# FINAL PLAT OF BERKLEY RIVERFRONT PARK FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI NORTHWEST 1/4 SECTION 33, TOWNSHIP 50 NORTH, RANGE 33 WEST

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 "BERKLEY RIVERFRONT PARK FOURTH PLAT".

BASIS OF BEARINGS: THE BEARING SYSTEM USED IS MISSOURI STATE PLANE WEST ZONE, NAD83 GRID BEARING BASED ON GPS OBSERVATIONS.

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 SUCH RIGHTS.

FLOOD PLAIN: BASED ON FIRM NSURANCE RATE MAP, MAP NUMBER 29095C0252H, REVISED DATE DECEMBER 07, 2023, THE SUBJECT PROPERTY IS LOCATED IN ZONE X — OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD 12/07/2023. THE LIMITS SHOWN HEREON ARE BASE UPON SAID GRAPHIC PLOTTING ONLY.

BUILDING HEIGHT (DOWNTOWN): THE SUBJECT PROPERTY IS LOCATED WITHIN THE CHARLES B. WHEELER DOWNTOWN AIRPORT HEIGHT ZONE MAP DATED JUNE 20, 2003. NO STRUCTURES, OBJECTS, OR NATURAL GROWTH OF TERRAIN SHALL BE ERECTED, ALTERED OR ALLOWED TO GROW OR BE MAINTAINED TO A HEIGHT IN EXCESS OF THE HEIGHT LIMIT AS ESTABLISHED PER ORDINANCE NO. 040342 OR AS AMENDED OR REVISED BY FUTURE ORDINANCES.

RESTRICTED ACCESS: NO DIRECT VEHICULAR ACCESS TO U.S. INTERSTATE 35/29 FROM LOT 1 IS PERMITTED.

DEVELOPER:

THE PORT AUTHORITY OF KANSAS CITY, MISSOURI 110 BERKLEY PLAZA KANSAS CITY, MISSOURI 64120

MSSOURI RIV	SITE	FRONT ST.
E. RIVERFRONT DR.	1 2 2 2 2 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4	

### VICINITY MAP NW 1/4 SEC. 33, TWP. 50, RNG. 33

NOT TO SCALE

AT DEDICATION: BERKLEY VERFRONT PARK FOURTH PLAT	RESERVED FOR COUNTY RECORDING STAMP
RIVATE OPEN SPACE DEDICATION: 0	
CORD AS: PLAT	

9.933 ACRES OR 432,681 SQ.FT.

9.933 ACRES OR 432,681 SQ.FT.

VINCENT E. BRICE
JACKSON COUNTY ASSESSMENT DEPARTMENT

TOTAL LAND AREA

NET LAND AREA

NUMBER OF LOTS

NUMBER OF TRACTS

PLAT DATA

EXISTING RIGHT OF WAY

LAND AREA FOR PROPOSED AND

CITY PLAN COMMISSION	PUBLIC WORKS
APPROVED DATE:	MICHAEL J. SHAW DIRECTOR OF PUBLIC WORKS
	WAS DULY SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF KANSAS, DULY AUTHENTICATED AS PASSED THIS DAY OF
MAYOR QUINTON LUCAS	CITY CLERK MARILYN SANDERS

JACKSON COUNTY GIS DEPARTMENT

IN TESTIMONY WHEREOF, THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI CAUSED THIS INSTRUMENT TO BE EXECUTED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_2024.

THE PORT AUTHORITY OF KANSAS CITY, MISSOURI A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI

STATE OF MISSOURI )
) SS
COUNTY OF JACKSON )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JON. D STEPHENS, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT & CEO OF THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID POLITICAL SUBDIVISION BY AUTHORITY OF ITS BOARD OF COMMISSIONERS, AND SAID JON. D STEPHENS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID POLITICAL SUBDIVISION. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

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.

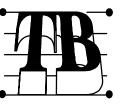
MY COMMISSION EXPIRES:

NOTARY PUBLIC

PLAT OF "BERKLEY RIVERFRONT PARK FOURTH PLAT" 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 AGRICULTURE. 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:





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

#### PROPERTY DESCRIPTION

ALL THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 33, TOWNSHIP 50, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWES CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 33: THENCE NO2"7'26"E. ALONG THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER. 1810.77 FEET (RECORD: 1811.02 FEET) THE MISSOURI RIVER LEVEE AS ESTABLISHED BY ORDINANCE NO. 11221, PASSED AUGUST 28. 1947. AS AMENDED BY ORDINANCE NO. 11473, PASSED NOVEMBER 17. 1947: THENCI N60°59'52"E, ALONG SAID CENTERLINE, 341.90 FEET; THENCE S29°00'08"E, AT RIGHT ANGLES TO SAID CENTERLINE, 117.00 FEET TO THE SOUTHWESTERLY CORNER OF TRACT B DESCRIBED BY DOCUMENT NO 108.82 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE N12°42'22"W, ALONG THE EASTERLY LINE OF SAID TRACT, 110.22 FEET (DEED: 110.77 FEET) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI RIVER LEVEE; THENCE N61°29'57"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 705.72 FEET TO THE WEST LINE OF TRACT #1A DESCRIBED BY DOCUMENT NO. 2008-E-0041023; THENCE ALONG THE WEST LINE OF SAID TRACT #1A. 14.23 FEFT TO THE NORTHWEST CORNER THEREOF: THENCE N70°14'41"E. ALONG THE NORTHERLY LINE OF SAID TRACT #1A AND THE FASTERLY IEREOF 104.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAYS I-29. I-35 AND US-71 AT 75 FEET LEFT OF CENTERLINE STATION 82+00. SAID POINT BEING THE NORTHEAST CORNEI THERLY LINE OF SAID TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES: THENCE S74°41'16"W, 192.31 FEET; THENCE S66°16'07"W, 194.04 FEET; THENCE S38°33'17"W, 297.34 CORNER OF SAID TRACT B, SAID POINT BEING THE MOST NORTHERLY RIGHT-OF-WAY CORNER OF BERKLEY PARKWAY AS ESTABLISHED BY BERKLEY RIVERFRONT PARK, SUBDIVISION IN SAID CITY, COUNTY AND STATE: THENCE S38°33'17"W. ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BERKLEY PARKWAY, 86.74 FEET: THENCE IN A NORTHERLY DIRECTION. ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF N38°33'17"E. HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 053°56'36". AN ARC DISTANCE OF 23.54 FEET TO A POINT OF TANGENCY, THENCE N15°23'19"W, 516.45 FEET TO THE POINT OF BEGINNING, CONTAINING 9.933 ACRES MORE OR LESS.

#### SURVEYOR'S NOTES:

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 A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT/FILE NO: NCS-1128160-KCTY, EFFECTIVE DATE: JUNE 28, 2022.

#### SURVEY RELATED SCHEDULE B ITEMS:

- 3 EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF UNRECORDED OR CLAIMS OF EASEMENTS NOT OF RECORD.
- 4 ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE
- TERMS, PROVISIONS, CONDITIONS, RESERVATIONS AND RESTRICTIONS CONTAINED IN THE FINAL DECREE DATED NOVEMBER 9, 1912, IN THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF MISSOURI, RECORDED FEBRUARY 23, 1916, AS DOCUMENT NO. 1088895, IN BOOK B1690, PAGE 574. MODIFICATION OF DECREE RECORDED FEBRUARY 23, 1916, AS DOCUMENT NO. 1088896. IN BOOK B1699. PAGE 165. (PERTAINS TO THAT PART OF THE LAND LYING WITHIN 100 FEET OF THE UNITED STATES HARBOR LINE): AS SHOWN.
- 10 EASEMENT GRANTED TO KANSAS CITY, MISSOURI FOR SEWER PURPOSES, RECORDED DECEMBER 8, 1948, AS DOCUMENT NO. A-940244, IN BOOK B4235, PAGE 452: AS SHOWN
- 12 TERMS AND PROVISIONS OF THE DECREE ENTERED APRIL 28, 1948, AS AMENDED BY THE ORDER NUNC PRO TUNC ENTERED MAY 14, 1948, IN THE CIRCUIT COURT OF JACKSON COUNTY MISSOURI, UNDER CASE NUMBER 523954, AND THE TERMS AND PROVISIONS OF THE UNRECORDED ORDINANCES NUMBER 9895, PASSED APRIL 1, 1946, AND 11221, PASSED AUGUST 18, 1947, AND 11473, PASSED NOVEMBER 17, 1947, WHICH SAID UNRECORDED ORDINANCES ARE MENTIONED IN SAID DECREE, COPIES OF THE DECREE AND THE ORDER NUNC PRO TUNC HAVING BEEN RECORDED MARCH 24, 1960, AS DOCUMENT NOS. B-338428 AND B-338429 IN BOOK B5294 AT PAGE 227 AND 245 (PERTAINS TO THE CONDEMNATION AND TAKING OF PART OF THE PREMISES IN QUESTION FOR PUBLIC USE FOR THE LOCATION OF LEVEES, DIKES, DRAINS AND OTHER FLOOD PROTECTION WORKS): SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE MISSOURI RIVER LEVEE AS SHOWN. SUBJECT PROPERTY LIES WITHIN LEVEE DISTRICT NO. 1 AS ESTABLISHED BY ORDINANCE NO. 9895.
- 13 SEWER RIGHT OF WAY DEED GRANTED TO THE CITY OF KANSAS CITY, RECORDED DECEMBER 28, 1950, AS DOCUMENT NO. B-10597, IN BOOK B4403, PAGE 167: AS SHOWN.
- 14 LACK OF DIRECT ACCESS FOR INGRESS AND EGRESS TO RELOCATED RIVER FRONT ROAD AND FOR THE RAMPS CONNECTING SAID ROAD TO THE PASEO RIVER BRIDGE CONNECTION TO U.S. 69 (NOW DESIGNATED AS INTERSTATE ROUTE 1-35) FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE HIGHWAY COMMISSION OF MISSOURI BY DEED RECORDED MAY 14, 1973, AS DOCUMENT NO. K-194186, IN BOOK K436, PAGE 730: FORMER RIGHT-OF-WAY LINE AS SHOWN. DUE TO MERGER OF TITLE, LACK OF DIRECT ACCESS IS NO LONGER RELEVANT
- 15 EASEMENT OR RIGHT-OF-WAY FOR FRONT STREET, AS THE SAME IS NOW ESTABLISHED: FRONT STREET, AS SHOWN ON THE PLAT OF TOWN OF KANSAS (DOCUMENT NO. 1846-R-0010044), DOES NOT AFFECT SUBJECT PROPERTY.
- 16 CONVEYANCE TO THE STATE OF MISSOURI ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, AS SET FORTH IN THE DEED FILED APRIL 16, 2008, UNDER DOCUMENT NO. 2008E0041023: AS SHOWN.
- 17 LACK OF RIGHT OF ACCESS FOR INGRESS AND EGRESS TO INTERSTATE HIGHWAY ROUTE 29 / 35 FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE OF MISSOURI BY DEED FILED APRIL 16, 2008, UNDER DOCUMENT NO. 2008E0041022 AND DOCUMENT NO. 2008E0041023: AS SHOWN.
- 20 PERMANENT EASEMENT FOR WATER MAIN AND APPURTENANCES GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011F0087671: **AS SHOWN**.
- 21 STANDARD SEWER EASEMENT GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087672: **AS SHOWN**.
- 22 STANDARD SEWER EASEMENT GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO.
- 23 PERMANENT EASEMENT FOR WATER MAIN AND APPURTENANCES GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011F0087674: AS SHOWN.
- 24 STANDARD SEWER EASEMENT GRANTED TO KANSAS CITY. RECORDED SEPTEMBER 21, 2011. AS DOCUMENT NO.
- 25 STANDARD SEWER EASEMENT GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087676: **AS SHOWN**.
- 27 ORDINANCE NO. 130284, TO REESTABLISH THE STREETS GRADES FOR PART OF FRONT STREET AND RIVERFRONT DRIVE, RECORDED MAY 11, 2015, AS DOCUMENT NO. 2015E0039209: ALSO ESTABLISHES RIGHT-OF-WAY FOR FRONT STREET AND RIVERFRONT DRIVE AS SHOWN. FRONT STREET RIGHT-OF-WAY PARTIALLY VACATED, AND RIVERFRONT DRIVE RIGHT-OF-WAY WHOLLY VACATED BY DOCUMENT NO. 2016E0028655.
- 28 EASEMENTS IN THAT PART OF THE SUBJECT PREMISES IN THE VACATED FRONT STREET, RESERVED IN ORDINANCE NO. 160112, VACATING A PORTION OF FRONT STREET, RECORDED APRIL 4, 2016, AS DOCUMENT NO. 2016E0028655: FRONT STREET RIGHT-OF-WAY PARTIALLY VACATED, AND RIVERFRONT DRIVE RIGHT-OF-WAY WHOLLY VACATED AS SHOWN. EASEMENT FOR UTILITIES RESERVED IN VACATED PORTION RIGHTS-OF WAY.
- 30. LACK OF RIGHT OF ACCESS FOR INGRESS AND EGRESS TO INTERSTATE HIGHWAY ROUTE 29/35 FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE OF MISSOURI BY DEED FILED JULY 8, 2010, AS DOCUMENT NO. 2010E-0065262. AS SHOWN. ALSO RIGHT OF INGRESS AND EGRESS TO MAINTAIN UTILITIES EXISTING ON TRACTS AT THE TIME OF CONVEYANCE.
- 32. TERMS AND PROVISIONS AS SET FORTH IN CONDITIONAL AND LIMITED ASSIGNMENT AND DELEGATION AGREEMENT, BY AND BETWEEN THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI AND F&C BERKLEY PARK KC, LLC, AN INDIANA LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 23, 2016 AS DOCUMENT NO. 2016E0111353. AMENDMENT TO AND ASSIGNMENT OF CONDITIONAL AND LIMITED ASSIGNMENT AND DELEGATION AGREEMENT BY AND BETWEEN F&C BERKLEY PARK KC, LLC, AN INDIANA LIMITED LIABILITY COMPANY (GRANTOR), BCKC UNION BERKLEY, LLC, A DELAWARE LIMITED LIABILITY COMPANY (GRANTEE) AND THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI DECLARANT) RECORDED DECEMBER 7, 2018 AS DOCUMENT NO. 2018E0104734: AFFECTS PART OF THE SUBJECT PROPERTY AS SHOWN.
- 34 LACK OF RIGHT OF ACCESS TO INTERSTATE HIGHWAY ROUTE 29/35 AND COVENANTS AND RESTRICTIONS AS SET OUT IN SPECIAL WARRANTY DEED RECORDED JANUARY 4, 2011 AS DOCUMENT NO. 2011E0000912: AS SHOWN. ALSO RIGHT OF INGRESS AND EGRESS TO MAINTAIN UTILITIES EXISTING ON TRACTS AT THE TIME OF CONVEYANCE.
- 38. ANY RIGHT, TITLE OR INTEREST CLAIMED BY THE CITY OF KANSAS CITY, MISSOURI AND/OR THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION IN AND TO THAT PORTION OF THE SUBJECT LAND THAT WAS INCLUDED WITHIN THE LAND DESCRIBED IN THAT CERTAIN QUIT-CLAIM DEED DATED APRIL 5, 1962, RECORDED MAY 8, 1962 IN BOOK B5498, PAGE 69 AS DOCUMENT NO. B410962 BUT THAT WAS EXCLUDED FROM THE LAND DESCRIBED IN THAT CERTAIN GENERAL WARRANTY DEED DATED APRIL 1, 2008, RECORDED APRIL 16, 2008 AS DOCUMENT NO. 2008E0041023, SAID EXCLUDED TRACT OF LAND BEING TRIANGULAR IN SHAPE AND LOCATED IN THE NORTHWESTERN MOST AREA OF THE LAND DESCRIBED IN SAID 1962 QUIT-CLAIM DEED. AS SHOWN.
- 44. AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED NOVEMBER 18, 2022 AS DOCUMENT NO. 2022E0103939. AS SHOWN
- 45. AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED NOVEMBER 13, 2023 AS DOCUMENT NO. 2023E0017609. **AS SHOWN**
- 46. AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED APRIL 5, 2023 AS DOCUMENT NO. 2023E0023748. **AS SHOWN**
- 47. COVENANTS, AGREEMENTS, INGRESS AND EGRESS FOR UTILITIES, EASEMENT, RESERVATIONS AND ALL OTHER TERMS, PROVISIONS AND CONDITIONS SET FORTH AND CONTAINED WITHIN A QUITCLAIM DEED DATE SEPTEMBER 7, 2022 AND RECORDED MAY 3, 2023 AS DOCUMENT NO. 2023E0030923 FROM THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, AS GRANTOR TO THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, AS GRANTEE, AFFECTING THAT PORTION OF THE LAND AS DESCRIBED THEREIN. AS SHOWN

2. THIS SURVEY IS BASED ON THE DESCRIPTION

CONTAINED IN EXHIBIT A OF THE ABOVE STATED TITLE

3. THE RECORD SOURCE OF THE SUBJECT TRACT IS

RECORDED AS DOCUMENT NOS. 2011-E-0087643, AND

4. SURVEYOR HAS MADE NO INVESTIGATION OR

INDEPENDENT SEARCH FOR EASEMENTS OF RECORD.

TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE

5. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED

ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE,

ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP

AND CURRENT TITLE SEARCH MAY DISCLOSE

AS DETERMINED BY GPS OBSERVATIONS.

6. ACCURACY STANDARD: TYPE URBAN

2022-E-0013559

L= 23.54'

R = 25.00'

FND 1/2" REBAR W/CAP

"KLS196 MLS94" (TYP.)

Δ= 053°56'36"

I.T.B.= N38'33'17"E-

FND. 1/2" REBAR

W/CAP "KLS196 MLS94"

- 2023E0079491. AS SHOWN 52. AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED NOVEMBER 1, 2023 AS DOCUMENT NO.
- 2023E0079497. AS SHOWN

51. AN EASEMENT TO EVERGY METRO. INC., A MISSOURI CORPORATION RECORDED NOVEMBER 1, 2023 AS DOCUMENT NO.

### SUBMITTAL DATE: 01/17/2024

## FINAL PLAT OF BERKLEY RIVERFRONT PARK FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI FRACTIONAL SECTION 33, TOWNSHIP 50 NORTH, RANGE 33 WEST

38 NW COR. TRACT #1A-

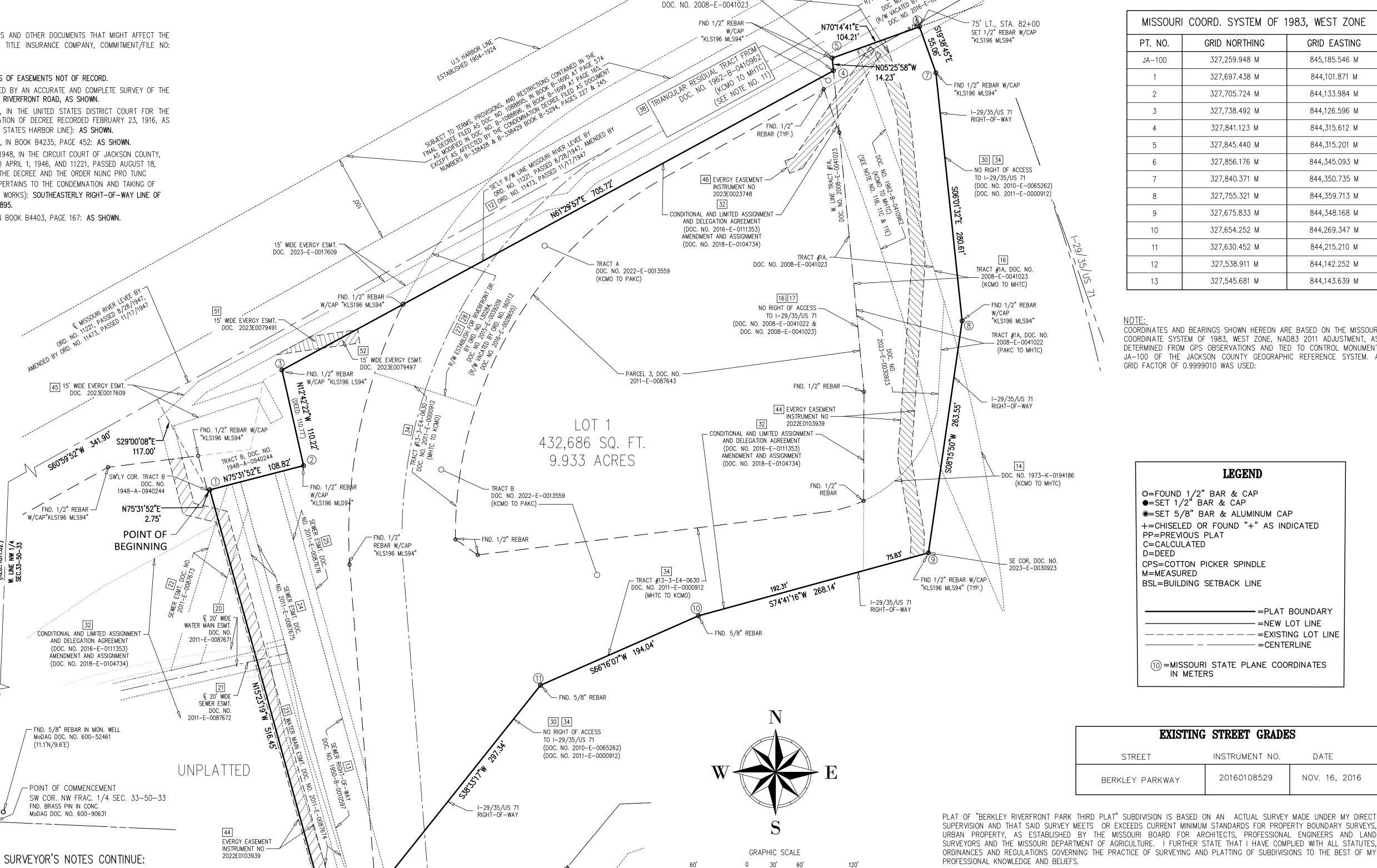
1 INCH = 60'

TALIAFERRO & BROWNE, INC.

CONSULTING ENGINEERS-SURVEYORS

1020 E. 8th STREET, KANSAS CITY, MO., 64106

816-283-3456 FAX 816-283-0810



20160108529 NOV. 16, 2016 BERKLEY PARKWAY PLAT OF "BERKLEY RIVERFRONT PARK THIRD PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIREC 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 AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES,

**EXISTING STREET GRADES** 

INSTRUMENT NO.

MISSOURI COORD. SYSTEM OF 1983, WEST ZONE

GRID EASTING

845,185.546 M

844,101.871 M

844,133.984 M

844,126.596 M

844,315.612 M

844,315.201 M

844.345.093 M

844,350.735 M

844,359.713 M

844,348,168 M

844,269.347 M

844,215.210 M

844,142.252 M

844,143.639 M

GRID NORTHING

327.259.948 M

327,697,438 M

327,705.724 M

327,738.492 M

327,841.123 M

327,845.440 M

327.856.176 M

327,840.371 M

327,755.321 M

327,675.833 M

327,654.252 M

327,630.452 M

327,538,911 M

327,545.681 M

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI

COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS

DETERMINED FROM GPS OBSERVATIONS AND TIED TO CONTROL MONUMENT

JA-100 OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM. A

**LEGEND** 

PT. NO.

JA-100

13

GRID FACTOR OF 0.9999010 WAS USED:

©=FOUND 1/2" BAR & CAP

CPS=COTTON PICKER SPINDLE

BSL=BUILDING SETBACK LINE

IN METERS

●=SET 5/8" BAR & ALUMINUM CAP

+=CHISELED OR FOUND "+" AS INDICATED

----=EXISTING LOT LINE

(10) = MISSOURI STATE PLANE COORDINATES

-=PLAT BOUNDARY

=NEW LOT LINE

- = CENTERLINE

●=SET 1/2" BAR & CAP

PP=PREVIOUS PLAT

C=CALCULATED

M=MEASURED

D=DEED

STREET

FOR REVIEW

SHEET 2 OF 2

DATE