

A REPLAT OF LOTS 10-12 AND PART OF LOTS 18 AND 19, BEACON HILL PLACE
A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

WARRANTY DEED DESCRIPTION:

ACCORDING TO THE RECORDED PLAT THEREOF

SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

LOT 10, BEACON HILL PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

PROPOSED DESCRIPTION:

THE SOUTHWEST CORNER OF SAID LOT 10; THENCE N01°53'44"E, ALONG THE WEST LINE OF SAID LOTS 10, 11, AND 12, A DISTANCE OF 167.64 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

SEMI-PERMANENT MONUMENTATION

PERMANENT MONUMENTATION:
5/8" IRON BAR WITH ALUMINIUM CAP STAMPED "S 20020000000" SET AT ALL CORNERS MARKED "A

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN \square , \circ OR Δ , IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

DATED MAY 5, 2023 AT 8:00 AM.

MARKED PENN, 1834 (2000 ADJUSTMENT). GRID FACTOR 0.9998994. COORDINATES OBTAINED BY GPS.

A. TITLE REPORT ITEMS NUMBERS 1-9 CONTAIN NO INFORMATION THAT CAN BE PLOTTED HEREON.

ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "29 FOREST"

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

DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

IN WITNESS WHEREOF:

Y&A PARTNERS, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20_____

MANAGER

STATE OF _____ ss:

ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ILAN SALZBERG, MANAGER

NOTARY PUBLIC

MY COMMISSION EXPIRES:

APPROVED: _____

DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____ 20____.

QUINTON LUCAS

MARILYN SANDER

ON LUCAS

Marilyn Sanders

