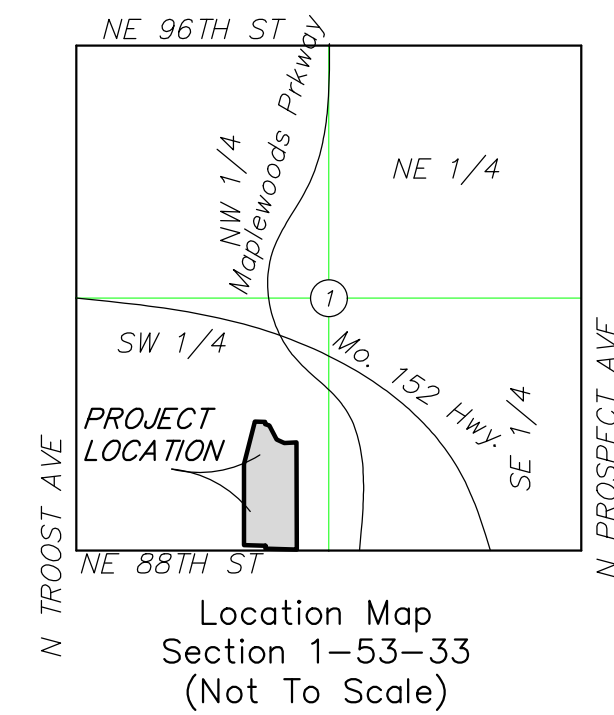
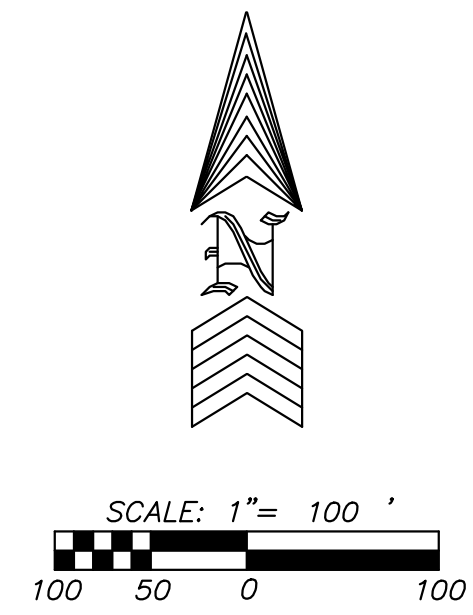


PRELIMINARY PLAT

Lot 2, FREDERICK ACRES 1ST PLAT & Part of Section 1, Township 53, Range 33

Kansas City, Clay County, Missouri

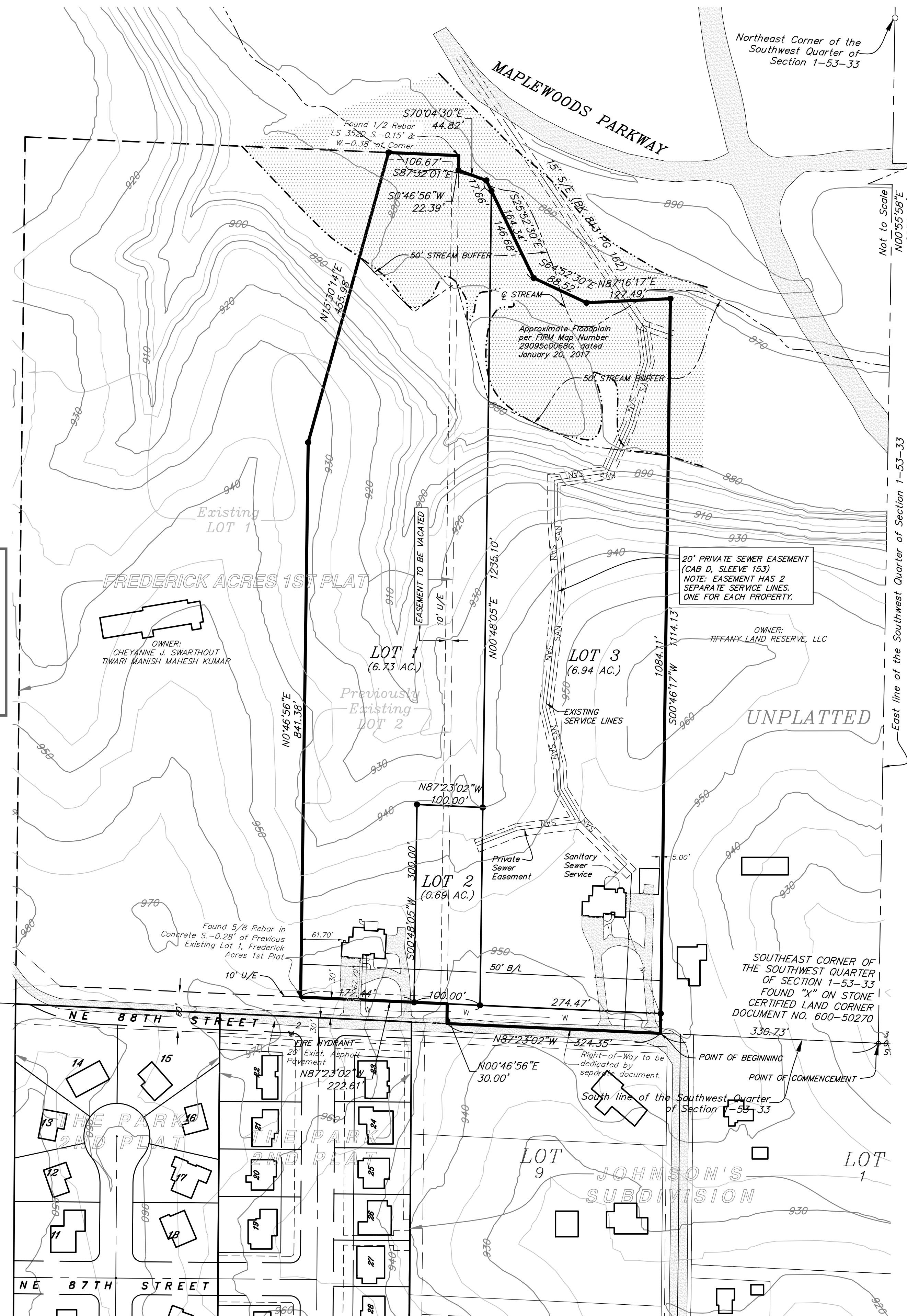


CASE NO. CD-CPC-2022-00197

City Plan Commission
Recommends Approval with Conditions

of Case No. _____ on **02-21-2023**

Joseph Rexwinkle, AICP
 Secretary of the Commission



PROPERTY DESCRIPTION

All that part of the Southwest Quarter of Section 1, Township 53, Range 33, Kansas City, Clay County, Missouri, described as follows: commencing at the Southeast corner of the Southwest Quarter of said Section 1; thence North 87 degrees 23 minutes 02 seconds West, along the South line of the Southwest Quarter of Section 1, a distance of 330.73 feet, to the Point of Beginning of the tract of land herein to be described; thence continuing North 87 degrees 23 minutes 02 seconds West, along said line, a distance of 324.35 feet; thence North 00 degrees 46 minutes 56 seconds East, a distance of 30.00 feet to the Northerly Right-of-way line of NE 88th Street, said point being the Southeast corner of Lot 2, Frederick Acres 1st Plat, a subdivision of land in Kansas City, Clay County, Missouri; thence North 87 degrees 23 minutes 02 seconds West, along said Right-of-way line, also being the South line of said Lot 2, a distance of 222.50 feet to the Southwest corner of said Lot 2; thence North 00 degrees 46 minutes 56 seconds East along the Westerly line of said Lot 2, a distance of 841.38 feet; thence continuing along said line North 15 degrees 30 minutes 14 seconds East, a distance of 455.98 feet to the Northwest corner of said Lot 2; thence South 87 degrees 32 minutes 01 seconds East along the North line of said Lot 2, a distance of 106.67 feet to the Northeast corner of said Lot 2; thence South 00 degrees 46 minutes 56 seconds West, along the Easterly line of said Lot 2, a distance of 22.39 feet; thence South 70 degrees 04 minutes 30 seconds East, a distance of 44.82 feet; thence South 25 degrees 52 minutes 30 seconds East, a distance of 164.34 feet; thence South 64 degrees 52 minutes 30 seconds East, a distance of 88.52 feet; thence North 87 degrees 16 minutes 17 seconds East, a distance of 127.49 feet; thence South 00 degrees 46 minutes 17 seconds West, a distance of 1114.13 feet, to the Point of Beginning. This overall tract contains 6,35,408.29 square feet or 14.59 acres, more or less.

LEGEND

| | | | |
|-------|---|------|---------------------|
| ● | Set Monument—1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted) | B/L | Building Line |
| ○ | Found Monument | BK. | Book |
| R/W | Right of Way | PG. | Page |
| ESMT. | Easement | —W | Water Line |
| U/E | Utility Easement | —S&W | Sanitary Sewer Line |

RESIDENTIAL DEVELOPMENT DATA — R-80 ZONING

| PHASE | # LOTS | # TRACTS | GROSS ACRES | PROPOSED CONST. | R/W AREA (AC.) | LAND USE | P.O.S. DETENTION/TRACT | PARKLAND/TRACT | NET AREA (AC.) | GROSS DENSITY | NET DENSITY |
|--------------|----------|----------|--------------|-----------------|----------------|----------------------|------------------------|----------------|----------------|---------------|-------------|
| 1 | 3 | — | 14.59 | 2022-2023 | 0.22 | SINGLE FAMILY | — | — | 14.37 | 4.86 | 4.79 |
| TOTAL | 3 | — | 14.59 | | 0.22 | SINGLE FAMILY | — | — | 14.37 | 4.86 | 4.79 |

- NOTES:**
- Proposed house on Lot 2 will connect to the existing sanitary sewer service line.
 - The existing house on Lot 1 will be connected to septic approved by the City of Kansas City, Missouri.
 - Contour Interval = 5' taken from city mapping.

SOUTHWEST CORNER OF SECTION 1-53-33
FOUND 3" BRASS CAP
CERTIFIED LAND CORNER
DOCUMENT NO. 600-50269

Not to Scale

587°23'02"E
1310.02'

LOT 2, FREDERICK ACRES 1ST PLAT & PART OF
SECTION 1, TOWNSHIP 53, RANGE 33
IN KANSAS CITY, CLAY COUNTY, MISSOURI

SNYDER & ASSOCIATES, INC.
LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING
201 NW 72ND ST. ~ GLADSTONE, MO 64118
PH. (816) 436-0732 ~ FAX (816) 436-0767

Developer:
CARL & CECILE KATHALEEN SHOEMAKER
1500 N 88TH STREET
KANSAS CITY, MO 64161
PH. 816-935-4029

SHEET 1 OF 1

Drawn By: JDC File Name: 53097PPA SEC: 1-53-33 Date: January 04, 2023 JOB NO.: 53097