
NORTHING: 320,733.830 METERS
EASTING: 842,759.924 METERS
CAF = 0.999900178
1 METER = 3.28083333 US SURVEY FEET
ALL DISTANCES SHOWN ARE GROUND DISTANCES

FLOODPLAIN
THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA MAP PANEL NUMBER 29095C0262G, MAP REVISED JANUARY 20, 2017.

SURVEYOR'S GENERAL NOTES:
1. THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR.
 1.1. FIRST AMERICAN TITLE INSURANCE COMPANY
  1.1.1. FILE NUMBER: NCS-1192096-KCTY
  1.1.2. COMMITMENT DATE: AUGUST 30, 2023 AT 8:00 AM
  1.1.3. DATE OF COVERAGE AMENDED TO JUNE 20, 2024

CLOSURE REPORT:

TOTAL TRAVERSE LENGTH:	558.88
ERROR IN CLOSURE:	0.008
CLOSURE IN ONE PART IN:	68227.96
ERROR IN NORTH:	-0.0005
ERROR IN EAST:	-0.0085
DIRECTION OF ERROR:	S86°17'04.67"W

PLAT LEGEND:
- FOUND BOUNDARY MONUMENT (AS NOTED)
- SET ½" IRON BAR AND CAP "CF&S CLS 1999141100"

PARCEL AREA TABLE

PARCEL	AREA SQ.FT.	AREA ACRES
LOT : 1	904.35	0.02
LOT : 2	903.89	0.02
LOT : 3	906.67	0.02
LOT : 4	906.67	0.02
LOT : 5	906.69	0.02
LOT : 6	906.66	0.02
LOT : 7	1,042.70	0.02
LOT : 8	1,042.68	0.02
TRACT A	10,263.37	0.24
TRACT B	2,301.97	0.05
TOTALS	20,085.65	0.46

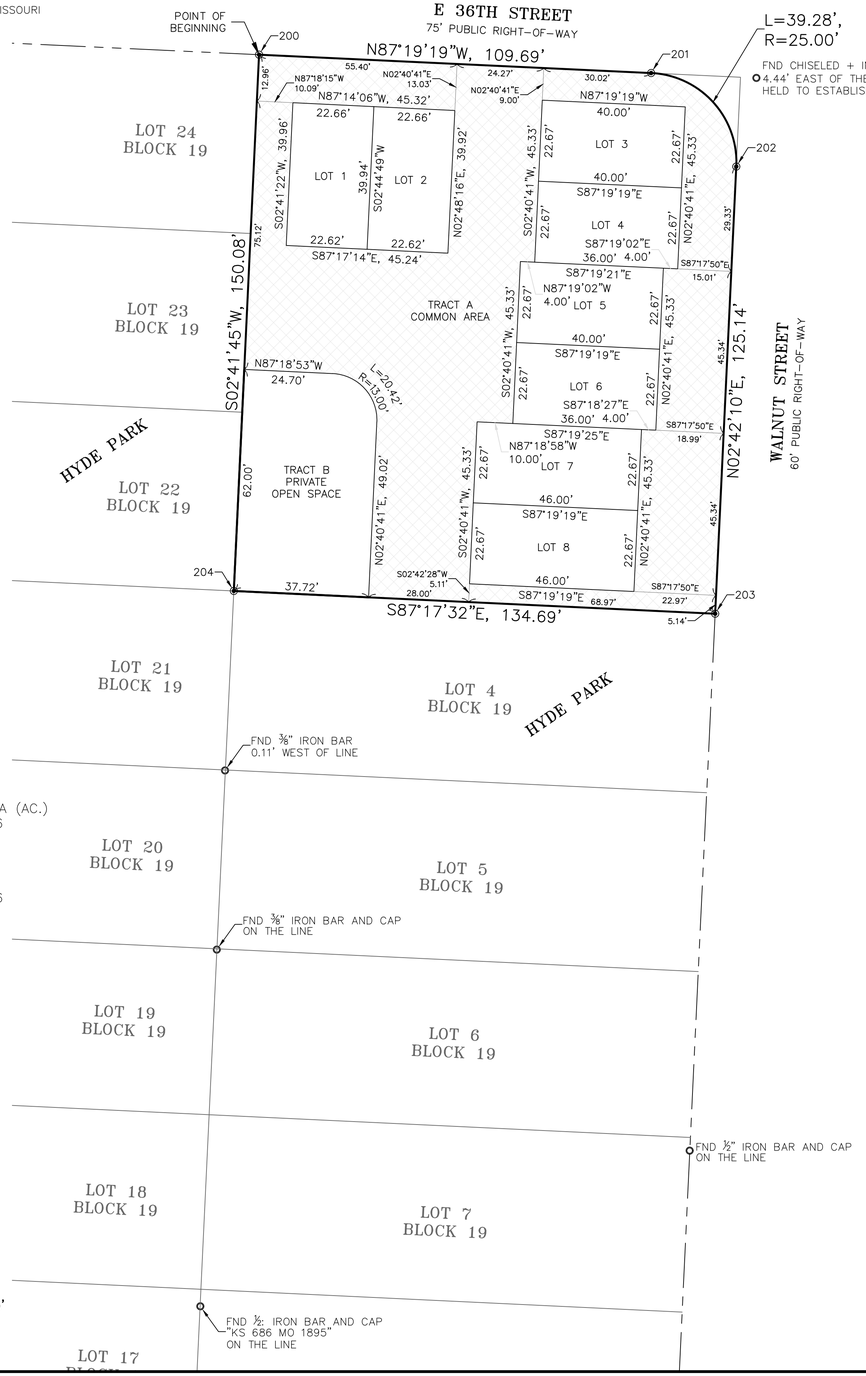
STATE PLANE COORDINATE TABLE

CORNER	GRID NORTHING (M)	GRID EASTING (M)
200	321,319.607	842,628.478
201	321,318.045	842,661.876
202	321,310.074	842,669.132
203	321,271.974	842,667.333
204	321,273.914	842,626.326

MISSOURI STATE PLANE GRID COORDINATES SHOWN ABOVE ARE IN METERS

LAND DATA	AREA (SQ.FT.)	AREA (AC.)
TOTAL LAND AREA	20,085.65	0.46
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0 SQ.FT.	0
NET LAND AREA	20,085.65	0.46

PLAT DATA	COUNT
NUMBER OF LOTS	8
NUMBER OF TRACTS	2



CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF WALNUT TOWHNOMES IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATURES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTIE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AT THIS TIME.

STATE OF MISSOURI
LS-2569
RONALD E. SCHROER
8/19/24
RECORD OF SURVEY

RONALD E SCHROER, MISSOURI PLS 2569
CFS ENGINEERS CORPORATE AUTHORITY
CF&S CLS 1999141100

20' 0 10' 20' 40'
1 Inch = 20 ft.

LEGAL DESCRIPTION
LOTS 1, 2 AND 3, BLOCK 19, HYDE PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 19 OF SAID HYDE PARK, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 36TH STREET, AS CURRENTLY ESTABLISHED, AND REFERENCED BY A SET ½" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100", THENCE SOUTH 02 DEGREES 41 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF LOTS 1, 2 AND 3 OF SAID HYDE PARK, A DISTANCE OF 150.08 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 3, AS REFERENCED BY A SET ½" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE SOUTH 87 DEGREES 17 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 134.69 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 3, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF WALNUT STREET, AS CURRENTLY ESTABLISHED, AND REFERENCED BY A SET ½" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 02 DEGREES 42 MINUTES 10 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID WALNUT STREET, A DISTANCE OF 125.14 FEET, TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.28 FEET TO A POINT OF TANGENCY, SAID POINT BEGIN ON THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 36TH STREET, AS CURRENTLY ESTABLISHED, AND REFERENCED BY A SET ½" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 87 DEGREES 19 MINUTES 19 SECONDS WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 36TH STREET, A DISTANCE OF 109.69 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20,085.65 SQUARE FEET OR 0.46 ACRES OF LAND MORE OR LESS.

MAINTENANCE OF TRACTS
TRACT A IS TO BE USED FOR COMMON AREA AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE WALNUT TOWNHOMES COVENANTS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT. TRACT B 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 WALNUT TOWNHOMES COVENANTS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PRIVATE OPEN SPACE
TRACT B CONTAINS 0.05 ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 2 SEMI-ATTACHED HOUSES AND 6 MULTI-PLEX UNITS PURSUANT TO SECTION 88-405-17-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 0.108 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT.
PAYMENT IN LIEU OF PARKLAND:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $6,614.67 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR THE REMAINING 0.103 ACRES REQUIRED PURSUANT TO SECTION 88-405-17-C OF THE ZONING AND DEVELOPMENT CODE.

CROSS ACCESS AND PARKING
THE RIGHT OF INGRESS-EGRESS BETWEEN LOTS 1 THROUGH 8 ALONG THE ACCESS DRIVES OR THROUGH THE PARKING LOTS IS HEREBY GRANTED.

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.

PLAT DEDICATION
THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOW AS:

"WALNUT TOWNHOMES"

IN TESTIMONY WHEREOF THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HAND THIS _____ DAY OF _____ _____, 2024.

36W PARTNERS, LLC

BY: _____
GREGORY BAIR, MANAGING MEMBER

STATE OF MISSOURI)
)SS;
COUNTY OF JACKSON)

BE IT REMEMBERED, THAT ON THIS ____ DAY OF _____, 2024, BEFORE ME, PERSONALLY APPEARED GREGORY BAIR, KNOWN TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR WRITTEN.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS:

CITY PLAN COMMISSION	PUBLIC WORKS
APPROVED DATE:_____	_____
CASE NUMBER:_____	MICHAEL J. SHAW, DIRECTOR

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. _____ DULY AUTHENTICATED AS PASSED THIS ____ DAY OF _____, 2024.

_____ _____
MAYOR, QUINTON LUCAS CITY CLERK, MARILYN SANDERS

COUNTY RECORDING INFORMATION:
PLAT DEDICATION: WALNUT TOWNHOMES

PRIVATE OPEN SPACE DEDICATION: 0.05 ACRES

RECORD AS: PLAT

_____
VINCENT E BRICE
JACKSON COUNTY ASSESSMENT DEPARTMENT

Revised 8/19/24 RES

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