File #: 210836, **Version:** 1

ORDINANCE NO. 210836

Approving the plat of Mercier Bluff, an addition in Jackson County, Missouri, on approximately 0.28 acres generally located on the west side of Mercier Street between W. 18th Street to the north and 20th Street to the south, creating 5 lots for the purpose of creating a 5 lot single family subdivision; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00015)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Mercier Bluff, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 3. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 4. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 17, 2021.

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

This is to certify that General Taxes for 2021, and all prior years, as well as special assessments for local improvements currently due if any, on property described have been paid.

City Treasurer, Kansas City, MO

By _____

Dated 1-31, 20 22

Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

SEP 23 2021
Date Passed

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

02/14/2022 8:09 AM

NON-STANDARD FEE: EXEMPT FEE: $27.00 4 PGS

INSTRUMENT NUMBER / BOOK & PAGE

2022E0014259

Book: Page:

Diana Smith , Recorder of Deeds

Jackson County
Recorder of Deeds

Exempt Document

This document has been recorded under exempt status pursuant to RSMo 59.310.4.
This certificate has been added to your document in compliance with the laws of the State of Missouri.

Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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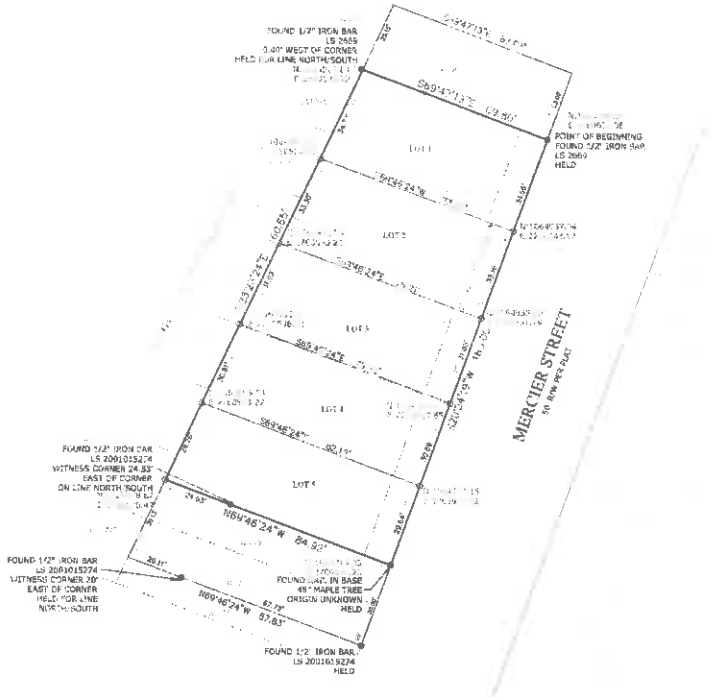
MERCIER BLUFF

FINAL PLAT

PART OF LOT 35 AND ALL OF LOTS 29-34, WHIPPLE'S 2ND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



LEGAL DESCRIPTION:
ALL OF LOTS 29-34, AND THE NORTH 10 FEET OF LOT 35, WHIPPLE'S 2ND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI.
CONTAINS: 12,376.67 SQUARE FEET MORE OR LESS OR 0.28 ACRES

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS MERCIER BLUFF FINAL PLAT

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE ERECTED BETWEEN THIS LINE AND THE STREET LINE.

PAYMENT IN LIEU OF LAND DEDICATION:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $5,016.95 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 5 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

FLOODPLAIN:
THIS PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 29095C0253G, MAP REVISED JANUARY 20, 2017.

IN TESTIMONY WHEREOF,
We, undersigned proprietor has caused this instrument to be executed on this _____ day of _____, 2021

_____
THE LINDA K. ROTHERS REVOCABLE TRUST, TRUSTEE, PAUL L. ROTHERS

_____
THE LINDA K. ROTHERS REVOCABLE TRUST, TRUSTEE, LINDA K. ROTHERS

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____ & _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC_____

_____

CITY PLAN COMMISSION
Approved _____

PUBLIC WORKS
_____
Michael J. Shaw, Director

COUNCIL
This is to certify that the Mercier Bluff Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 210856 duly authenticated as passed this 23rd day of September 2021.

_____
Mayor
Quinton Lucas

_____
City Clerk
Marilyn Sanders

_____
Jackson County Assessment Department

FINAL PLAT

BRYAN F. HILL, PLS
186 ELM STREET | PECULIAR, MO. 64078 | 816.739.0157

LEGEND

- ● FOUND CORNER AS NOTED
- ○ SET 1/2" REBAR CAP BRYAN F. HILL MO LS 2008018459

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE MISSOURI WEST ZONE NAD 83, STATE PLANE 1983, NAD 1983
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
3. MONUMENTS SHALL BE SET AS SHOWN ON THE PLAT.
4. TITLE COMMITMENT NUMBER 13-03004 - FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 9-24-2021
5. CURRENT ZONING - R-6
   AMENDMENT TO R-6 MPD
6. PROPOSED USE - RESIDENTIAL
7. ERROR OF CLOSURE - 1:172,068.1
8. COORDINATES AT SOUTHWEST CORNER ARE ON THE CORNER OF THE WITNESS CORNER.
9. BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE ERECTED BETWEEN THIS LINE AND THE STREET LINE.
10. NO EASEMENTS ARE BEING GRANTED WITH THIS PLAT.
11. THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING) ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP, MAP NUMBER 29095C0253G, MAP REVISED JANUARY 20, 2017.
12. NO STREET RIGHT-OF-WAY IS BEING DEDICATED BY THIS PLAT.
13. ORDINANCE INFORMATION REGARDING STREET TRACT WAS UNABLE TO BE FOUND.
14. SCALE FACTOR - 1.0001713
15. THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $5,016.95 IN LIEU OF PARKLAND DEDICATION FOR 5 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.
16. THE REQUIREMENT FOR DETENTION IS MET IN A COMMUNITY SEWER DISTRICT IN KANSAS CITY, MO FACILITY. ANY FUTURE CONSTRUCTION SHALL COMPLY WITH STORM DRAINAGE REQUIREMENTS AND SHALL BE SUBMITTED AT EACH INDIVIDUAL LOT. THE DEVELOPMENT GENERALLY FOLLOWS THE REQUIREMENTS AND CONCEPTS OUTLINED IN THE APPROVED DRAINAGE REPORT ON FILE WITH THE CITY OF KANSAS CITY, MISSOURI, AS A CONDITION OF THIS PLAT APPROVAL.

VICINITY MAP

VICINITY MAP
NOT TO SCALE

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 2030-16).

BRYAN F. HILL — MO LS 2008018459

SCALE	PREPARED FOR
1"=20' (0, 10', 20')	Developer: GREGORY ROTHERS 4224 Rainbow BLVD Kansas City, Ks 66103
SEC-TWN-RNG	
7-49-33	

DATE/REVISED DATE

APRIL 21, 2021/JUNE 4, 2021

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
02/14/2022 8:09 AM
NON-STANDARD FEE: EXEMPT FEE: $66.00 3 PGS

INSTRUMENT NUMBER / BOOK & PAGE
2022E0014260
Book: 199 Page: 1
Diana Smith , Recorder of Deeds

Jackson County
Recorder of Deeds

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