

OWNER PROPOSED LOTS 1 & 2:
 SUSAN L. BRANDOM
 7400 N BROADWAY AVE
 KANSAS CITY, MO 64118

SURVEYOR:
 KAW VALLEY ENGINEERING
 ATTN: MARTIN ARLING
 8040 N. OAK TRAFFICWAY
 KANSAS CITY, MO 64052
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LEGEND

△ SECTION CORNER, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED	⊕ BENCHMARK (BM)
● MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED	○ CLEANOUT
○ 1/2" x 24" REBAR W/LS 214F CAP SET	⊙ DECIDUOUS TREE W/ SIZE
(M) MEASURED	⊙ GATE POST
(D) DEEDED	
~~~~~ BUSHLINE	
----- TREELINE	
-x-x- FENCE-WIRE	
-o-o- FENCE-WROUGHT IRON	
--- EXISTING CONTOURS, 2 FOOT INTERVALS	
--- LIMITS OF STREAM SIDE ZONE	
--- LIMITS OF OUTER ZONE	
--- CITY LIMITS	
--- BUILDING SETBACK	

**GENERAL NOTES:**

- THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND STANDARDS FOR THE STATE OF MISSOURI.
- THE PROPERTY HAS DIRECT ACCESS TO N. BROADWAY
- ADDRESS: 7400 N. BROADWAY
- GROSS LAND AREA: 411,993 SQ.FT. / 9.46 ACRES
- CONTOURS SHOWN ARE FROM GIS AND FIELD SURVEY. 2 FOOT INTERVALS.
- STREAM BUFFER AREA IS INTENDED TO BE PART OF LOT 1, SEE PRELIMINARY STREAM BUFFER PLAN FOR MORE INFORMATION.
- NO STREAM BUFFER ZONES WILL BE IMPACTED BY CONSTRUCTION.

**BOUNDARY DESCRIPTION:**

A TRACT OF LAND DESCRIBED IN DEED OF PERSONAL REPRESENTATIVE, DEBRA CLAUSSEN FOR THE ESTATE OF JOANN FOX, RECORDED AS DOCUMENT R26987, IN BOOK 3712, ON PAGE 758, ON AUGUST 5, 2002, IN THE OFFICE OF THE CLAY COUNTY RECORDER OF DEEDS, SAID TRACT ORIGINALLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND CONTAINING 10 ACRES, MORE OR LESS, KNOWN AS 7400 N BROADWAY AVENUE, KANSAS CITY, MISSOURI AND MORE FULLY DESCRIBED AS: THE SOUTH TEN (10) ACRES OF THE NORTH ONE HALF (1/2) OF THE EAST SIXTY (60) ACRES OF THE SOUTHEAST QUARTER (1/4) OF SECTION FIFTEEN (15), TOWNSHIP FIFTY-ONE (51), RANGE THIRTY-THREE (33), CLAY COUNTY, MISSOURI, EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI FOR RIGHT-OF-WAY IN BOOK 576, PAGE 45.

SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED BY PHILLIP JAMES SCHNITZ, PLS 2014020715, ON OCTOBER 15, 2021, AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 51 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN KANSAS CITY, CLAY COUNTY, MISSOURI;

(BASIS OF BEARINGS BEING SOUTH 00° 27' 17" WEST, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 51 NORTH, RANGE 33 WEST)

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE SOUTH 00° 27' 17" WEST, 880.95 FEET, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE NORTH 89° 36' 52" WEST, 30.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N. BROADWAY AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED AND THE POINT OF BEGINNING;

THENCE SOUTH 00° 27' 17" WEST, 439.38 FEET, ON SAID WEST RIGHT-OF-WAY LINE, BEING THE EAST LINE OF THE TRACT OF LAND HEREIN DESCRIBED, TO THE SOUTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTH 89° 30' 08" WEST, 942.20 FEET, ON THE NORTH LINE OF THE PLATS OF WILLOW CREEK, LOTS 1 THRU 12 AND WILLOW CREEK, LOTS 13 THRU 73, BOTH BEING RECORDED SUBDIVISIONS IN CLAY COUNTY, MISSOURI, AND THE WESTERLY EXTENSION THEREOF, BEING THE SOUTH LINE OF THE TRACT OF LAND HEREIN DESCRIBED, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169, SAID POINT BEING SOUTHWEST CORNER OF SAID TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTH 01° 07' 05" EAST, 437.54 FEET, ON SAID EAST LINE OF U.S. HIGHWAY 169, BEING THE WEST LINE OF THE TRACT OF LAND HEREIN DESCRIBED, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 89° 36' 58" EAST, 937.13 FEET; ON THE NORTH LINE OF THE TRACT OF LAND HEREIN DESCRIBED, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND HEREIN DESCRIBED, AND THE POINT OF BEGINNING.

SAID TRACT OF LAND AS HEREIN DESCRIBED, CONTAINS 411,996 SQUARE FEET OR 9.46 ACRES MORE OR LESS.

**FLOOD STATEMENT:**

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X, NON-SHADED" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP 29095C0127G, EFFECTIVE ON 01/20/2017

**UNDERGROUND UTILITY STATEMENT:**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE DEPICTED FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UNDERGROUND UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN HEREON BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

**DATUM BENCHMARK:**

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORRS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID12B MODEL.

**BENCHMARKS:**

CP 100: 1/2" IRON BAR PINK CONTROL SET 3' BEHIND BACK OF CURB AND 30' SOUTH OF DRIVEWAY TO 7400 BROADWAY  
 ELEV=955.09

BM #60 SQUARE CUT NORTH EAST CORNER CI 15' ± SOUTH THE SOUTH EAST PROPERTY CORNER  
 ELEV=954.68

CP 101: 1/2" IRON BAR WITH PINK CONTROL CAP SET FROM THE SOUTH WEST CORNER OG GARAGE OF 7400 BROADWAY.  
 ELEV=977.92

**BASIS OF BEARINGS:**

S 00°27'17" W ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 51, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI PER GPS OBSERVATION.

**REQUESTED DEVIATIONS (WAIVER REQUESTS):**

THE OWNER HEREBY REQUESTS A DEVIATION FROM THE FOLLOWING CONSTRUCTION AND INSTALLATION REQUIREMENTS OF THE ZONING AND DEVELOPMENT CODE, 400 SERIES - DEVELOPMENT STANDARDS; 88-405-03-A - SUBDIVISION DESIGN AND IMPROVEMENTS:

- ALL STREETS WITHIN THE SUBDIVISION AND IMPROVEMENTS TO EXISTING STREETS REQUIRED FOR SAFE AND ADEQUATE ACCESS TO THE SUBDIVISION AS MAY BE REQUIRED BY THIS ZONING AND DEVELOPMENT CODE.
- STREET SIGNS
- SIDEWALKS AND TRAILS
- STORM SEWERS
- STORMWATER MANAGEMENT FACILITIES
- STREETLIGHTS
- STREET TREE PLANTING PLAN

**PAYMENT IN LIEU OF PARKLAND:**

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$_____ IN LIEU OF REQUIRED PARKLAND DEDICATING FOR TWO (2) SINGLE FAMILY UNITS, PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

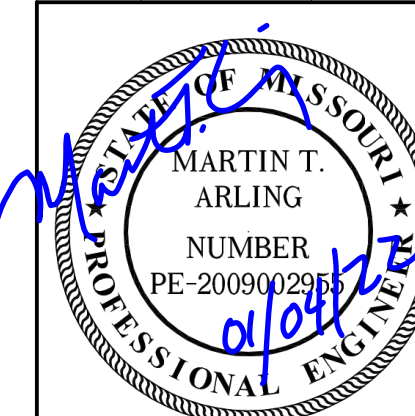
SE CORNER SE 1/4  
 SEC. 15-T51N-R33W  
 2" BRASS CAP  
 MO DNR. DOC NO. 600-51391

**ZONING TABLE**

SINGLE FAMILY RESIDENTIAL LOTS				
NUMBER OF LOTS	ZONING	GROSS ACRES	NET ACRES	AVERAGE LOT AREA PER DWELLING
2	R-80	9.46	9.46	4.73

**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.



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PROJECT: 7400 N BROADWAY KANSAS CITY, MISSOURI 64118  
 PREPARED FOR: SUSAN L. BRANDOM 7400 N. BROADWAY KANSAS CITY, MISSOURI 64118  
 KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/23

PROJECT NO. B21D4324  
 DRAWN BY: ELJ  
 CHECKED BY: JAD  
 DATE: 4/32/24  
 SHEET: 1 OF 1