



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

August 16th, 2022

Project Name

Columbus Park Townhomes

Docket #C1**Request**

CLD-FnPlat-2022-00013- Final Plat

Applicant

Marty Isabell
Taliaferro & Browne
1020 S 8th St

Owner

Andrew Ganahl
AND Real Estate LLC
7441 A Broadway
Kansas City, MO 64114

Location

1015 Pacific St

Area

About 0.4 acres

Zoning

UR

Council District

4th

County

Jackson

School District

Kansas City

Surrounding Land Uses

North: High Density Res, zoned R-1.5

South: High Density Res, zoned R-1.5

East: High Density Res, zoned R-1.5

West: High Density Res, zoned R-1.5

Major Street Plan

Neither Pacific Street or Troost Avenue are identified on the City's Major Street Plan.

Land Use Plan

The Greater Downtown Area Plan recommends Residential Low Density for this location.

APPROVAL PROCESS**PROJECT TIMELINE**

The application for the subject request was filed on 02/16/2022. Scheduling deviations from 2022 Cycle G have occurred.

- Preliminary Plat and UR Plan needed approval

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The proposed site is currently partially undeveloped. The parcel has an existing duplex that will be demolished. The site is currently zoned UR (Urban Redevelopment) with R-1.5 zoning surrounding the property. The proposed final plat is part of an Urban Redevelopment Plan which was previously approved.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking a request to approve a Final Plat in district UR on a about 0.7 acres generally located on the corner of Pacific Street and Troost Avenue creating 12 lots and 1 tract.

CONTROLLING + RELATED CASES

CD-CPC-2021-00232, Ordinance 220527- Rezoning an area of about .5 acres generally located at 1015 Pacific Street from District R-1.5 (Residential) to UR (Urban Redevelopment) and approving a development plan to allow for townhomes, a duplex, and several quadplexes (for a total 20 units) on the property.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: **Approval with Conditions**

PLAN REVIEW

The developer is seeking approval of a Final Plat in District UR which will replat the exiting 3 lots into 12 lots and 1 tract. The approved UR Plan shows High Density Housing in the form of Townhomes. The lots are platted so that the homes will be zero lot line housing. The proposed tract will be utilized for vehicular circulation. No parkland dedication tracts are proposed. There is no associated stream buffer with this project.

PLAN ANALYSIS

**indicates adjustment/deviation*

Standards	Applies	Meets	More Information
Lot and Building Standards (88-260)	Yes	Yes	Conforms to Approved UR Plan
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Payment of \$11,712.33 in lieu of dedication
Parking and Loading Standards (88-420)	Yes	Yes	See approved UR Plan
Landscape and Screening Standards (88-425)	Yes	Yes	See approved UR Plan
Outdoor Lighting Standards (88-430)	Yes	Yes	See approved UR Plan
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	Yes	See approved UR Plan

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes



Plan Conditions

Report Date: August 11, 2022

Case Number: CLD-FnPlat-2022-00013

Project: Pacific + Troost

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

1. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
2. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
3. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
4. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
5. The developer must submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
6. The developer provide acceptable easement and secure permits to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
7. The developer must secure permits to extend public sanitary conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
8. Provide a cross access easement for the shared drive.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

9. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
10. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
11. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

12. The developer shall pay money-in-lieu of parkland dedication prior to Certificate of Occupancy.

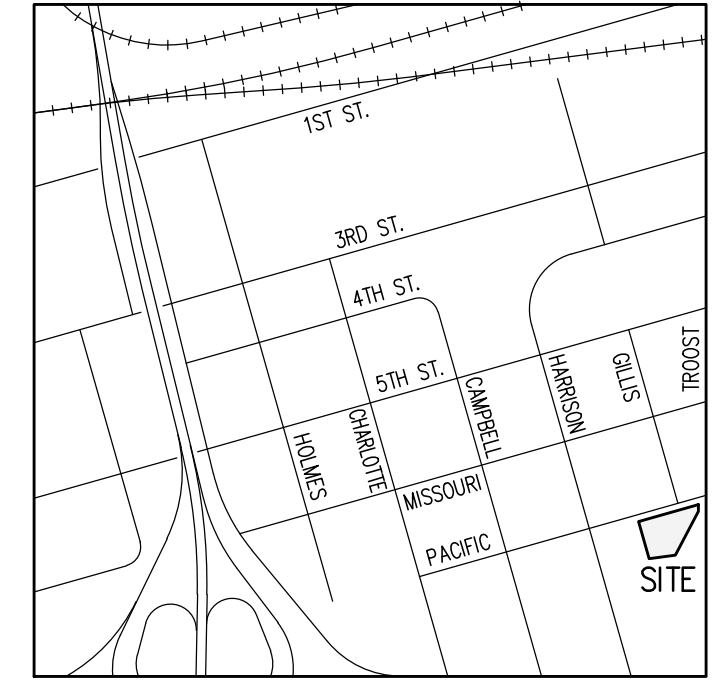
Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

13. Water Main Easements

FINAL PLAT OF COLUMBUS PARK TOWNHOMES

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

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



VICINITY MAP
SE 1/4 SEC. 32, TWP. 50, RNG. 33
NOT TO SCALE

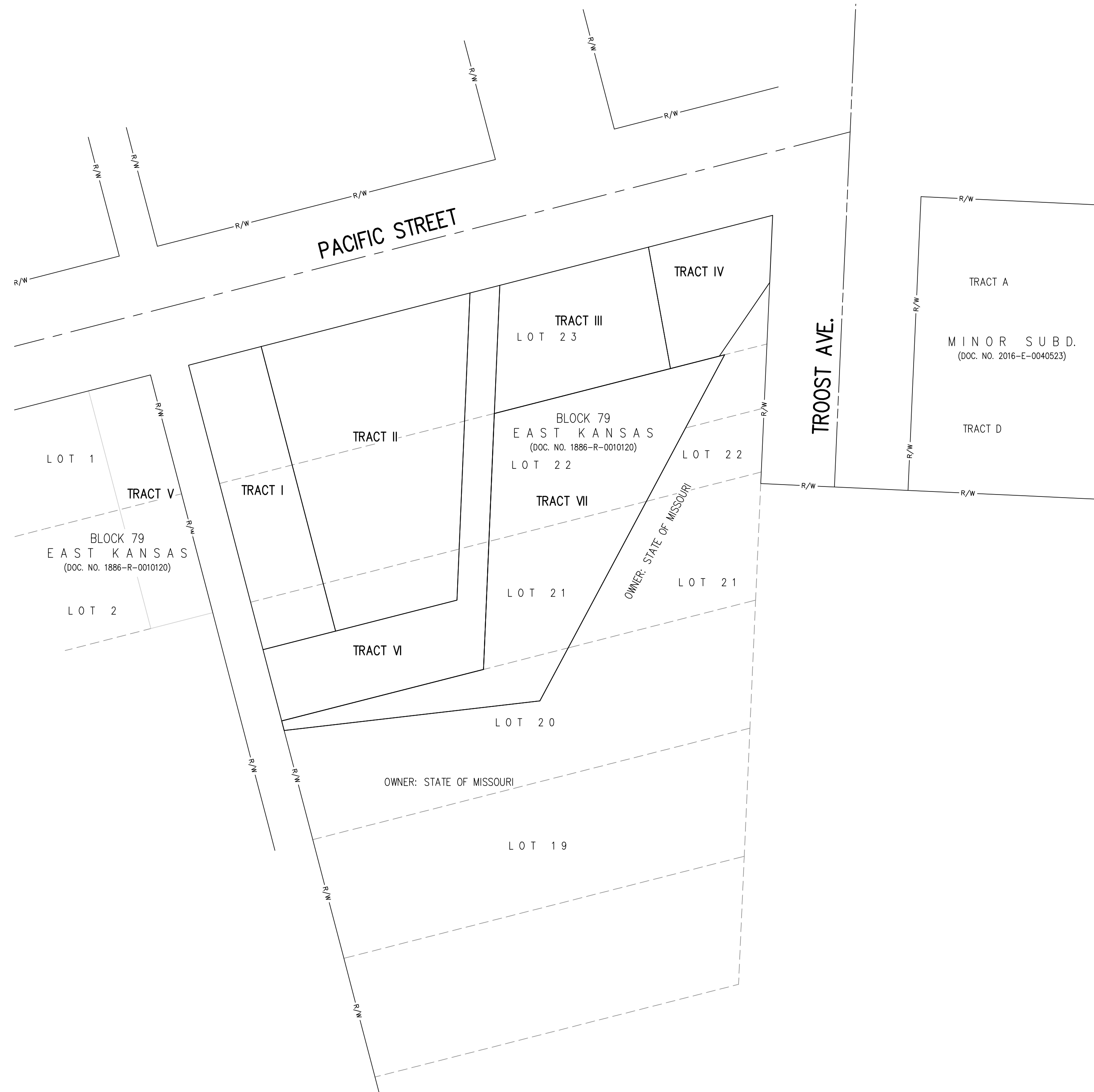
PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR TO THE WITHIN DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "COLUMBUS PARK TOWNHOMES".

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 29095C02526, 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



EXISTING TRACTS DESCRIPTION:

TRACT I: 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 ABOVE 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, MISSOURI.

TRACT VI: ALL 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.

TRACT VII: ALL THAT PART OF LOTS 20, 21 AND 22, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER 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 38 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: 947339, COMMITMENT DATE: OCTOBER 2, 2020. TRACT V IS SHOWN FOR CONVENIENCE ONLY AND IS NOT A PART OF THIS SURVEY.

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 HERETO UNTO 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

IN TESTIMONY WHEREOF, THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2022.

THE STATE OF MISSOURI
ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI
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 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.

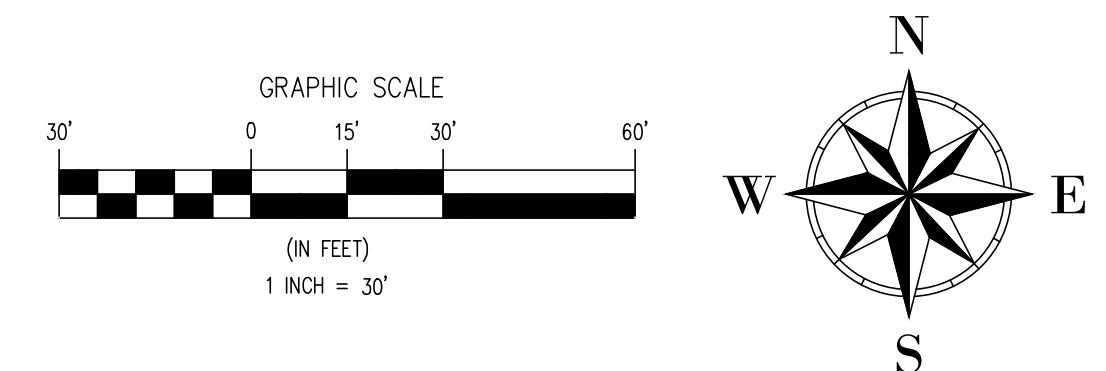
IN WITNESS WHEREOF, I HAVE HERETO UNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

CITY PLAN COMMISSION PUBLIC WORKS
APPROVED: _____ MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

CITY COUNCIL: THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NUMBER _____, DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2021.

QUINTON LUCAS, MAYOR MARILYN SANDERS, CITY CLERK
JACKSON COUNTY ASSESSMENT DEPARTMENT



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: _____ 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

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, 36.38 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, 159.64 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S83°24'27"W (DEED: S83°06'03"W), ALONG THE SOUTH 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:

- 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-I ITEMS.
 - (2)(b)** 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)** 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, 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.
 - 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.
 - LACK OF ADJUTER'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.
 - 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 THANG TA AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 1989K069237 IN BOOK K1894 AT PAGE 682: AFFECTS TRACTS II, III & IV BUT IS NOT A SURVEY MATTER.
 - 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 GRANTEE(S) AS MORE FULLY SET FORTH IN THE INSTRUMENT DATED 08/17/2007 AND RECORDED 08/21/2007 AS DOCUMENT NO. 2007E010203: AFFECTS TRACT II BUT IS NOT A SURVEY MATTER.
- COMMITMENT NUMBER 1351721 SURVEY RELATED SCHEDULE B-II ITEMS:
- (2)(b)** 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)** 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 PLAT OF EAST KANSAS.
- 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.
 - THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2021-E-0071990 (TRACTS I-V), AND DOCUMENT NO. 2021-E-0105723 (TRACT VI).
 - 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.
 - BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
 - ACCURACY STANDARD: TYPE URBAN

NOTE:

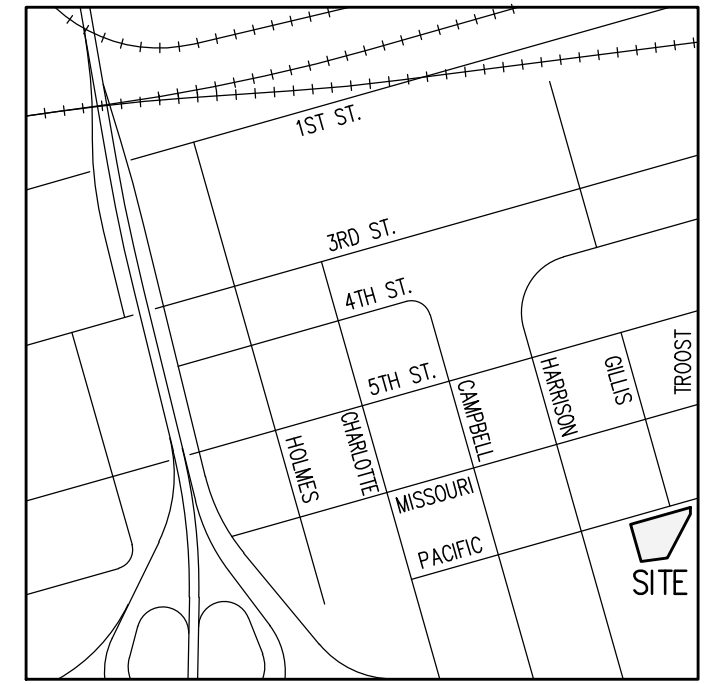
COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS USING THE MISSOURI DEPARTMENT OF TRANSPORTATION COMMISSION (MoDOT) GLOBAL NAVIGATION SATELLITE REAL-TIME NETWORK AND TIED TO CONTROL MONUMENT "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

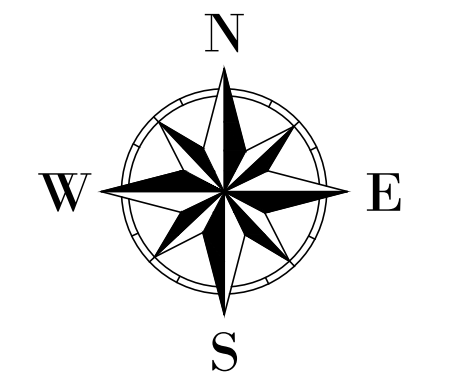
FINAL PLAT OF COLUMBUS PARK TOWNHOMES

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

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



VICINITY MAP
SE 1/4 SEC. 32, TWP. 50, RNG. 33
NOT TO SCALE



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

LEGEND	
○=FOUND 1/2" BAR & CAP	—=PLAT BOUNDARY
●=SET 1/2" BAR & CAP	—=NEW LOT LINE
⊕=CHISELED OR FOUND "+" AS INDICATED	- - - =EXISTING LOT LINE
PP=PREVIOUS PLAT	- - - =CENTERLINE
C=CALCULATED	
D=DEED	
CPS=COTTON PICKER SPINDLE	
M=MEASURED	
BSL=BUILDING SETBACK LINE	
⑩=MISSOURI STATE PLANE COORDINATES	
	IN METERS
	■=RIGHT-OF-WAY DEDICATED BY THIS PLAT.

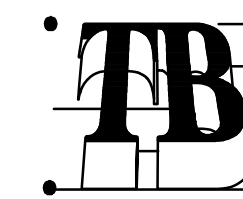
PLAT OF "COLUMBUS PARK TOWNHOMES" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND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

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



DATE:



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