

FINAL PLAT OF LEVY AT MARTINI CORNER

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 49, RANGE 33

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 "LEVY AT MARTINI CORNER".

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.

FLOOD PLAIN: FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY: 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 2909SC0254G, EFFECTIVE DATE: JANUARY 20, 2017.

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.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$ _____ IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 163 RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

DEVELOPER: MW AND GARRISON COMPANIES
2020 BROADWAY BOULEVARD
KANSAS CITY, MO 64108

PROPERTY DESCRIPTION:

ALL THAT PART OF LOTS 11 THROUGH 23, BENTLEY'S SPRINGFIELD ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE VACATED ALLEY LYING SOUTH OF LOT 18 OF SAID SUBDIVISION, ALL DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 19, OF SAID SUBDIVISION; THENCE N87°07'29"W, ALONG THE SOUTH LINE OF LOTS 19 THROUGH 23 OF SAID SUBDIVISION AND THE NORTH RIGHT-OF-WAY LINE OF EAST 31ST STREET, 127.80 FEET, TO THE EAST RIGHT-OF-WAY LINE OF GILLHAM ROAD; THENCE N02°16'07"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 339.72 FEET, TO THE NORTH LINE OF PROPERTY DESCRIBED IN DOCUMENT 2012-E-0019946 RECORDED IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE S87°07'29"N, ALONG LAST SAID NORTH LINE, 35.25 FEET (DEED=40.15 FEET); THENCE S87°37'49"E, CONTINUING ALONG SAID NORTH LINE, 85.54 FEET (DEED=80.77 FEET), TO THE EAST LINE OF SAID LOT 11 AND THE WEST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE ALLEY; THENCE S02°16'07"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 210.47 FEET TO THE NORTH LINE OF SAID LOT 19 AND THE SOUTH RIGHT-OF-WAY LINE OF A 14 FOOT WIDE ALLEY; THENCE S87°07'29"E, ALONG THE NORTH LINE OF SAID LOT 19, 7.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE S02°16'07"W, ALONG THE EAST LINE OF SAID LOT 19, 130.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.964 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 A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS-12231641-KCTY, EFFECTIVE DATE: JUNE 06, 2024.

SURVEY RELATED SCHEDULE B ITEMS:

8 EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN PLAT BOOK B4, PAGE 101. NONE

10 TERMS AND PROVISIONS OF ORDINANCE NO. 220188 FOR VACATING A PORTION OF AN ALLEY IN DISTRICT URBAN REDEVELOPMENT RECORDED IN DOCUMENT NO. 2022E0029694.

2. THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE ABOVE STATED TITLE COMMITMENT.

3. THE RECORD SOURCE OF THE SUBJECT TRACTS IS RECORDED AS DOCUMENT NO. 2017E0056627.

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

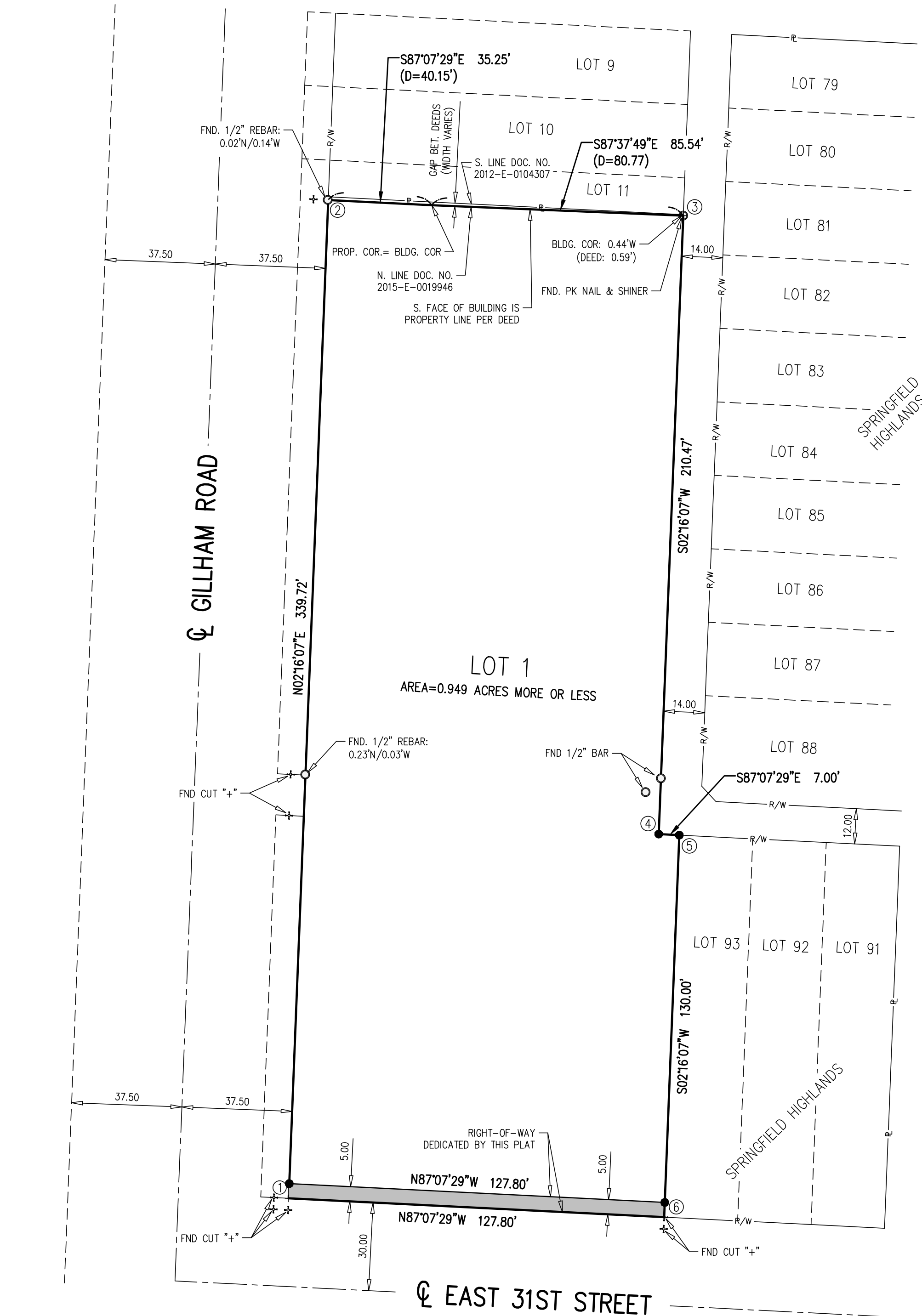
CITY PLAN COMMISSION PUBLIC WORKS

APPROVED DATE: MARCH 1, 2022
CASE NUMBER: MICHAEL J. SHAW
DIRECTOR

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 _____ 2024.

MAYOR QUINTON LUCAS CITY CLERK MARILYN SANDERS

VINCENT E. BRICE
JACKSON COUNTY ASSESSMENT DEPARTMENT



IN TESTIMONY WHEREOF, THE LEVY INVESTORS, LLC, A MISSOURI LIMITED LIABILITY COMPANY CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____ 2024.

THE LEVY INVESTORS, LLC
A MISSOURI LIMITED LIABILITY COMPANY

BY: _____

STATE OF MISSOURI)
COUNTY OF JACKSON) SS

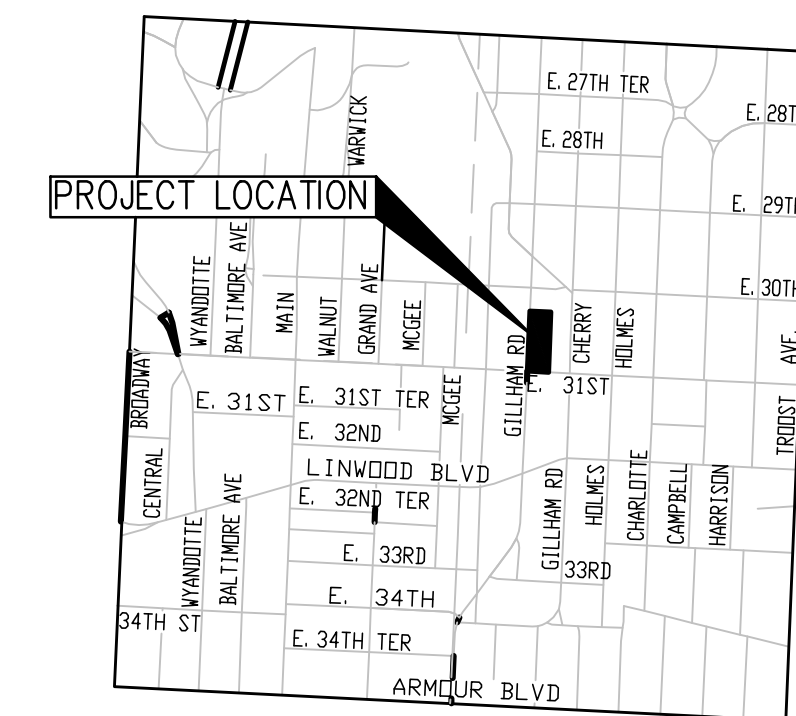
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____ TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ FOR THE LEVY INVESTORS LLC, A MISSOURI LIMITED LIABILITY COMPANY AND 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.

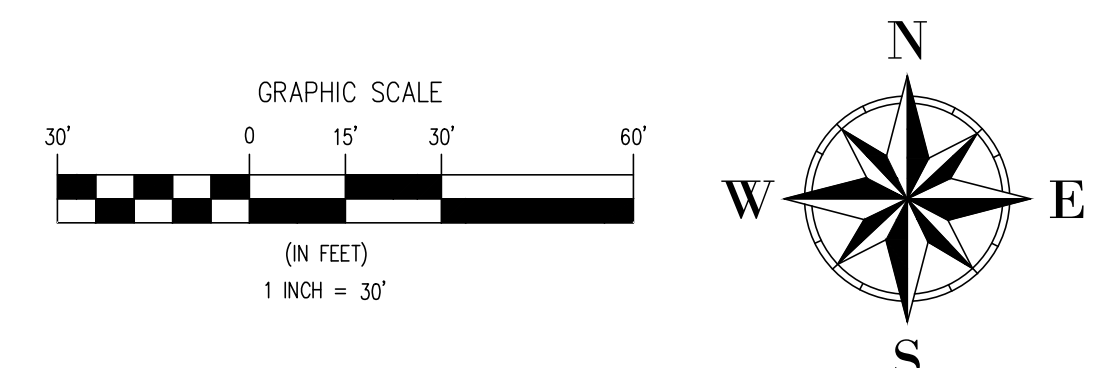
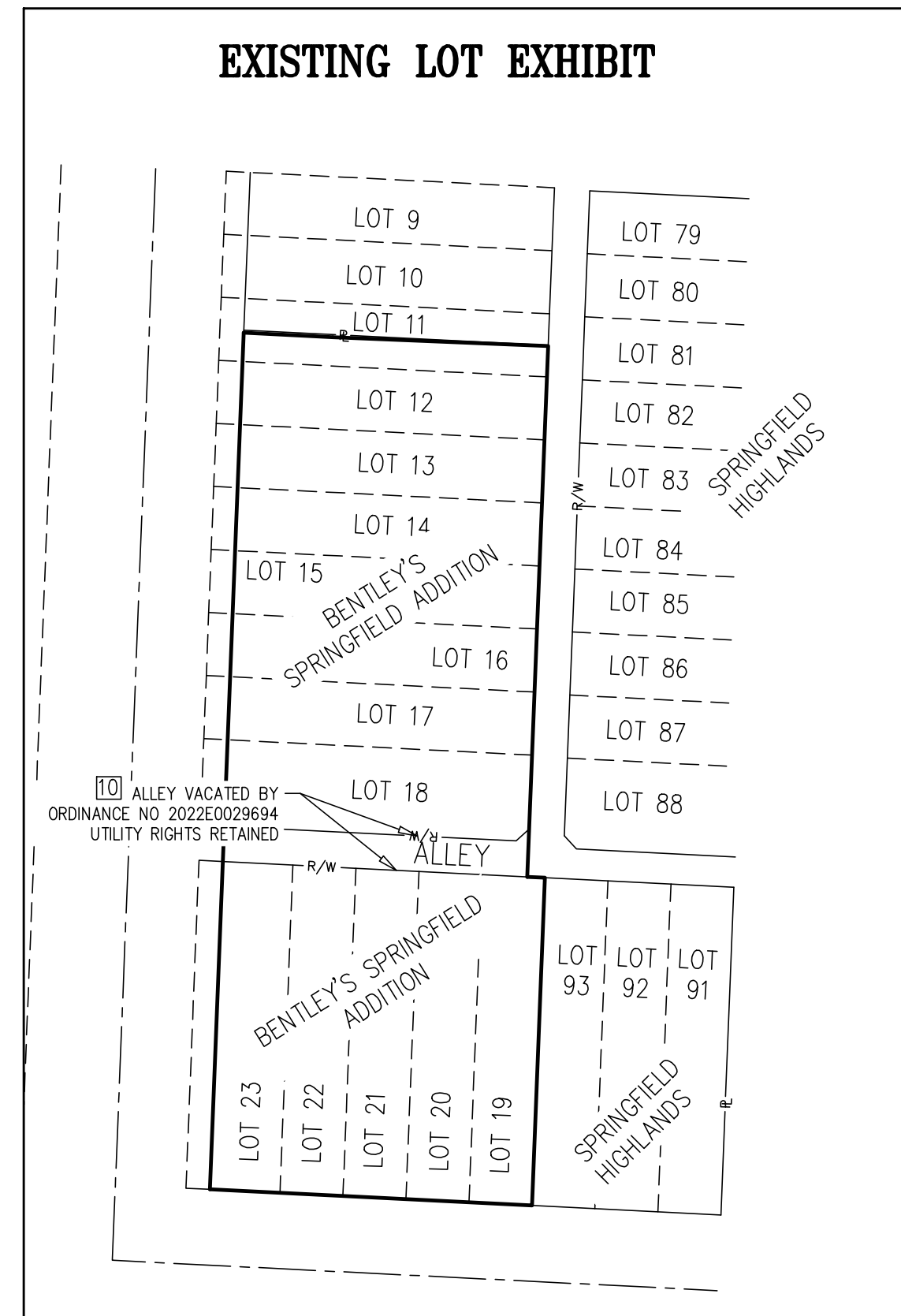
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LEGEND

- =FOUND 1/2" BAR & CAP
 - =SET 1/2" BAR & CAP
 - =SET 5/8" BAR & ALUMINUM CAP
 - + =CHISELED OR FOUND "+" AS INDICATED
 - PP=PREVIOUS PLAT
 - C=CALCULATED
 - D=DEED
 - CPS=COTTON PICKER SPINDLE
 - M=MEASURED
 - BSL=BUILDING SETBACK LINE
- =PLAT BOUNDARY
 - =NEW LOT LINE
 - - -=EXISTING LOT LINE
 - =CENTERLINE
- ⑩=MISSOURI STATE PLANE COORDINATES
- IN METERS
- =RIGHT-OF-WAY DEDICATED BY THIS PLAT.



VICINITY MAP
SECTION 17-49-33
NOT TO SCALE



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 "PENN" OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM. MISSOURI COORDINATE SYSTEM COORDINATE VALUES FOR "PENN" BASED ON MoDOT REAL-TIME NETWORK ARE AS SHOWN IN TABLE. PUBLISHED COORDINATE VALUES: N322,531.855, E842,410.073. A GRID FACTOR OF 0.9999001 WAS USED:

MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE		
PT. NO.	GRID NORTHING	GRID EASTING
PENN	322,531.800 M	842,410.086 M
1	322,319.288 M	843,184.949 M
2	322,422.744 M	843,189.047 M
3	322,421.127 M	843,225.826 M
5	322,356.924 M	843,225.418 M
6	322,317.334 M	843,223.849 M

EXISTING RIGHT-OF-WAY & STREET GRADES		
STREET	ORDINANCE NO.	DATE
GILLHAM ROAD FROM E 31ST ST. TO E. 30TH ST.	UNAVAILABLE	UNAVAILABLE
E. 31ST STREET FROM GILLHAM RD TO CHERRY ST.	UNAVAILABLE	UNAVAILABLE

PLAT DEDICATION: LEVY AT MARTINI CORNER	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: 0	
RECORD AS: PLAT	

LAND DATA	AREA
TOTAL LAND AREA	41,992 SQ.FT. OR 0.964 ACRES
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	41,992 SQ.FT. OR 0.964 ACRES
PLAT DATA	COUNT
NUMBER OF UNITS	1
NUMBER OF TRACTS	0

PLAT OF "LEVY AT MARTINI CORNER" 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 PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

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

TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 8th STREET, KANSAS CITY, MO., 64108
816-283-3456 FAX 816-283-0810

SUBMITTAL DATE: 6-14-2024

SHEET 1 OF 1