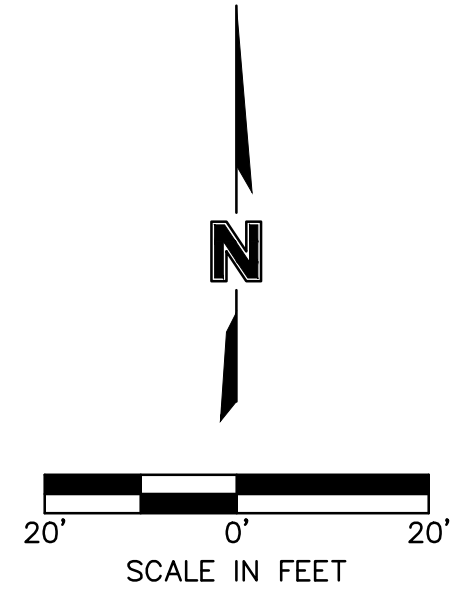
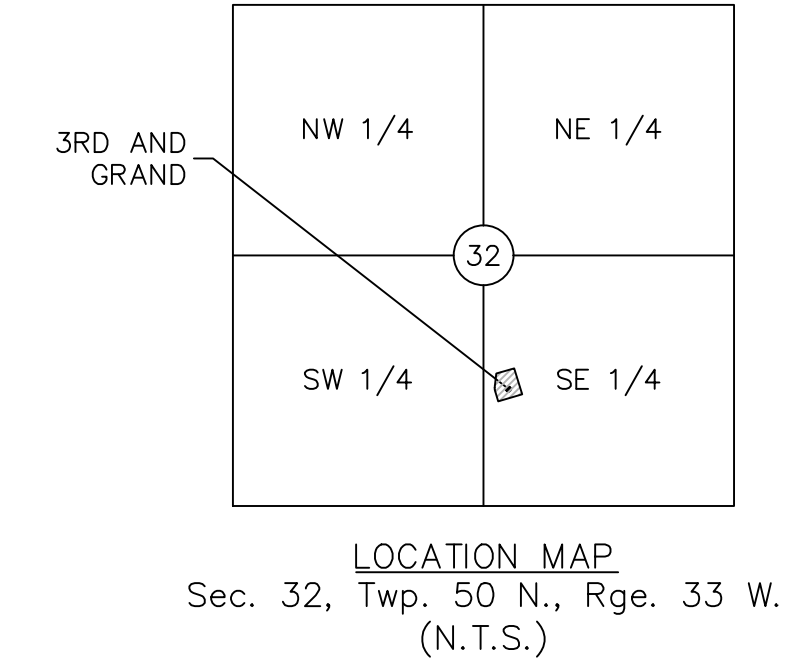


FINAL PLAT OF
3RD AND GRAND
 SE 1/4, SEC. 32 - Twp. 50 N. - Rge. 33 W.
 KANSAS CITY, JACKSON COUNTY, MISSOURI



SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. KCC230284, EFFECTIVE FEBRUARY 3, 2023 AT 8:00 A.M.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "CL-70" WITH A GRID FACTOR OF 0.9999116. ALL COORDINATES SHOWN ARE IN METERS.
3. A PORTION OF THE PROPERTY WILL BE DEDICATED AS RIGHT OF WAY FOR GRAND AVENUE BY SEPARATE DOCUMENT.
4. LOT LINES FOR LOTS 298 THRU 302 AND 349 THRU 353 OF BLOCK 32, TOWN OF KANSAS PLAT TO BE REMOVED WITH RECORDING OF THIS PLAT.

PLAN LEGEND

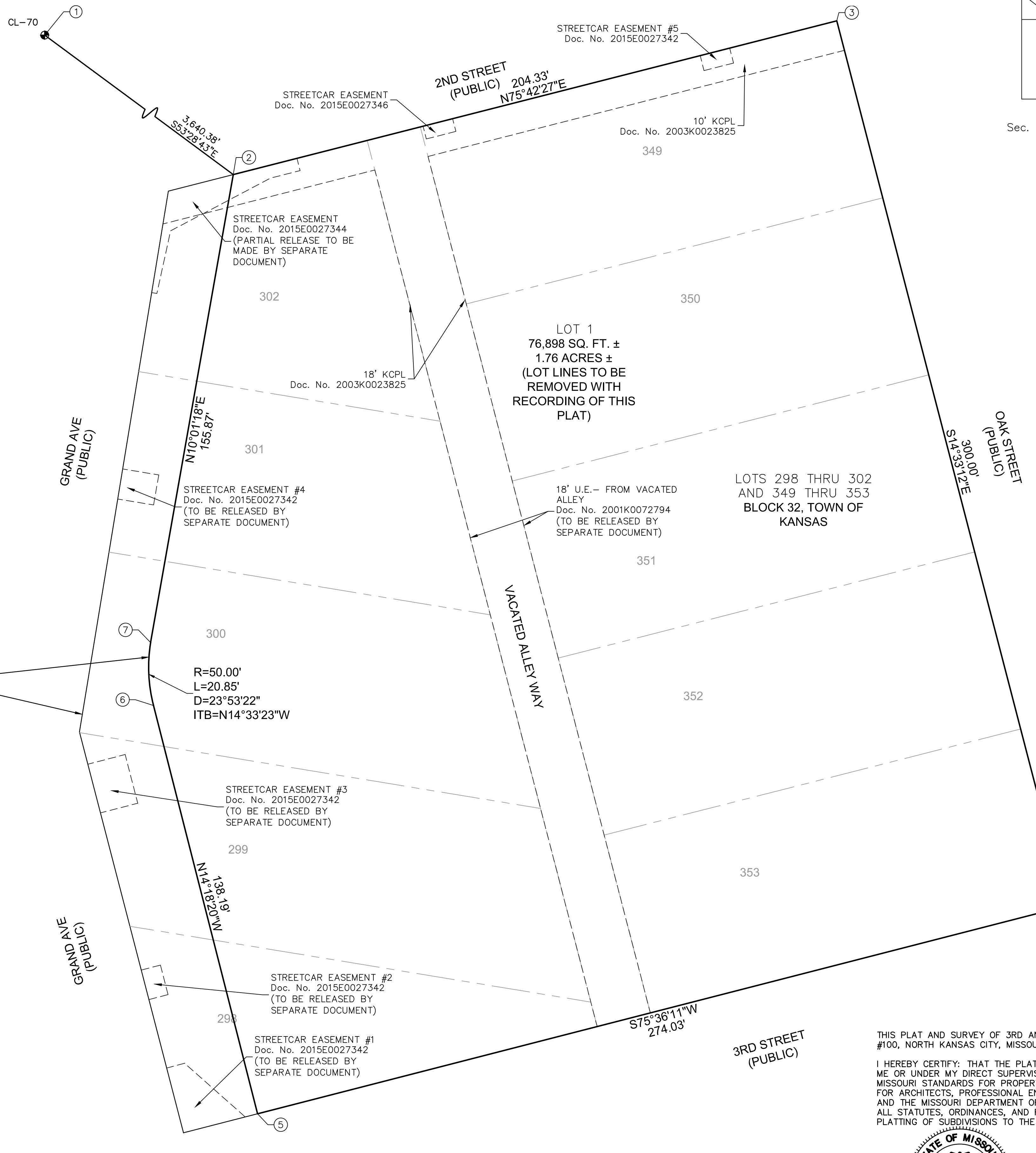
- R RADIUS
- L ARC DISTANCE
- D DELTA / CENTRAL ANGLE
- I.T.B. INITIAL TANGENT BEARING
- C/L CENTERLINE
- R/W RIGHT OF WAY
- MO DNR SURVEY MONUMENT

3RD AND GRAND PLAT:

THE GROSS LAND AREA IS 83,823 SQUARE FEET OR 1.92 ACRES. THE RIGHT-OF-WAY DEDICATION IS 6,925 SQUARE FEET OR 0.16 ACRES. THE NET LAND AREA IS 76,898 SQUARE FEET OR 1.76 ACRES.

3RD AND GRAND PLAT	PROPOSED
GROSS LAND AREA	
IN SQUARE FEET	83,823
IN ACRES	1.92
RIGHT-OF-WAY DEDICATION	
IN SQUARE FEET	6,925
IN ACRES	0.16
NET LAND AREA	
IN SQUARE FEET	76,898
IN ACRES	1.76

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	327469.387	842116.596
2	326809.081	843008.250
3	326824.455	843068.598
4	326735.954	843091.574
5	326715.188	843010.677
6	326755.999	843000.270
7	326762.301	842999.983



ADDITIONAL R/W DEDICATED BY SEPARATE DOCUMENT
 INST. _____ PG. _____
 BK. _____

DATE OF SURVEY
03-10-2023 1ST SUBMITTAL
04-26-2023 REVISED

drawn by: _____ SFS
 surveyed by: _____ AHRK
 checked by: _____ JPM
 approved by: _____ JSR
 project no.: B22-04041
 file name: V_FLAT_02204041.DWG

POINT OF BEGINNING
 SE CORNER LOT 353,
 BLOCK 32, PLAT OF THE
 TOWN OF KANSAS

THIS PLAT AND SURVEY OF 3RD AND GRAND WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF 3RD AND GRAND IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY 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 BELIEF.



OLSSON, MO CLS 366
 JASON S. ROUDEBUSH, MO PLS 2002014092
 APRIL 26, 2023
 JROUDEBUSH@OLSSON.COM

DWG: F:\2022\04001-04500\022-04041-B\40-Design\Survey\SRV\Sheets\Final\Plat\V_FPLAT_02204041.dwg USER: sscbfield DATE: Apr 26, 2023 1:48pm

FINAL PLAT OF 3RD AND GRAND SE 1/4, SEC. 32 - Twp. 50 N. - Rge. 33 W. KANSAS CITY, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL OF LOTS 349 THRU 353 AND PART OF LOTS 298 THRU 302, BLOCK 32, TOWN OF KANSAS, COMMONLY CALLED OLD TOWN, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 50 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI INCLUDING THAT PORTION OF VACATED ALLEYWAY, EXCEPT THOSE PARTS OF SAID LOTS NOW IN GRAND AVENUE AND THE RIGHT-OF-WAY OF THE KANSAS CITY SOUTHERN RAILWAY COMPANY BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 353; SAID POINT ALSO BEING A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF 3RD STREET AS NOW ESTABLISHED; THENCE SOUTH 75°36'11" WEST ON THE SOUTH LINE OF SAID LOTS 353 AND 298 AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 274.03 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF GRAND AVE. AS ESTABLISHED BY INSTRUMENT NUMBER _____ RECORDED IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE LEAVING SAID SOUTH LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE NORTH 14°18'20" WEST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 138.19 FEET; THENCE NORTHERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 14°33'23" WEST WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 23°53'22" AND AN ARC DISTANCE OF 20.85 FEET; THENCE NORTH 10°01'18" EAST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 155.87 FEET TO A POINT ON THE NORTH LINE OF SAID LOTS 302 AND 349, ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF 2ND STREET AS NOW ESTABLISHED; THENCE NORTH 75°42'27" EAST ON SAID NORTH LINE AND SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 204.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 349 ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF OAK STREET AS NOW ESTABLISHED; THENCE SOUTH 14°33'12" EAST ON THE EASTERLY LINE OF SAID LOTS 349 THRU 353 AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 76,901 SQUARE FEET OR 1.77 ACRES, MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

3RD AND GRAND

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. KCC230284, EFFECTIVE FEBRUARY 3, 2023 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "CL-70" WITH A GRID FACTOR OF 0.9999116. ALL COORDINATES SHOWN ARE IN METERS.
- A PORTION OF THE PROPERTY WILL BE DEDICATED AS RIGHT OF WAY FOR GRAND AVENUE BY SEPARATE DOCUMENT.

STATE PLANE COORDINATE TABLE		
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4	326735.954	843091.574
5	326715.188	843010.677
6	326755.999	843000.270
7	326762.301	842999.983

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), 29095C0252G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG 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.

CITY PLAN COMMISSION: _____
APPROVED: _____

PUBLIC WORKS: _____
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 COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS ___ DAY OF _____

QUINTON LUCAS
MAYOR

MARILYN SANDERS
CITY CLERK

JACKSON COUNTY GIS DEPARTMENT

IN WITNESS WHEREOF:

KANSAS CITY AREA TRANSPORTATION AUTHORITY, A POLITICAL SUBDIVISION OF THE STATES OF MISSOURI AND KANSAS, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2023.

KANSAS CITY AREA TRANSPORTATION AUTHORITY,

NAME, _____ TITLE _____
STATE OF _____
COUNTY OF _____ SS: _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS _____ OF KANSAS CITY AREA TRANSIT AUTHORITY, A POLITICAL SUBDIVISION OF THE STATES OF MISSOURI AND KANSAS AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF KANSAS CITY AREA TRANSPORTATION AUTHORITY AND THAT SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

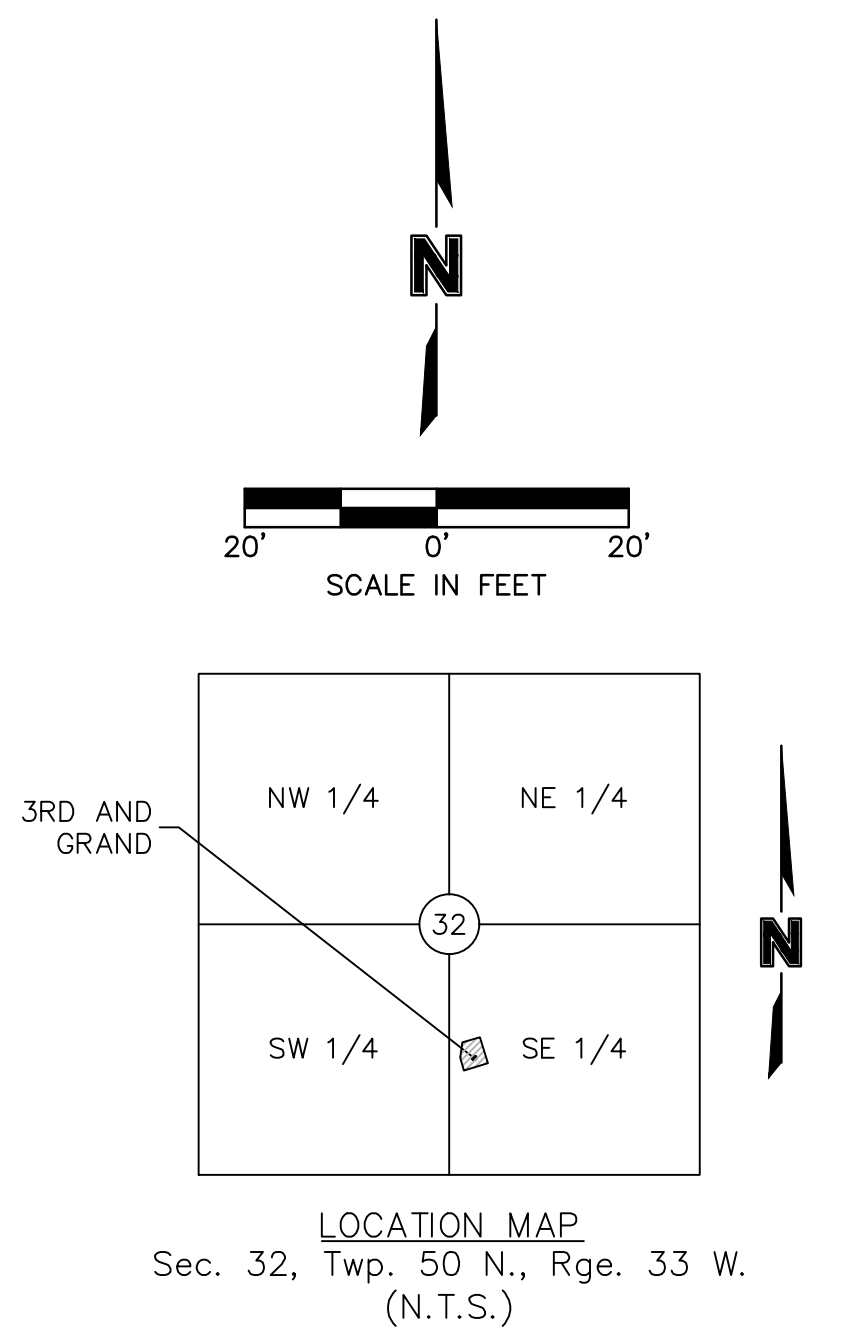
NOTARY PUBLIC _____

THIS PLAT AND SURVEY OF 3RD AND GRAND WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
MARCH 10, 2023
JROUDEBUSH@OLSSON.COM



DATE OF SURVEY
03-10-2023 1ST SUBMITTAL

drawn by: _____ SFS
surveyed by: _____ AHLT
checked by: _____ JPM
approved by: _____ JSR
project no.: 022-04041
file name: V_FPLAT_02204041.DWG

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001692
1301 Burlington Street, North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1898
www.olsson.com

SHEET
2 of 2