

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
12/28/2017 12:39:31 PM  
INSTRUMENT TYPE: ORDI FEE: \$27.00 3 PGS



INSTRUMENT NUMBER / BOOK & PAGE  
2017E0115132

Robert T. Kelly, Director, Recorder of Deeds

ORDINANCE NO. 170976

Approving the plat of Quinlan Row, an addition in Jackson County, Missouri, on approximately 0.59 acres generally located between E. 8th Street and E. 9th Street, along Woodland Avenue, creating 1 lot for the purpose of constructing 22 residential units; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (SD1566)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Quinlan Row, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 3. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 4. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 15, 2017.



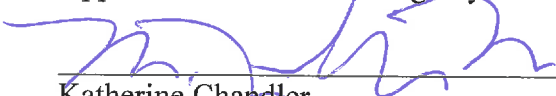
Authenticated as Passed

  
Sly James, Mayor

  
Marilyn Sanders, City Clerk

DEC 14 2017

Approved as to form and legality:

  
Katherine Chandler  
Associate City Attorney

Date Passed

This is to certify that General Taxes for 20\_\_\_, and all prior years, as well as special assessments for local improvements currently due if any, on property described have been paid.

City Treasurer, Kansas City, MO

By

  
Dated, Dec 26, 2017

# FINAL PLAT OF QUINLAN ROW

## A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI SECTION 4, TOWNSHIP 49 NORTH, RANGE 33 WEST

**PROPERTY DESCRIPTION:**

TRACT 1:  
ALL OF LOTS 1, 2 AND 3 AND THE NORTH HALF OF UNDIVIDED LOTS 4 AND 5 AND A SMALL AREA OF THE SOUTHWEST CORNER OF LOT 1, RANSOM PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, CONTAINING 1.00 ACRES MORE OR LESS.

TRACT 2:  
ALL OF LOTS 4, 5 AND 6 AND THE SOUTH HALF OF THE UNDIVIDED ALLEY LIVING NORTH OF AND ADJACENT TO SAID LOTS 4, 5 AND 6 AND A SMALL AREA OF THE SOUTHWEST CORNER OF LOT 12, RANSOM PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**PLAT DEDICATION:** THE UNDERSIGNED PROPRIETOR TO THE WHOLE DESIGNATED TRACT OF LAND HAS CAUSED THE PLAT DEDICATION TO BE RECORDED IN THE PUBLIC RECORDS OF JACKSON COUNTY, MISSOURI, AND THE SAME SHALL BE KNOWN AS "QUINLAN ROW".

**BASIS OF BEARINGS:** BEARINGS FROM HEREON ARE ONLY BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

**RIGHT OF ENTRANCE:** THE RIGHT OF ENTRANCE AND CROSSING AND CROSSING TO AND FROM ANY STREET OR HIGHWAY THE BOUNDARIES OF THE PROPERTY ARE HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSES OF FIRE AND POLICE SERVICES AND TO THE UNITED STATES POSTAL SERVICE FOR THE DELIVERY OF MAIL, PROVIDED HOWEVER THAT ANY OTHER RIGHT OF ENTRANCE AND CROSSING TO AND FROM ANY STREET OR HIGHWAY WHICH MAY EXIST SHALL REMAIN UNIMPAIRED BY THE DELIVERY OF MAIL BY THE UNITED STATES POSTAL SERVICE.

**PAYMENT IN LIEU OF LAND DEDICATION:** THE DEVELOPER AGREES TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF FIFTY DOLLARS IN LIEU OF REQUIRED JUDICIAL DEDICATION FOR THE 22 RESIDENTIAL LOTS HEREIN SHOWN TO BE A PART OF SAID TRACT OF LAND, TOGETHER WITH THE COST OF RECORDING THIS PLAT AND THE COST OF THE FLOOD INSURANCE RATE MAP (FRM), MAP NUMBER 2000000300, MAP REVISION DATE: JANUARY 20, 2017.

**FLOOD PLAIN:** THE SUBJECT PROPERTY IS LOCATED IN "ZONE A" (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOOD FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FRM), MAP NUMBER 2000000300, MAP REVISION DATE: JANUARY 20, 2017.

**DEVELOPER:**  
BRIDGEHEAD DEVELOPMENT, LLC  
1310 WEST 13TH AVENUE  
KANSAS CITY, MISSOURI 64106

**SURVEYOR'S NOTES:**

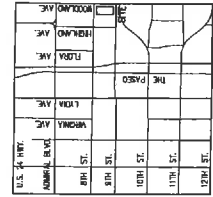
1. THE SURVEY IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE. ALL INFORMATION CONCERNING RECORD COORDINATE ADJUSTMENTS AND STATE COORDINATE DATA IS OBTAINED FROM THE MISSOURI DEPARTMENT OF TRANSPORTATION SURVEYING DIVISION, 100 EAST WASHINGTON STREET, KANSAS CITY, MISSOURI 64108. THE SURVEYOR HAS CAUSED THE PLAT DEDICATION TO BE RECORDED IN THE PUBLIC RECORDS OF JACKSON COUNTY, MISSOURI, AND THE SAME SHALL BE KNOWN AS "QUINLAN ROW".
2. THIS SURVEY IS BASED ON THE RECORDATION CONTAINED IN SCHEDULE A OF THE ABOVE STATED TITLE COMMITMENT.
3. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOC. NO. 2011-4-COORDINATE.
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ENCUMBRANCES OF RECORD, ENCUMBRANCES OF UNRECORDED INSTRUMENTS, ENCUMBRANCES OF UNRECORDED INSTRUMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CORRECT TITLE SURVEY MAY REQUIRE.
5. BEARINGS FROM HEREON ARE ONLY BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DEVELOPED FROM GPS OBSERVATIONS.
6. HORIZONTAL STAKES: TYPE UNKNOWN.

CITY PLAT COMMISSION  
APPROVED: AUGUST 15, 2017  
SHERA K. MARTINE, P.E.  
DIRECTOR OF PUBLIC WORKS

CITY COUNCIL: THIS IS TO CERTIFY THAT THE WHOLE PLAT WAS DULY SUBMITTED TO THE COMMISSIONERS OF THE CITY COUNCIL OF KANSAS CITY, MISSOURI BY AFFIDAVIT MADE PUBLIC AND DULY AUTHORIZED AS PROVIDED IN SECTION 2.1 OF THE CHARTER OF KANSAS CITY, MISSOURI, AND THE SAME WAS DULY APPROVED BY THE CITY COUNCIL ON AUGUST 15, 2017.

REGISTERED: JAMES J. MAYOR  
KANSAS COUNTY CLERK

JACKSON COUNTY GAS DEPARTMENT



**VICINITY MAP**  
NOT TO SCALE

BY RETURNING HEREON TO KANSAS CITY, MISSOURI, THE INSTRUMENT TO BE RECORDED THIS DAY...

LAND BANK OF KANSAS CITY, MISSOURI

BY: **TREASURE T. ANDERSON**  
EXECUTIVE DIRECTOR

STATE OF MISSOURI }  
COUNTY OF JACKSON } SS

CITY OF JACKSON, MISSOURI }  
COUNTY OF JACKSON }  
I, TREASURE T. ANDERSON, EXECUTIVE DIRECTOR OF THE LAND BANK OF KANSAS CITY, MISSOURI, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS DULY PREPARED BY AN ATTORNEY AT LAW AND IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS RECORDED IN THE PUBLIC RECORDS OF JACKSON COUNTY, MISSOURI. I HAVE CAUSED THIS INSTRUMENT TO BE RECORDED IN THE PUBLIC RECORDS OF JACKSON COUNTY, MISSOURI, AND THE SAME SHALL BE KNOWN AS "QUINLAN ROW".

BY COMMISSIONER EXPRESS

STATE PLANE COORDINATES			
NOTE: THE COORDINATE SYSTEM HEREON IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE INSTRUMENTS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE. THE MISSOURI DEPARTMENT OF TRANSPORTATION SURVEYING DIVISION HAS CAUSED THIS INSTRUMENT TO BE RECORDED IN THE PUBLIC RECORDS OF JACKSON COUNTY, MISSOURI, AND THE SAME SHALL BE KNOWN AS "QUINLAN ROW".			
MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE			
NAME	GRID NORTH	GRID EAST	
JM-100	377,283.048 M	645,163.568 M	
MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE			
PT. NO.	GRID NORTHING	GRID EASTING	
1	325,638.678 M	644,762.174 M	
2	325,638.678 M	644,793.679 M	
3	325,638.678 M	644,793.679 M	
4	325,638.678 M	644,793.679 M	
5	325,638.678 M	644,793.679 M	

EXISTING STREET GRADES & RIGHT-OF-WAY		
STREET	ORD. NO.	DATE
1500 AND 1600 WEST	34811	AUGUST 2, 1986
L 8TH STREET TO E 8TH STREET	30700	AUGUST 19, 1985
HOLLAND AVENUE	34811	AUGUST 2, 1986
L 8TH STREET TO L 9TH STREET	28412	MAY 2, 1984

**LEGEND**

○ FOUND 1/2" BARS & CAP

○ SET 1/2" BARS & CAP

○ PROPOSED LOT PLAT

○ CENTERLINE

○ MISSOURI STATE PLANE COORDINATES IN METERS

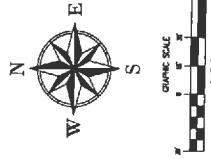
○ RIGHT-OF-WAY DEMARCATORY CENTURY TOWNSHIPS

○ PLAT BOUNDARY

○ CENTERLINE

○ MISSOURI STATE PLANE COORDINATES IN METERS

○ RIGHT-OF-WAY DEMARCATORY CENTURY TOWNSHIPS



**TALLAFERRO & BROWNE, INC.**  
CONSULTING ENGINEERS-SURVEYORS  
1310 WEST 13TH AVENUE, SUITE 200  
KANSAS CITY, MISSOURI 64106  
816-866-6666 FAX 816-866-9983