

GENERAL NOTES.

1. Tracts A, B and C shall be common area and shall be owned and maintained by the Tybrook Estates Homes Association.

SURVEY NOTES.

1. Δ Denotes found Monumentation as noted.  
2. All rear lot corners to be set with 1/2" Iron Bars with plastic cap unless otherwise noted.  
3. Cuts to be marked at extension of lot lines.  
4. The Parent Tract for this Survey recorded as Document No. 20050068734.  
5. This Survey meets or exceeds the accuracy standards of an "Urban Property" Survey.  
6. Bearings are based on Missouri State Plane Grid.

FINAL PLAT

TYBROOK ESTATES, P.U.D - PHASE 1A

LOTS 23 thru 32 and LOTS 82 thru 95 and TRACTS A, B & C  
A subdivision in the Northeast 1/4 of Section 4, Township 49,  
Range 31, in Independence, Jackson County, Missouri

PROPERTY DESCRIPTION.

All that part of the Northeast quarter of Section 4, Township 49, Range 31, in the City of Independence, Jackson County, Missouri, more particularly described as follows:  
COMMENCEING at the Northwest corner of the Northeast Quarter of said Section 4, thence South 02 degrees 08 minutes 35 seconds West along the East Line of said quarter section, a distance of 672.23 feet to the POINT OF BEGINNING; thence continuing South 02 degrees 08 minutes 35 seconds West along said East Line, a distance of 482.67 feet to the Northeast corner of LOT 1, ISD SERVICES CENTER, a subdivision of record in said city; thence North 87 degrees 51 minutes 25 seconds West along the North line of said Lot 1, a distance of 627.00 feet, thence continuing North 50 degrees 48 minutes 34 seconds West along said North line and on an extension thereof, a distance of 390.10 feet; thence North 27 degrees 33 minutes 40 seconds East, a distance of 169.44 feet; thence North 05 degrees 58 minutes 16 seconds East, a distance of 91.21 feet; thence North 15 degrees 34 minutes 29 seconds East, a distance of 30.00 feet; thence along a curve to the right having an initial tangent bearing of South 14 degrees 25 minutes 42 seconds East, a distance of 82.00 feet; thence South 33 degrees 03 minutes 17 seconds East, a distance of 10.41 feet; thence South 33 degrees 03 minutes 17 seconds East, a distance of 60.00 feet; thence North 34 degrees 34 minutes 37 seconds East, a distance of 515.34 feet to the POINT OF BEGINNING. Containing 9.61 acres.

EASEMENTS.

An easement or license is hereby granted to the City of Independence to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, gas, water, sewer lines, poles, wires, anchors and surface drainage and oil or any of them over, under and along the strips of land designated as "Utility Easement" or by the abbreviation "U/E" on the accompanying plat. Areas designated as "Grading Easement" and "Drainage Easement" or by the abbreviation "G/E" and "D/E" shall be reserved exclusively for the purpose of storm water drainage, grading, or for the purpose of constructing, maintaining, operating, removing and replacing storm water drainage facilities in accordance with plans and specifications approved by the City Engineer of the City of Independence. No fences, walls, planting, building or other obstruction may be placed or maintained in said easement and no structure shall be erected thereon. The grades of conduits in said easement without the approval of the City and without the written consent of the City Engineer shall be subject to change. No obstruction to the travel on said driveway for maintenance purposes.

STREETS.

Street right-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby dedicated.

DRIVEWAY RESTRICTION.

No driveways shall be permitted to access Powell Road.

BUILDING SET BACKS.

All lots shall have a minimum 25' front yard setback with a 35' set back required from Powell Road. All lots shall have a minimum 8' side yard setback and shall have a minimum rear yard setback of 0'. Single Family Lots (Lots 23 thru 31) are zoned R-6 and shall have a minimum side yard setback of 5' and a minimum rear yard setback of 20'.

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 hereafter be known as "TYBROOK ESTATES, P.U.D - PHASE 1A".

In testimony whereof, Polled Off & Associates, LLC, a Missouri Limited Liability Company have caused these presents to be signed, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_  
James W. Polled - Member

By: \_\_\_\_\_  
Mitt Off - Member

State of Missouri  
County of Jackson

On this \_\_\_\_\_ day of \_\_\_\_\_, before me personally appeared James W. Polled and Mitt Off, who being by me sworn did say that they are the persons described herein and who executed this foregoing instrument and they acknowledged that they executed the same as their free act and deed.

In witness whereof, I have hereunto set my hand and affixed my Notarial Seal at my office this day and year last above written.

Notary Public in and for Jackson County, Missouri

APPROVED BY JACKSON COUNTY ASSESSOR.

By: \_\_\_\_\_  
Date: \_\_\_\_\_

I hereby certify that the within plat of TYBROOK ESTATES, P.U.D - PHASE 1A is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources further certify that the Section and Sections Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have with all State and City of INDEPENDENCE statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.



Benton E. Ludwig, LS-2006016633

JAN. 28, 2021  
IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THIS PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.



VICINITY MAP

MISSOURI STATE PLANE COORDINATES:  
Missouri State Plane Coordinates, were obtained using  
KC Metro Control Monument, JA-63  
Monument Coordinates = N 324,538.645 m  
E 865,399.071 m  
Grid Factor 0.9999132

N 31752.329m = MISSOURI STATE PLANE  
E 874398.225m COORDINATES

KEY.

XXXXX = STREET ADDRESS  
D/E = DRAINAGE EASEMENT  
U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
= 4' SIDEWALK

Δ INDICATES MONUMENT FOUND



SCALE IN FEET

LOT 1

ISD SUPPORT SERVICES CENTER

60' UTILITY EASEMENT, PER DOC. NO. 20100203593

TRACT A

GRADING, DRAINAGE & UTILITY EASEMENT

LOT 1  
ISD SUPPORT SERVICES CENTER

SE CORNER OF THE NE 1/4  
OF SEC. 4, T4N, 49, R3E, S1,  
R10, 1/2" IRON BAR, PER ILS  
DOC. NO. 600-69243

This certifies that the within plat of TYBROOK ESTATES, P.U.D - PHASE 1A, was submitted and approved by the City Council and Mayor of the City of Independence, Missouri pursuant to Ordinance No. \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

City Clerk - Rebecca K. Behrens

Director of Municipal Services - Lisa Phelps

OWNER

Jim Pollard  
3030 S. Crenshaw Road  
Independence, MO 64057  
816-686-8800  
Contact - Jim Pollard

LADWIG & ASSOCIATES, LLC.

LAND SURVEYORS  
33604 E. 235th Street  
Pleasant Hill, Missouri 64080  
816-309-6621

Missouri Certificate of Authority  
Land Surveying - LS-2012028511