FINAL PLAT OF TT ACRES 23-10-43364-43364dw1_2024-01-08.dw FOUND 3/8" STEEL ROD 19.00' NORTH N:311881.507 & 0.11' EAST OF PROPERTY CORNER E:858332.055 A MAJOR SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI - € E 79TH STREET -BURIED GAS LINE PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 BURIED WATER LINE -OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 32 WEST N 86°56'37" W 2563.37' -FOUND 3/8" STEEL ROD N 86°56'37" W 1.33' NORTH & 0.50' EAST OF LOT CORNER N 86°56'37" W 942.85' **DESCRIPTION:** S 86°56'37" E 264.57' THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 48, RANGE 32, EXCEPT THE EAST 942.85 FEET AND EXCEPT THAT PART IN -FOUND 3/8" STEEL ROD IN ROAD, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. FOUND 3/8" STEEL ROD IN -/ PLASTIC SLEEVE 0.74' NORTH N 86°56'37" W 40' FRONT SETBACK LINE & 0.55' WEST OF LOT CORNER PLASTIC SLEEVE 1.20' NORTH -1.52' GAP 676.76' THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM A GENERAL WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 2022E0102158, DATED NOVEMBER 10, & 0.14' EAST OF LOT CORNER E:858404.779 E:858435.221 TRACT B PLAT DEDICATION: CERTIFICATE OF SURVEY THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER RHINEHART ROAD DOC NO. 1987I0803927 SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS: "TT ACRES" 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 LOT A LAND DATA STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; 130,681 SQUARE FEET TOTAL LAND AREA 440,857 SQUARE FEET/10.121 ACRES PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY 0 SQUARE FEET PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI 3.000 ACRES 440,857 SQUARE FEET/10.121 ACRES NET LAND AREA NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS. PLAT DATA COUNT NUMBER OF LOTS **UTILITY EASEMENT:** NUMBER OF TRACTS AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF KANSAS CITY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTORS, ON BEHALF 40.00' OF THEMSELVES, THEIR HEIRS, THEIR ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED. 50' REAR SETBACK LINE FLOOD INFORMATION: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, MAP NO.'S 29095C0261G & 29095C0262G, BOTH REVISED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 239.73' FLOODPLAIN. 8' SIDE SETBACK LINE N:311715.143 THE SUBJECT PROPERTY IS ZONED R-80 (RESIDENTIAL 80) E:858326.844 THE FOLLOWING REQUIREMENTS WERE TAKEN FROM THE KANSAS CITY, MISSOURI MUNICIPAL CODE -FOUND 60D NAIL IN ROCK **HEIGHT:** E:858399.802 LOT SIZE: 0.15' SOUTH & 0.11' EAST MAXIMUM - 35 FEET MINIMUM LOT AREA - 80,000 SQUARE FEET OF LOT CORNER MINIMUM LOT AREA PER UNIT - 80,000 SQUARE FEET MINIMUM LOT WIDTH - 150 FEET SETBACKS: TRACT A FRONT SETBACK REAR SETBACK SIDE SETBACK: MINIMUM - 25% OF LOT DEPTH MINIMUM - 25% OF LOT DEPTH MINIMUM EACH SIDE - 10% OF LOT WIDTH MINIMUM GARAGE - 25% OF LOT DEPTH MAXIMUM REQUIRED - 50 FEET MAXIMUM REQUIRED - 8 FEET FOUND 1/2" STEEL ROD MAXIMUM REQUIRED - 40 FEET MINIMUM ABUTTING STREET - 15 FEET ON LOT CORNER TRACT B LOT B 310,176 SQUARE FEET THE DESCRIPTIONS IN THE DEEDS FOR THE SUBJECT PROPERTY AND THE PROPERTY ADJOINING TO THE EAST LEAVE A 1.52 FOOT GAP. 7.121 ACRES TODD, TRENT & MEGAN 1012 SE 11TH STREET LEE'S SUMMIT, MISSOURI 64081 PARKLAND NOTE: PHONE: (816)521-9664 THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$1,425.68 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 1 SINGLE E-MAIL: trent.tood.59@gmail.com FAMILY RESIDENTIAL UNIT PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE. APPROVALS: *IN WITNESS WHEREOF:* CITY PLAN COMMISSION **PUBLIC WORKS** THE UNDERSIGNED PROPRIETOR(S) HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ **SURVEYOR** ANDERSON SURVEY COMPANY APPROVED DATE: ROBERT J. ANDERSON, PLS CASE NUMBER: <u>CLD-FNPLAT-2024-00015</u> 1270 N.E. DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 MICHAEL J. SHAW, DIRECTOR PHONE: (816)246-5050 TRENT TODD - OWNER E-MAIL: bob@andersonsurvey.com 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 ____ MEGAN TODD - OWNER N:311486.312 50' REAR SETBACK LINE E:858319.677 /─1.52' GAP NOTARY CERTIFICATION: QUINTON LUCAS MARILYN SANDERS S 86°56'26" E 340.81' STATE OF _____ CITY CLERK MAYOR N 86°56'26" W 264.57' COUNTY OF _____ RESERVED FOR COUNTY RECORDING STAMP N 86°56'26" W 942.85' PLAT DEDICATION: -FOUND 1/2" IRON PIPE N:311480.768 _, BEFORE ME, THE UNDERSIGNED NOTARY ON THIS DAY OF ON PROPERTY CORNER E:858423.399 PUBLIC, PERSONALLY APPEARED CAMERON WARD, TO ME PERSONALLY KNOWN, WHO, BEING BY TT ACRES ME DULY SWORN DID SAY THAT HE IS THE GENERAL COUNCIL FOR SELECT PORTFOLIO SERVICING, INC., OWNER OF THE PREMISES HEREON, AND THAT SAID CAMERON WARD, ACKNOWLEDGED SAID INSTRUMENT TO BE HIS FREE ACT AND DEED. PRIVATE OPEN SPACE DEDICATION: VICINITY MAP I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND VINCENT E. BRICE YEAR LAST WRITTEN ABOVE. (NOT TO SCALE) DONATED MONEY-IN-LIEU OF JACKSON COUNTY ASSESSMENT DEPARTMENT PARKLAND DEDICATION MY COMMISSION EXPIRES: **RECORD AS:** NOTARY PUBLIC PRINTED NAME **DATE PREPARED:** JANUARY 30, 2024 - SUBJECT PROPERTY **DATE REVISED:** AUGUST 13, 2024 FINAL SOUTHWEST CORNER OF THE SOUTHWEST 1/4 SECTION 13, TOWNSHIP 48 NORTH, RANGE 32 WEST FOUND 3/8" STEEL ROD PER MLS DOC NO. 600-93400 DATE: JANUARY 10, 2024 FOR: TRENT TODD 15201 EAST 79TH STREET KANSAS CITY, MISSOURI, 64139 S 86°56'15" E 2571.03' I HEREBY CERTIFY THAT THE PLAT OF "TT ACRES" IS BASED ON AN ACTUAL SURVEY MADE BY THE BEARING SYSTEM SHOWN HEREON IS BASED ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE ON THE MISSOURI COORDINATE SYSTEM OF 1983, CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI WEST ZONE. BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND SÚRVEY COMPANY LANDSCAPE ARCHITECTS, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, SCALE 1 INCH = 100 FEET 1270 NE DELTA SCHOOL ROAD ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SET 1/2" STEEL ROD WITH CAP STAMPED "ASC KLS 3 MLS 76D" SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF. LEE'S SUMMIT, MISSOURI 64064 13-48-32 ON PROPERTY CORNER 23-10-43364-1 (816) 246-5050 SCALE IN FEET 43364dw1_2024-01-08.dwg

ROBERT J. ANDERSON, PLS #2010000242

MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

PROJECT LOCATION.

KANSAS CITY,

JACKSON COUNTY,

MISSOURI