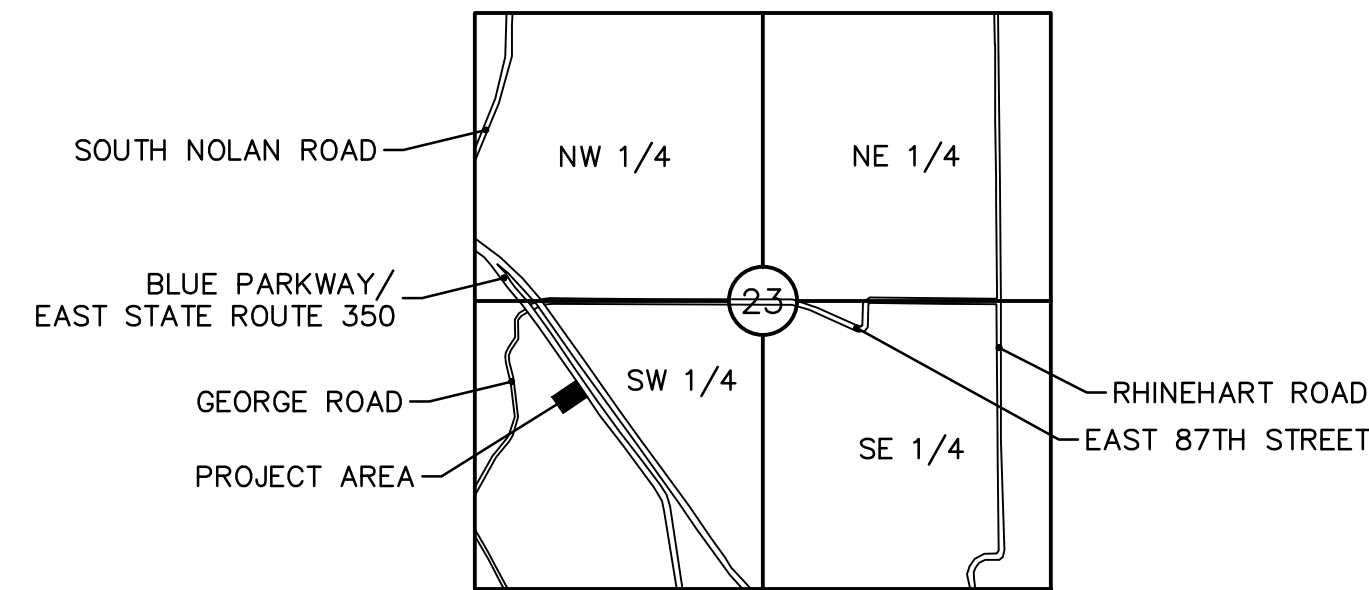


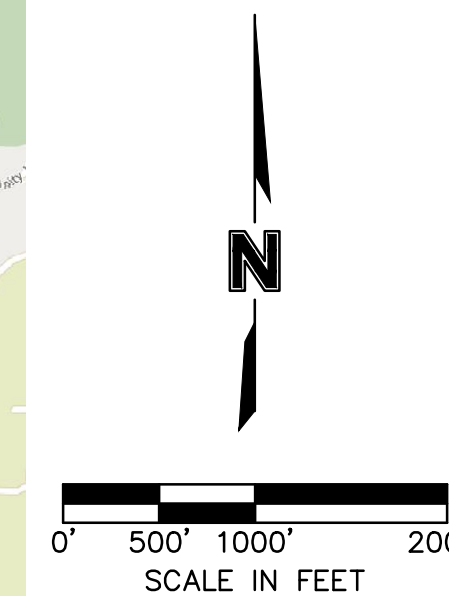
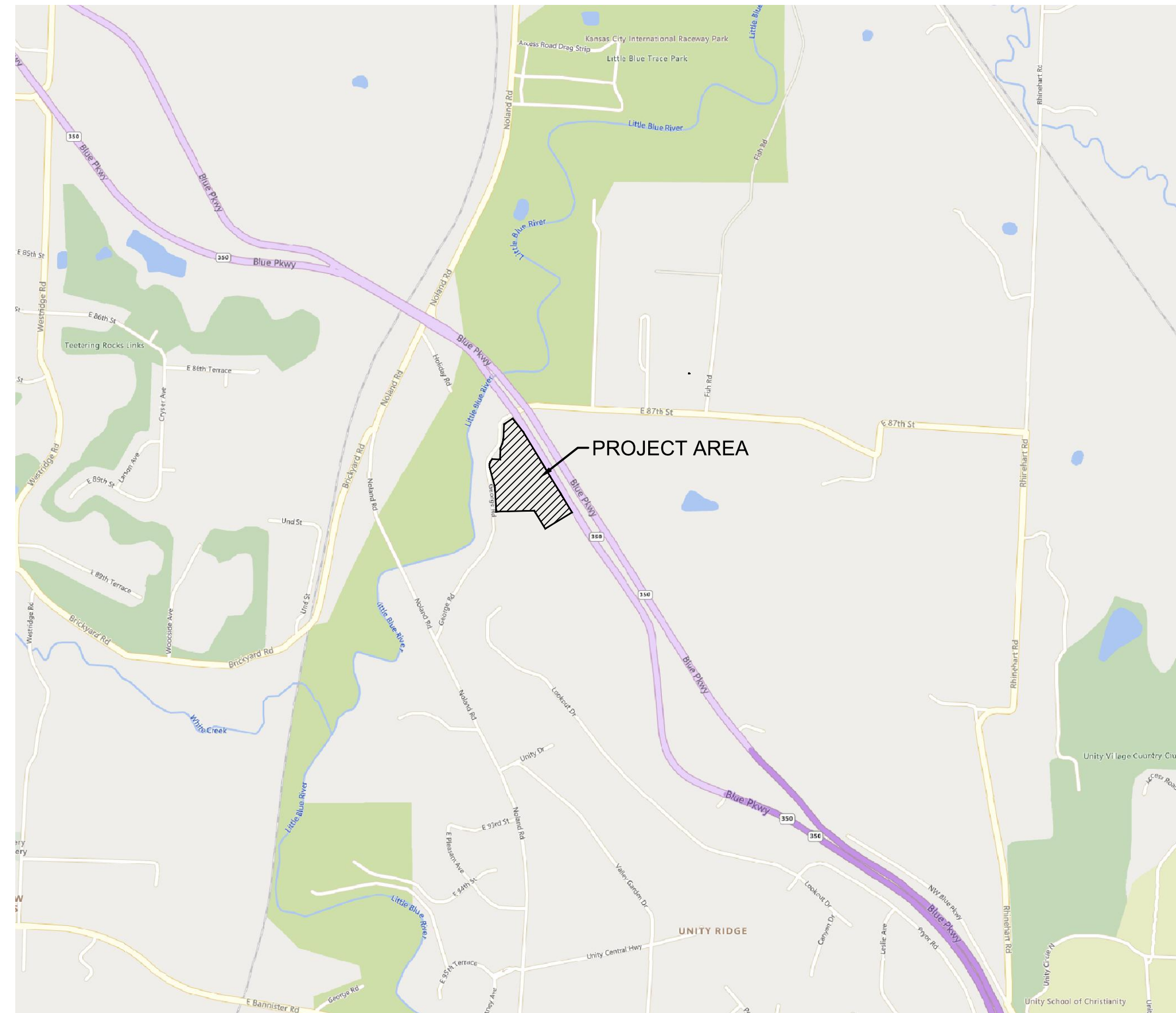
ALL AMERICAN CONTRACTING BLUE PARKWAY & EAST STATE ROUTE 350 STREAM BUFFER PLAN

SECTION 23, TOWNSHIP T48N, RANGE R32W
IN KANSAS CITY, JACKSON COUNTY, MO



VICINITY MAP
S23, T48N, R32W
SCALE 1"=2000'

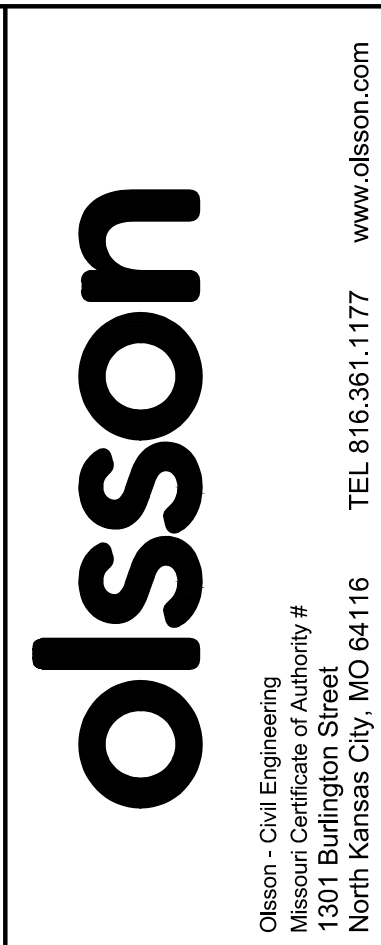
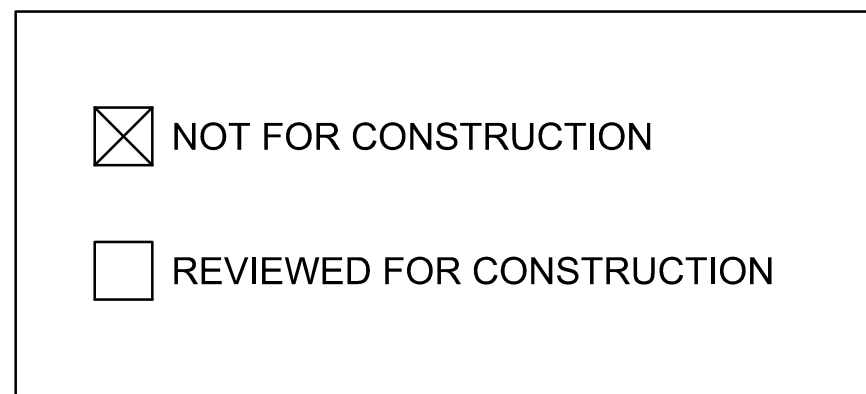
PROJECT TEAM & UTILITY CONTACT LIST	
OWNER ALL AMERICAN CONTRACTING CONTACT: MIKE CURRAN, PRESIDENT PHONE: 816.215.7747 EMAIL: MIKE@AACNKC.COM	UTILITY SERVICE NUMBERS NAME: KCMO PUBLIC WORK PHONE: 816-513-2627 NAME: KCMO WATER SERVICES DEPARTMENT PHONE: 816-513-2171 NAME: SPIRE (MGE) PHONE: 314-342-0500
ENGINEER OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JACOB HODSON PHONE: 816.442.6030 EMAIL: JHODSON@OLSSON.COM	NAME: AT&T PHONE: 800-286-8313 NAME: KCP&L PHONE: 816-471-5275 NAME: SPECTRUM (TWC) PHONE: 877-772-2253
SURVEYOR OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.442.6059 EMAIL: JROUDEBUSH@OLSSON.COM	NAME: GOOGLE FIBER PHONE: 877-454-6959
ARCHITECT X	



Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C201	STREAM BUFFER PLAN

PROPERTY DESCRIPTION:

A tract of land in the Southwest Quarter of Section 23 Township 48 North, Range 32 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roubush, P.L.S. 2002014092 as follows: Commencing at the West Quarter corner of said Section 32; thence South 02°17'01" West on the West line of said Section 32, a distance of 139.13 feet; thence leaving said West line South 87°43'15" East, 551.43 feet to a point on the existing Southwesterly right-of-way line of Highway 350 as now established also being the Point of Beginning of the tract of land to be herein described; thence South 38°01'35" East on said existing Southwesterly right-of-way line, 170.49 feet; thence South 31°12'37" East on said existing Southwesterly right-of-way line, 891.67 feet to a point on the Northerly line of Lot 1, O'SULLIVAN BUSINESS PARK, a subdivision of land in said Jackson County recorded as Instrument Number 20030108702 in Book 78 at Page 30 in the Jackson County Recorder of Deeds Office; thence leaving said existing Southwesterly right-of-way line South 58°47'23" West on said Northerly line, 300.00 feet; thence leaving said Northerly line North 31°12'37" West a distance of 200.00 feet; thence South 88°45'47" West, 365.70 feet to a point on the existing Easterly right-of-way line of George Road as now established; thence North 02°54'37" West on said Easterly line for the following three calls, 229.08 feet; thence North 14°29'10" West, 200.95 feet; thence Northerly along a curve to the right being tangent to the last described course with a radius of 75.00 feet, a central angle of 55°29'53" and an arc distance of 72.65 feet; thence North 41°00'43" East, 12.93 feet; thence leaving said existing Easterly right-of-way line South 87°44'37" East, 74.55 feet; thence North 02°17'01" East, 109.63 feet to a point on said existing Easterly right-of-way line; thence Northerly on said existing Easterly right-of-way line along a curve to the left having an initial tangent bearing of North 25°50'24" East with a radius of 300.00 feet, a central angle of 23°33'23" and an arc distance of 123.34 feet; thence North 02°17'01" East on said existing Easterly right-of-way line, 109.70 feet; thence North 57°26'22" East, 98.67 feet to the Point of Beginning. Containing 415,829 square feet or 9.55 acres, more or less.



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	04/04/23	PER CITY COMMENTS	
2	05/22/23	PER CITY COMMENTS	

COVER SHEET
STREAM BUFFER PLAN
ALL AMERICAN CONTRACTING
BLUE PARKWAY & EAST STATE ROUTE 350
KANSAS CITY, MO

drawn by: JH
checked by: MD
approved by: ENG
QA/QC by: NH
project no.: 022-01533
drawing no.: T1L01_SB_02201533
date: 02/19/23

SHEET
C100

DWG: F:\2022\01501-02000\022-01533\40-design\AutoCAD\preliminary\plans\Sheets\CNCV\Stream_Buffer\C_T1L01_SB_02201533.dwg
 DATE: May 22, 2023 4:25pm
 USER: jhodson
 C:\BASE_02201533
 C:\BASE_02201533

