PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR TO THE WITHIN DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "COLUMBUS PARK TOWNHOMES"

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS USING THE MISSOURI DEPARTMENT OF TRANSPORTATION COMMISSION (MODOT) GLOBAL NAVIGATION SATELLITE REAL—TIME NETWORK.

FLOOD PLAIN: THE TRACT SHOWN HEREON LIES IN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JACKSON COUNTY, MISSOURI, MAP NUMBER 29095C0252G, EFFECTIVE DATE: JANUARY 20, 2017.

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$11,712.33 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 20 RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

DEVELOPER: DAK PACIFIC LLC

7441A BROADWAY BLVD KANSAS CITY, MO 64114

IN TESTIMONY WHEREOF, DAK PACIFIC LLC, A MISSOURI LIMITED LIABILITY COMPANY, CAUSED THIS INSTRUMENT TO BE EXECUTED THIS DAY OF 2022.

DAK PACIFIC LLC
A MISSOURI LIMITED LIABILITY COMPANY
BY: _____

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

BE IT REMEMBERED THAT ON THIS _____ DAY OF ______, 2022, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME______ TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS A MANAGING MEMBER FOR DAK PACIFIC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND SAID ______ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

> THE STATE OF MISSOURI ACTING BY AND THROUGH

ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI

STATE OF MISSOURI)

) SS COUNTY OF JACKSON)

BE IT REMEMBERED THAT ON THIS _____ DAY OF ______, 2022, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME______ TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE ______ FOR THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID STATE AND SAID ______ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID STATE.

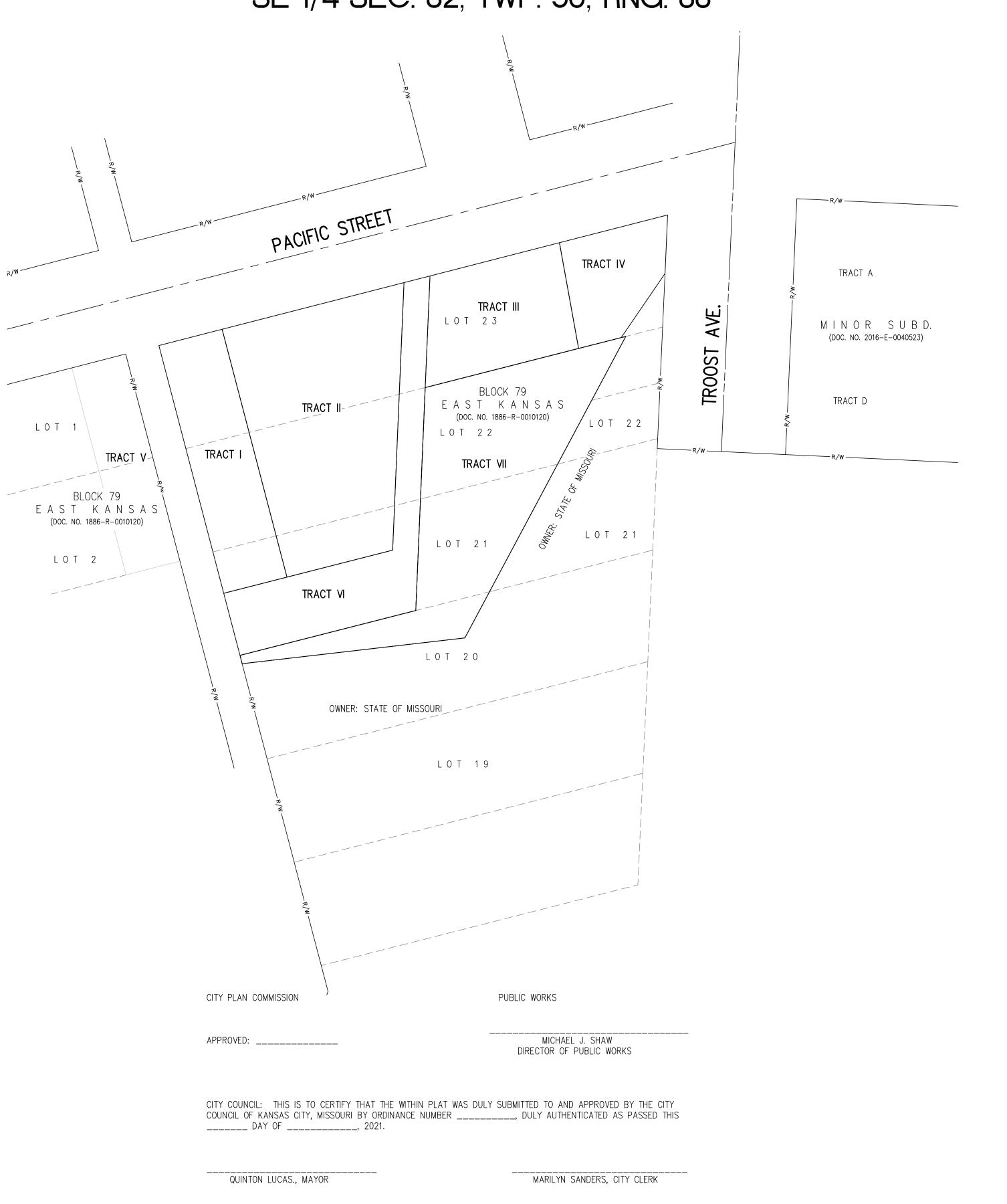
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

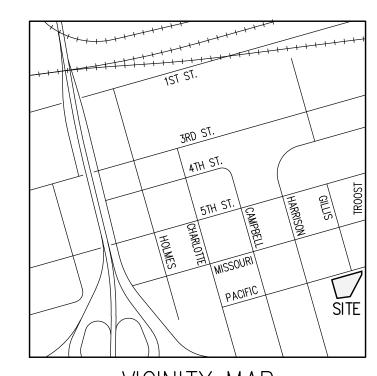
NOTARY PUBLIC

FINAL PLAT OF COLUMBUS PARK TOWNHOMES

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI SE 1/4 SEC. 32, TWP. 50, RNG. 33



JACKSON COUNTY ASSESSMENT DEPARTMENT



VICINITY MAP

SE 1/4 SEC. 32, TWP. 50, RNG. 33

NOT TO SCALE

EXISTING TRACTS DESCRIPTION:

TRACT 1: THE WEST 30.5 FEET OF THE NORTH 20 FEET OF LOT 21, THE WEST 30.5 FEET OF LOT 22 AND THE WEST 30.5 FEET OF LOT 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT II: ALL THAT PART OF LOTS 21, 22 AND 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 23, AFORESAID; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF LOTS 23, 22 AND 21, 120 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF LOT 21, AFORESAID, TO A POINT IN THE WEST LINE OF ALLEY 122 FEET WEST OF THE WEST LINE OF TROOST AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY TO POINT IN THE SOUTHERLY LINE OF PACIFIC STREET 122 FEET WEST OF THE WEST LINE OF TROOST AVENUE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PACIFIC STREET TO THE POINT OF BEGINNING, EXCEPT THE WESTERLY 30.5 FEET OF AROUYE DESCRIBED TRACT.

TRACT III: BEGINNING 52.2 FEET WEST OF THE NORTHEAST CORNER OF LOT 23; THENCE WEST ON THE NORTH LINE OF SAID LOT, 57.8 FEET; THENCE SOUTH 52.17 FEET; THENCE EAST 69.45 FEET; THENCE NORTH 49.70 FEET TO THE BEGINNING, PART OF LOT 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT IV: ALL THAT PART OF LOT 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE WEST 52.5 FEET; THENCE SOUTHERLY 49.7 FEET TO THE SOUTH LINE THEREOF; THENCE EAST 20.55 FEET TO A POINT SITUATED 20 FEET WEST SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT WHICH POINT IS 25 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 27.5 FEET TO THE POINT OF BEGINNING.

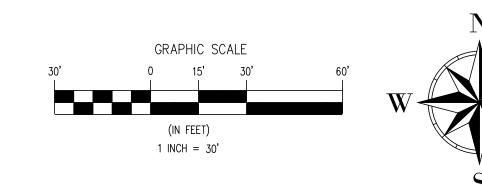
TRACT V: THE EAST 26 FEET OF LOTS 1 AND 2, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY,

TRACT VI: THAT PART OF LOTS 21, 22, AND 23, IN BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 23, BLOCK 79; THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 23, 119.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 23, 12.50 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 18 SECONDS WEST, 156.60 FEET TO THE SOUTH LINE OF SAID LOT 21; THENCE SOUTH 75 DEGREES 36 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 21, 86.16 FEET TO THE WEST LINE OF SAID LOT 21; THENCE NORTH 14 DEGREES 43 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 21, 30.00 FEET; THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST, 82.83 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 18 SECONDS EAST, 125.28 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE DESCRIBES THE SAME PROPERTY AS DESCRIBED IN EXHIBIT "A" OF COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 947339, COMMITMENT DATE: OCTOBER 2, 2020. TRACT V IS SHOWN FOR CONVENIENCE ONLY AND IS NOT A PART OF THIS SURVEY.

TRACT VII: ALL THAT PART OF LOTS 20, 21 AND 22, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 23, THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF LOT 23, 131.55 FEET; THENCE SOUTH 02 DEGREES 32 MINUTES 40 SECONDS WEST, 52.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE OF SAID LOT 22, 96.01 FEET; THENCE SOUTH 28 DEGREES 05 MINUTES 30 SECONDS WEST, 159.64 FEET; THENCE SOUTH 83 DEGREES 06 MINUTES 03 SECONDS WEST, 104.54 FEET TO A POINT ON THE WEST LINE OF SAID LOT 20; THENCE NORTH 14 DEGREES 43 MINUTES 37 SECONDS WEST, ALONG SAID WEST LINE, 4.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 20, 85.00 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 40 SECONDS EAST, 104.64 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS—OF—WAY.

NOTE: THE ABOVE DESCRIBES THE SAME PROPERTY AS DESCRIBED IN EXHIBIT "A" OF COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 1351721, COMMITMENT DATE: JULY 15, 2021.

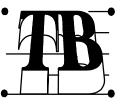


PLAT OF "COLUMBUS PARK TOWNHOMES" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER STATE 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 BELIEFS.



DATE:

RICKY E. GARD Mo. L.S. No. 2069



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 8th STREET, KANSAS CITY, MO., 64106
816-283-3456 FAX 816-283-0810

SUBMITTAL DATE: 02-16-2022

SHEET 1 OF 2

PLAT BOUNDARY DESCRIPTION:

ALL THAT PART OF LOTS 20, 21, 22 AND 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 23, SAID POINT BEING ON THE SOUTHERLY RIGHT—OF—WAY LINE OF PACIFIC STREET; THENCE N75'36'32"E, ALONG THE SOUTHERLY RIGHT—OF—WAY LINE OF SAID PACIFIC STREET (25 FEET FROM THE CENTERLINE THEREOF), 245.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 23, SAID POINT BEING ON THE WEST RIGHT—OF—WAY LINE OF TROOST AVENUE; THENCE S02'32'23"W, ALONG THE WEST RIGHT—OF—WAY LINE OF SAID TROOST AVENUE (30 FEET FROM THE CENTERLINE THEREOF), 27.42 FEET TO A POINT 25 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 23; THENCE S34'24'23"W, 36.26 FEET TO A POINT 20 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 23, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 22; THENCE N75'42'04"E, ALONG SAID NORTH LINE, 2.21 FEET TO THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2021—E—0105723; THENCE S28'05'30"W, ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, 104.77 FEET (DEED: 104.54 FEET) TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE EASTERLY RIGHT—OF—WAY LINE OF A 16—FOOT WIDE ALLEY, AND 4.00 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 20; THENCE N14'40'42"W, ALONG SAID EASTERLY RIGHT—OF—WAY LINE. 153.64 FEET TO THE POINT OF BEGINNING. CONTAINING 0.678 ACRES. MORE OR LESS.

SURVEYOR'S NOTES:

- 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM COMMITMENTS FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 947339, COMMITMENT DATE: OCTOBER 2, 2020, AND COMMITMENT NUMBER: 1351721, COMMITMENT DATE: JULY 15, 2021.

 COMMITMENT NUMBER 947339 SURVEY RELATED SCHEDULE B-II ITEMS:
- 2(b).1 EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF OR BEEN PROVIDED WITH INFORMATION REGARDING UNRECORDED OR CLAIMS OF EASEMENTS.
- 2(c).1 ANY ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND: **SEE LIST OF ENCROACHMENTS.**
- 4.1 BUILDING LINES, EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE RECORDED PLAT/MAP OF EAST KANSAS, RECORDED 03/24/1886, IN PLAT BOOK R1 AND PAGE 120: THERE ARE NO BUILDING LINES, EASEMENTS OR RESTRICTIONS ESTABLISHED BY THE RECORDED PLAT OF EAST KANSAS.
- [5.1] COVENANTS, RESTRICTIONS AND RESERVATIONS AS SET OUT IN QUIT CLAIM DEED BY AND BETWEEN MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION AND BILL GLUECK, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED 01/05/2007, AS DOCUMENT NO. 2007E0002347: AS SHOWN.
- 6.1 LACK OF ABUTTER'S RIGHTS OF DIRECT ACCESS TO ADJACENT HIGHWAY NOW KNOWN AS ROUTE I-35 AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 2007E0002347: STATE OF MISSOURI QUIT CLAIM A PORTION OF HIGHWAY RIGHT-OF-WAY BY DOCUMENT NO. 2021-E-0105723 THEREFORE LACK DIRECT ACCESS ALONG FORMER RIGHT-OF-WAY LINE IS NO LONGER RELEVANT.
- [7.1] EASEMENTS, IF ANY, FOR PUBLIC UTILITIES, PIPELINES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED STREET OR ALLEY, LYING WITHIN THE LAND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME, AS RESERVED IN ORDINANCE OR RESOLUTION NUMBER 190221 RECORDED 04/04/2019 AS DOCUMENT NO. 2019E0023701: AS SHOWN.
- RESTRICTIONS AS SET OUT IN CONTRACT TO SELL AND PURCHASE BY AND BETWEEN LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY AND HUONG THANH TA AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 1989K0869237 IN BOOK K1894 AT PAGE 682: AFFECTS TRACTS II, III & IV BUT IS NOT A SURVEY MATTER.
- 9.1 RIGHT, TITLE AND INTEREST, IF ANY OF DAVID J. GLUECK AND F. EVELYN GLUECK, AS GRANTEE BENEFICIARY(S) UNDER BENEFICIARY DEED EXECUTED BY WILLIAM A. GLUECK, AS GRANTOR(S) AS MORE FULLY SET FORTH IN THE INSTRUMENT DATED 08/17/2007 AND RECORDED 08/21/2007 AS DOCUMENT NO. 2007E0110203: AFFECTS TRACT II BUT IS NOT A SURVEY MATTER.
- 2(b).2 EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF OR BEEN PROVIDED WITH INFORMATION REGARDING UNRECORDED OR CLAIMS OF EASEMENTS.
- 2(c).2 ANY ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND: SEE LIST OF ENCROACHMENTS.
- BUILDING LINES, EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE RECORDED PLAT/MAP OF EAST KANSAS, IN PLAT BOOK R1 AND PAGE 120: THERE ARE NO BUILDING LINES, EASEMENTS OR RESTRICTIONS ESTABLISHED BY THE RECORDED
- 2. THIS SURVEY IS BASED ON THE DESCRIPTIONS CONTAINED IN EXHIBIT A OF THE ABOVE STATED TITLE COMMITMENTS. TRACT V IN
- EXHIBIT A OF COMMITMENT NUMBER 947339 IS SHOWN FOR CONVENIENCE ONLY AND IS NOT A PART OF THIS SURVEY.

 3. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2021—E—0071990 (TRACTS I—VI), AND DOCUMENT NO.
- 4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
- 6. ACCURACY STANDARD: TYPE URBAN

NOTE:

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS USING THE MISSOURI DEPARTMENT OF TRANSPORTATION COMMISSION (MoDOT) GLOBAL NAVIGATION SATELLITE REAL—TIME NETWORK AND TIED TO CONTROL MONUMENT "JA—100" OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM. A GRID FACTOR OF 0.99990609 WAS USED:

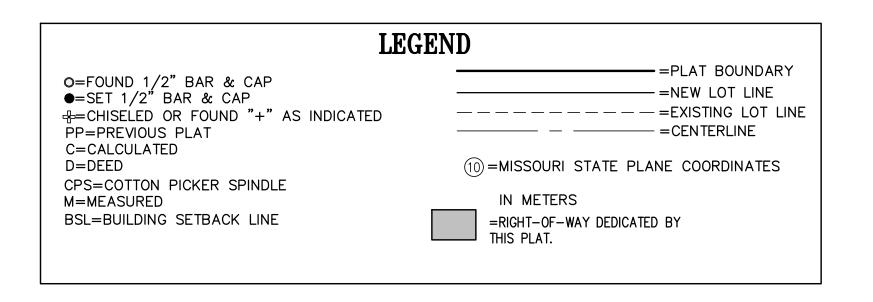
MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE				
PT. NO.	GRID NORTHING	GRID EASTING		
JA-100	327,259.948 M	845,185.546 M		
1	326,511.338 M	843,865.300 M		
2	326,529.929 M	843,937.755 M		
3	326,521.580 M	843,937.385 M		
4	326,512.463 M	843,931.140 M		
5	326,512.629 M	843,931.793 M		
6	326,469.707 M	843,908.883 M		
7	326,466.042 M	843,877.165 M		

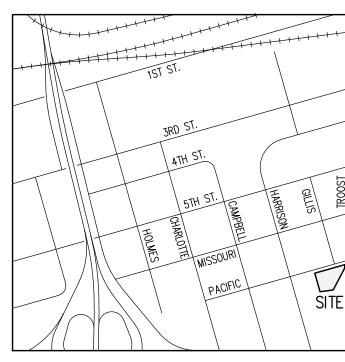
FINAL PLAT OF COLUMBUS PARK TOWNHOMES

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI SE 1/4 SEC. 32, TWP. 50, RNG. 33



EXISTING RIGHT-OF-WAY	& STREET	GRADES
STREET	ORDINANCE NO.	DATE
PACIFIC STREET FROM TROOST AVE. TO HARRISON ST.	UNAVAILABLE	UNAVAILABLE
TROOST AVE. FROM PACIFIC STREET SOUTH	UNAVAILABLE	UNAVAILABLE

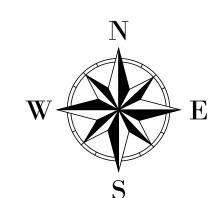


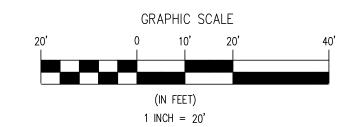


VICINITY MAP

SE 1/4 SEC. 32, TWP. 50, RNG. 33

NOT TO SCALE

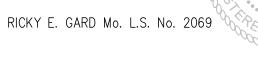


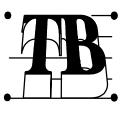


PLAT OF "COLUMBUS PARK TOWNHOMES" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER STATE 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 BELIEFS.

FOR REVIEW

DATE:





TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 8th STREET, KANSAS CITY, MO., 64106
816-283-3456 FAX 816-283-0810

SUBMITTAL DATE: 02-16-2022