2074", UP 0.3'

N89°45'00"W 2605.25'

1329.10

NW COR. SW 1/4

FOUND BERNTSEN

CORNER, STAMPED

"LS 1063 1987.

MONUMENT MARKED

SEC. 4-51/33

FOR SECTION

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK, SIGNIFIES THE

WIDTH

MIN. FRONT

YARD

25'

DEPTH

130'

115'

SIDE

YARD

YARD

20' UP 0.4'

ORIGINAL ISSUE:

8-30-24

KHA PROJECT NO

268030005

SHEET NUMBER

1 OF 4

EAST 1/4 COR.

FOUND 3-1/2"

ALUMINUM DISK

MARKED FOR SECTION

CORNER, STAMPED

"MISSOURI LAND

SURVEY LS 1063",

SEC. 4-51/33

CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND

N89°48'40"W 2592.18'

ALL OF ITS CONTENT)

<u>LOT SUMMARY:</u>

75X130' (RESERVE-LOTS 238-261)

51'X115 (PARKS-LOTS 201-237, 262-263)

NOTE: ALL CORNER SIDE YARDS SHALL BE 15'

CENTER OF-

WITH "+"

SEC. 4-51/33

FOUND 4X4 STONE

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, SPECIAL FOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BASE FLOOD ELEVATIONS DETERMINED. AL PORTION OF THIS PROPERTY LIES WITHIN FLOODWAY AREAS IN ZONE AE. THE FLOODWAY IS THE CHANNEL OF THE STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED). FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FLOOD ZONE INFORMATION BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF KANSAS CITY, COMMUNITY NUMBER 290173, MAP NUMBER 29095C0063G, EFFECTIVE DATE JANUARY 20, 2017.





