ZONING MAP

TWIEHAUS ADDITION - REPLAT A

A REPLAT OF PART OF TRACT 2, CERTIFICATE OF SURVEY, TWIEHAUS ADDITION - PART OF LOT 2
A SUBDIVISION IN, INDEPENDENCE, JACKSON COUNTY, MISSOURI

OWNERSHIP

(1) WERNER JAMES PAUL
2750 JELLISON RD
BLUE SPRINGS, MO 64014 USA

(2) AGUILA INC
PO BOX 419879
KANSAS CITY, MO 64141-9678 USA

(3)&(4) WHITE MARK S & MARJORIE L
Address 102 SW COLE YOUNGER CIR
LEES SUMMIT, MO 64082 USA

(5) W A CLUS CONSTRUCTION CO
21500 E US 24 HWY
INDEPENDENCE, MO 64056 USA

(6) NORFLEET LLC
8001 CONGER STE 200
OVERLAND PARK, KS 66204 USA

(7) CYRUS INVESTMENT LLC
11041 CYPRESS AVE
KANSAS CITY, MO 64137 USA

(8) BMO HARRIS BANK NA
111 W MONROE ST 4W
CHICAGO, IL 60603 USA

(9) JMS ENTERPRISES LLC
12521 E 40 HWY STE A
INDEPENDENCE, MO 64055 USA

(10) WOODHEDS VALE CONDOMINIUM ASSOCIATION
2134 NW 7 HWY
BLUE SPRINGS, MO 64014 USA

(11) WALKER CUSTOM HOMES LLC
4210 NW LAKE DR
LEES SUMMIT, MO 64064 USA

(11) HENSLEY RICHARD & ELSIE F
12802 E 47TH TERRACE CT S
INDEPENDENCE, MO 64055 USA

(11) SERRANO JEFFREY MICHAEL & CONNIE JO
12600 E 47TH TER CT S
INDEPENDENCE, MO 64055 USA

(12) WALKER CUSTOM HOMES LLC
701 NE WOODS CHAPEL RD
LEES SUMMIT, MO 64064 USA

(13) WALKER CUSTOM HOMES LLC
PO BOX 3194
INDEPENDENCE, MO 64051 USA

(13) KUTAHL AMY C
12710 E 47TH TERRACE CT S
INDEPENDENCE, MO 64055 USA

(13) WOFFORD BARBARA JO
12706 E 47TH TERRACE CT S
INDEPENDENCE, MO 64055 USA

(14) WALKER CUSTOM HOMES LLC
PO BOX 3194
INDEPENDENCE, MO 64051 USA

(14) ROSEBERRY BONNA J & SULTANIK ROBERT J
12704 E 47TH TERRACE CT S
INDEPENDENCE, MO 64055 USA

(15) WALKER CUSTOM HOMES LLC
PO BOX 3194
INDEPENDENCE, MO 64051 USA

(16) BICHARA HECTOR JAVIER & DIAZ GRACIELA C
12507 E 46TH PL
INDEPENDENCE, MO 64055 USA

(17) JENKINS KERRI & SUMMERS BROOKE
10792 S DEER RUN ST
OLATHE, KS 66061 USA

(18) ENGLE JUDY
4500 CAMBRIDGE ST
INDEPENDENCE, MO 64055 USA

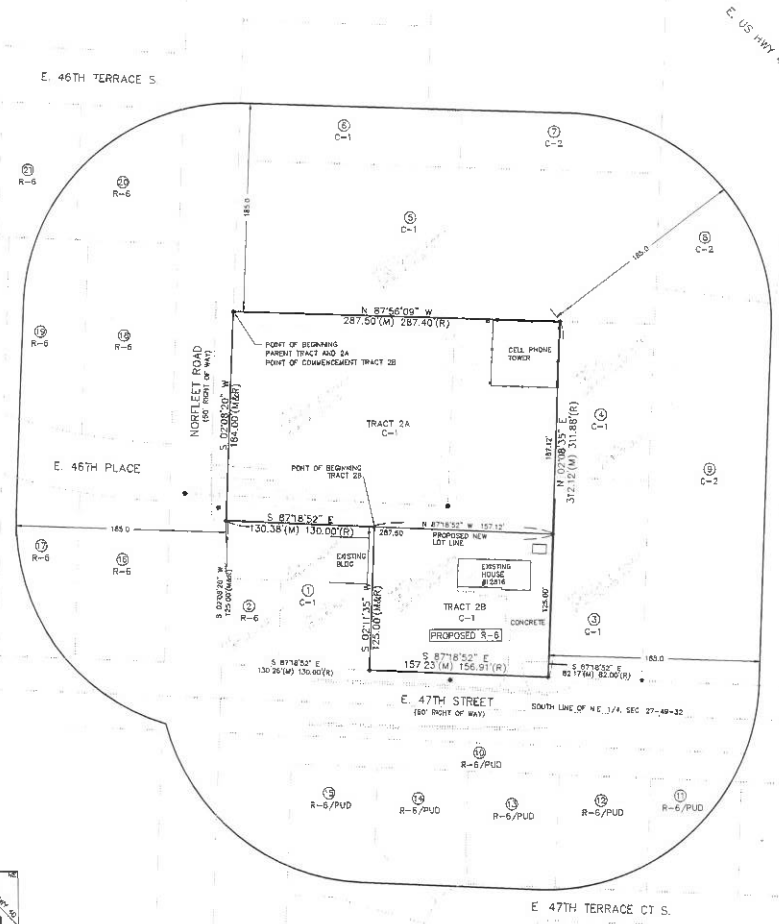
(19) CONREX RES PROPERTY GROUP 2013-3 OPER CO
1505 KING ST EXT STE 100
CHARLESTON, SC 29405 USA

(20) MYERS JOHN G
12507 E 46TH TER
INDEPENDENCE, MO 64055 USA

(21) BAKER PAUL
12505 E 46TH TER S
INDEPENDENCE, MO 64055 USA

NOTE: PARCELS 3 & 4 ARE THE SAME OWNER

PARCELS 11, 13 AND 14 HAVE MULTIPLE OWNERS



LEGEND

C-1 Current Zoning
(5) Parcel Identifier

SEC 27-49-32
VICINITY MAP
NOT TO SCALE

PARENT TRACT DESCRIPTION (FROM WARRANTY DEED-INSTRUMENT NO 2020E0047028)

All that part of LOT 2, TWIEHAUS ADDITION, a subdivision of land in Independence, Jackson County, Missouri, described as follows. Commencing at the Northwest Corner of said Lot 2; thence South 0 degrees 0 minutes 0 seconds West along the West line of said Lot 2, 854.00 feet to the true point of beginning; thence continuing South 0 degrees 0 minutes 0 seconds West, 184.00 feet to a point which is 125.00 feet North of the South-west corner of said Lot 2; thence South 89 degrees 25 minutes 30 seconds East, 130.00 feet; thence South 0 degrees 0 minutes 0 seconds West, 125.00 feet to the South line of said Lot 2, thence South 89 degrees 25 minutes 30 seconds East, 156.91 feet; thence North 0 degrees, 05 minutes, 35 seconds East, 311.88 feet (312.70 feet deeded), thence South 90 degrees, 00 minutes, 00 seconds West, 287.40 feet to the true point of beginning CONTAINS 72,983 SQUARE FEET OR 1.676 ACRES MORE OR LESS.

DESCRIPTION TRACT 2A

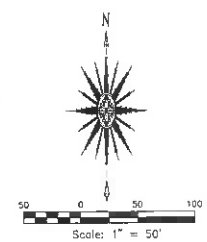
ALL THAT PART OF TRACT 2 OF CERTIFICATE OF SURVEY RECORDED IN BOOK T4, PAGE 10, BEING PART OF LOT 2, TWIEHAUS ADDITION, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2; THENCE SOUTH 02° 08' 20" WEST ALONG THE WEST LINE OF SAID TRACT 2, 184.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE SOUTH 87° 18' 52" EAST, 287.50 FEET TO THE EAST LINE OF SAID TRACT 2; THENCE NORTH 02° 08' 35" EAST ALONG THE EAST LINE OF SAID TRACT 2 AND ITS PROLONGATION, 187.12 FEET TO THE NORTH LINE OF SAID TRACT 2; THENCE NORTH 87° 56' 09" WEST ALONG THE NORTH LINE OF SAID TRACT 2, 287.50 FEET TO THE POINT OF BEGINNING. CONTAINS 53,347 SQUARE FEET OR 1.225 ACRES MORE OR LESS.

DESCRIPTION TRACT 2B

ALL THAT PART OF TRACT 2 OF CERTIFICATE OF SURVEY RECORDED IN BOOK T4, PAGE 10, BEING PART OF LOT 2, TWIEHAUS ADDITION, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2; THENCE SOUTH 02° 08' 20" WEST ALONG THE WEST LINE OF SAID TRACT 2, 184.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE SOUTH 87° 18' 52" EAST, 130.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02° 11' 35" WEST, 125.00 FEET TO THE SOUTH LINE OF SAID TRACT 2; THENCE SOUTH 87° 18' 52" EAST ALONG SAID SOUTH LINE, 157.23 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE NORTH 02° 08' 35" EAST ALONG THE EAST LINE OF SAID TRACT 2, 125.00 FEET; THENCE NORTH 87° 18' 52" WEST, 157.12 FEET TO THE POINT OF BEGINNING. CONTAINS 19,646 SQUARE FEET OR 0.451 ACRES MORE OR LESS.



Prepared for:
Aaron Ford
1425 Hwy. TT
Bates City, MO 64011

NORTH STAR SURVEYING, LLC
14275 NW 64th Terrace
Parkville, MO 64152
816-436-7895

MO State Cert. of Authority:
LS-2009020040

Daniel E. Baumchen, PLS
PLS-2004001325
danbaumchen@gmail.com

Date:	1/18/2021
Rev:	
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Job No.:	11-20-005
SHEET	1 of 1