

A FINAL PLAT

ATLAS RIDGE

A REPLAT OF LOTS 1, 2, 3, 4, 5, 6 AND 7 OF CENTRAL COURT, AT PAGE 80, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, PLAT BOOK 3, AT PAGE 80, LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 11, T49N, R32W, 5TH P.M.

RECORD DESCRIPTION.

ALL OF LOTS 1, 2, 3, 4, 5, 6, AND 7 OF CENTRAL COURT, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.

SUBJECT TO THE BUILDING LINES, EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD, AND TO ANY ZONING LAW OR ORDINANCE AFFECTING SAID PROPERTY.

AS SHOWN IN WARRANTY DEED RECORDED IN JACKSON COUNTY DEED INSTRUMENT NO. 2018E007110.

DEDICATION.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING MINOR SUBDIVISION, "ATLAS RIDGE".

EASEMENT DEDICATION.

EASEMENTS: AN EASEMENT OF LICENSE IS HEREBY GRANTED TO THE CITY OF INDEPENDENCE, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE AND USE OF CONDUITS FOR ALL OR ANY PURPOSES, WATER, GAS, SEWER MAINS, POLES AND WIRES TO ALL OR ANY OF THEM OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS MINOR SUBDIVISION.

PRIVATE DRAINAGE EASEMENT.

THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING A DRAINAGE SMILE IN THE PRIVATE DRAINAGE EASEMENT AS SHOWN ON THIS PLAT. THE OWNER MUST SUBMIT A DRAINAGE SHALE DESIGN TO BE REVIEWED AND APPROVED BY THE CITY IN CONJUNCTION WITH THE BUILDING PERMIT FOR THE HOUSE ON THAT PARTICULAR LOT.

STREETS.

STREETS SHOWN ON THIS MINOR SUBDIVISION AND NOT HERETOFORE DEDICATED TO PUBLIC USE AND HEREBY SO DEDICATED.

BUILDING LINES.

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING MINOR SUBDIVISION AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

OWNERS CERTIFICATE.

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MINOR SUBDIVISION TO BE SURVEYED, DIVIDED AND MARKED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT

IN WITNESS WHERE OF THE UNDERSIGNED PROPRIETORS HAVE HERE UNTO SET THEIR HANDS THIS _____ DAY OF _____, 2021.

NOTARY CERTIFICATE.

STATE OF MISSOURI)
COUNTY OF _____)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID CAME

DANIEL WILSON AND TERRI WILSON

MANAGING MEMBERS OF WILSON HOMES AND CONSTRUCTION, LLC, TO ME PERSONALLY KNOWN, WHO BEING DULY SHOWN BY ME DID SAY THAT HE IS THE OWNER, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID INDIVIDUAL(S) AND THAT SAID OWNER ACKNOWLEDGED SAID INSTRUMENT IT BE THE FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND AND AFFEYD MY NOTARY SEAL ON THE DATE HEREIN LAST WRITTEN ABOVE.

COMMISSION EXPIRATION _____ NOTARY PUBLIC _____

CITY OF INDEPENDENCE APPROVALS.

THIS PLAT OF "ATLAS RIDGE" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, THIS _____ DAY OF _____, 2021.

APPROVED BY:

PLANNING DIRECTOR - TOM SCANNELL _____ DATE _____

MUNICIPAL SERVICES DIRECTOR - USA A. PHELPS _____ DATE _____

CITY CLERK - REBECCA K. BERNENS _____ DATE _____

JACKSON COUNTY ASSESSOR'S OFFICE APPROVAL: _____

JACKSON COUNTY ASSESSOR'S OFFICE - VINCENT E. BRICE _____ DATE _____

CERTIFICATION.

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI. THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 200-16).

01/18/21
DATE MICHAEL L. TAYLOR MO. P.L.S. 2000161238
(AS AGING ASSET FOR E.C. 33)

ATLAS RIDGE

FOR: DANIEL WILSON
A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, & 7, CENTRAL COURT, INDEPENDENCE, JACKSON COUNTY, MISSOURI

Whitehead Consultants, Inc.

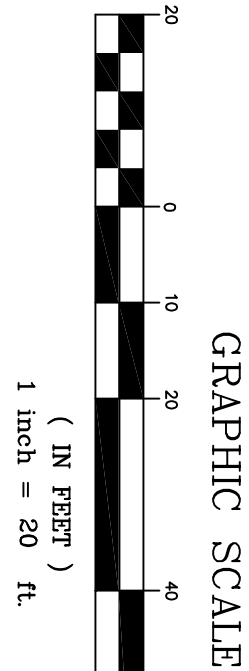
2.	02/01/2021	CITY COMMENTS			
1.	02/17/2021	CITY COMMENTS			
NO.	DATE	DESCRIPTION			
BY					

SURVEYORS GENERAL NOTES.

1. BEARINGS BASED ON MISSOURI STATE PLAN COORDINATE SYSTEM 1983, MISSOURI WEST ZONE, COMBINED SCALE FACTOR: 0.99999970. ALL COORDINATES SHOWN ARE IN METERS.
2. DEED DESCRIPTION PROVIDED BY CLIENT; ALSO RECORDED IN JACKSON COUNTY DEED INSTRUMENT NO. 2018E007110.
3. APPARENT OWNERSHIPS ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND THE OTHER INFORMATION OBTAINED FROM JACKSON COUNTY RECORDS. THIS SURVEY DOES NOT REPRESENT AN OPINION AS TO TITLE. NO WARRANTY TO OWNERSHIP IS IMPLIED BY THIS PLAT.
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESERVING COVENANTS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. EXCEPT AS SHOWN ON THE SURVEY, THE CLIENT HAS NOT DELIVERED/FURNISHED ANY ADDITIONAL EASEMENTS.
5. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. NO ABOVE GROUND OR BELOW GROUND UTILITIES ARE SHOWN EXCEPT AS NOTED.
6. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR PRESENT ON IT.
8. NEW DESCRIPTION AREA PERIMETER DETERMINED BY CLIENT REQUEST. SUBJECT TO ALL CITY, COUNTY AND STATE LAWS, RULES AND REGULATIONS THAT MAY AFFECT THE NEW TRACT, IF ANY.

FLOOD HAZARD NOTE.

THE SUBJECT TRACT, BY GRAPHIC PLOTTING ONLY, LIES IN UNSHADED ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S, NATIONAL FLOOD INSURANCE PROGRAM'S, FLOOD INSURANCE RATE MAP NUMBER 2099C02830, BEARING AN EFFECTIVE DATE OF JANUARY 20, 2017. MAPS ARE AVAILABLE AT <https://msc.fema.gov/portals/seedoc>.



OWNER:
MR. DANIEL WILSON
WILSON HOMES AND CONSTRUCTION, LLC
15820 E. U.S. HIGHWAY 24,
INDEPENDENCE, MISSOURI 64050

REPLAT OF LOTS 89 THRU 262 SECTION 14 AND
15 OF SUBDIVISION "A"
WOODLAWN CEMETERY
LOTS 22 THRU
PLAT BOOK 33 AT PAGE 50

WOODLAWN CEMETERY
PARCEL NO. 26-510-02-15-90-0-00-000
NW 1/4, NE 1/4,
SECTION 11, T49N, R32W, 5TH P.M.

E. SEA AVENUE-50' R/W
(PLATTED: COURT PLACE)

S. HOCKER STREET-50' R/W
(PLATTED: TRAIN AVENUE)

S. PEARL AVENUE

