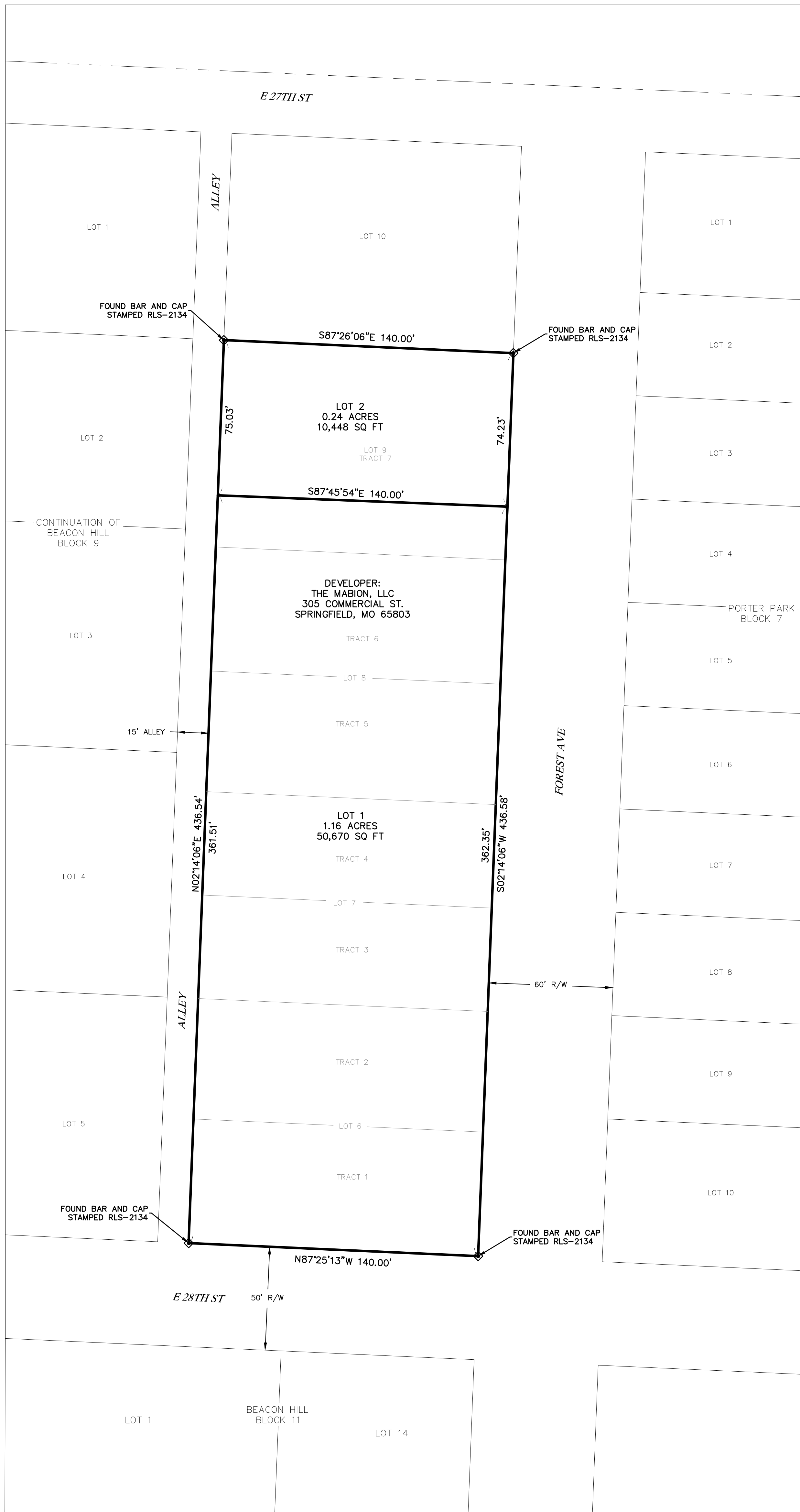


FINAL PLAT
THE MABION
KANSAS CITY, JACKSON COUNTY, MISSOURI



SURVEYED DESCRIPTION

All that part of Lots 6 through 9, Block 9, Beacon Hill, a subdivision in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: commencing at the southeast corner of Lot 6, Beacon Hill, said point also being the point of beginning, thence North 87 degrees 25 minutes 13 seconds West, with the southerly right-of-way line of East 28th Street, a distance of 140.00 feet to the southwest corner of said Lot 6, said point also being the southeast corner of an alley, thence North 02 degrees 14 minutes 06 seconds East, no longer with the southerly right-of-way line of East 28th Street and with the east line of said alley, a distance of 436.54 feet to the northwest corner of Lot 9, said point also being the southwest corner of Lot 10; thence South 87 degrees 26 minutes 06 seconds East, no longer with the east line of said alley and with the north line of said Lot 9, a distance of 140.00 to the northeast corner of said Lot 9, said point also being on the westerly right-of-way line of Forest Avenue; thence South 02 degrees 14 minutes 06 seconds West, no longer with the south line of said Lot 9 and with the westerly line of Forest Avenue, a distance of 436.58 feet to the point of beginning. The above described tract contains 61,119 square feet or 1.40 acres.

PLAT DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "THE MABION".

FLOOD ZONE DESIGNATION

This area is shown as Flood Zone X, area of minimal flood hazard, per FEMA National Flood Insurance Program Map Number 29095C0254G, Affective date January 20, 2017.

STREET GRADES

The street grades for East 28th Street were established by the subdivision plat of The Mabion, as shown hereon.

In testimony whereof: The Mabion, LLC, has caused these presents to be signed by Scott Stanley, Senior Project Manager, this _____ day of _____, 2022

By _____
Scott Stanley,
Senior Project Manager

STATE OF _____)
COUNTY OF _____)

BE IT REMEMBERED that on the _____ day of _____, 2022, before me, the undersigned, a notary public in and for the County and State aforesaid, came _____, to me personally known, who being by me duly sworn did say that he is the Manager of The Mabion, LLC, a Missouri company, and that said instrument was signed on behalf of said corporation and that _____ 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 official seal, the day and year last above written.

My commission expires: _____ Notary Public

CITY PLAN COMMISSION

Approved: _____ Director
Michael J. Shaw

COUNCIL

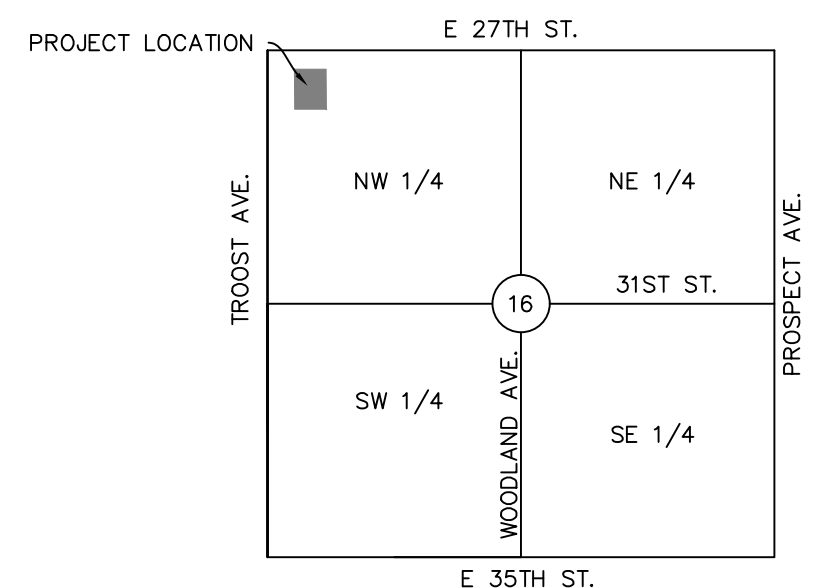
This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance Number _____, duly authenticated as passed this _____ day of _____, 2022

Mayor _____ City Clerk _____
Quinton Lucas Marilyn Sanders

MISSOURI STATE PLANE COORDINATE TRAVERSE					
STATION	BEARING	DISTANCE	NORTHING	EASTING	
1			319387.614	845035.445	SE COR Lot 6 Beacon Hill
2	N87°25'13"W	127.531	319515.027	845040.944	
3	N02°14'06"E	83.812	319510.935	845124.655	
4	S87°26'06"E	127.604	319383.449	845119.152	
	S02°14'06"W	83.812	319387.614	845035.445	POINT OF BEGINNING

All bearings and coordinates shown are based on the Missouri State plane Grid System, NAD 83, West Zone, using a combined Grid factor of 0.99990064. All distances are Grid distances, and all distances and coordinates are in meters.

LOCATION MAP
SECTION 16, TOWNSHIP 49, RANGE 33
JACKSON COUNTY, MISSOURI
SCALE=NTS



LEGEND

- ◆ = Found property corner as noted
- = Set 1/2" rebar and plastic cap stamped LC-62

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of "THE MABION" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

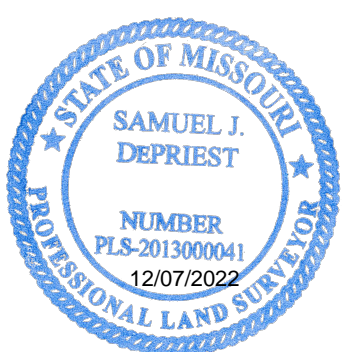
12/07/2022

Date

Samuel DePriest

Samuel DePriest
Missouri P.L.S. No. 2013000041
Anderson Engineering

SHEET NUMBER
1 OF 1



THE MABION, LLC
305 COMMERCIAL ST.
SPRINGFIELD, MO 65803

FINAL PLAT
THE MABION
KANSAS CITY, JACKSON COUNTY, MISSOURI

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	AS
				CHECK BY:	SD
				LICENSE NO.:	2013000041
				DATE:	05/31/2022
				ISSUED FOR:	
				JOB NUMBER:	22KC10021
				NE COA NO.:	

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