

Drawn by: J.E. C. Cheatham, Jr. Project: GRACE SUBDIVISION, plat 27.454 ACRES, PLATTED BY: J.E. C. Cheatham, Jr. May 20, 2021 - 10:30 AM. PLATTED BY: J.E. C. Cheatham, Jr.

GRACE SUBDIVISION

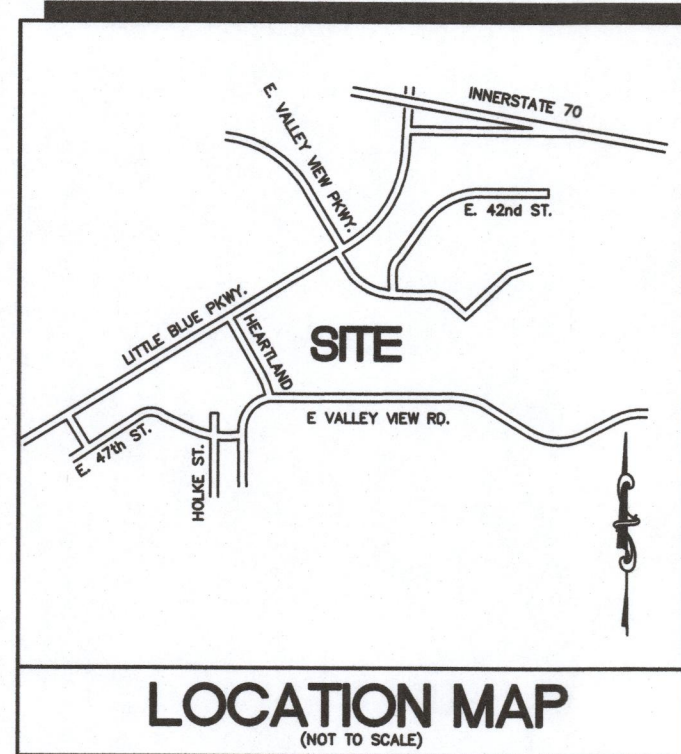
OF A TRACT OF LAND BEING LOCATED IN THE SOUTH 1/2 OF THE N.W. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 31 WEST CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI THIS PLAT CONTAINS 27.454 ACRES±

ABBREVIATIONS

DB. - DEED BOOK
FT. - FEET
FND. - FOUND
N/F - NOW OR FORMERLY
PB. - PLAT BOOK
PG. - PAGE
R.B. - RADIAL BEARING
SQ. - SQUARE
(86°W) - RIGHT-OF-WAY WIDTH

LEGEND

⊕ BENCH MARK
⊙ FOUND IRON ROD
⊖ FOUND IRON PIPE
△ RIGHT OF WAY MARKER
N=318416.298
E=863612.822 STATE PLANE COORDINATE (METERS)



OWNER'S CERTIFICATION

The undersigned Proprietors of the above described tract have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

GRACE SUBDIVISION

East 45th Street, 50 feet wide and South Grace Avenue, 60 feet wide together with all roundings as shown hatchured hereon and other areas not heretofore dedicated to public use are hereby so dedicated. Street Right of Way intersections shall be rounded to specified radius as shown hereon.

Easements - All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Independence, City of Independence Power and Light Co., Spire, AT&T, and COMCAST, their successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers, and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

The Owner of Lot 6, its successors and assigns, shall be responsible for the maintenance, repair and restoration of Tract A and Tract B, including the storm water detention facilities on Tract A and the streetscaping and landscaping on Tract B, pursuant to that dated, executed by the Owner of the land subdivided hereby and recorded with the Recorder of Deeds for Jackson County, Missouri on the day of, 2021 as Instrument Number and providing for, among other things, a right to proportional reimbursement as more particularly set forth therein.

In testimony whereof, the undersigned proprietor, Grace Holdings Independence LLC, a Missouri Limited Liability Company, has caused these presents to be executed, this day of, 2021

Grace Holdings Independence LLC

By: _____

PRINT NAME: _____

PRINT TITLE: _____

State of _____)
County of _____) ss.

On this day of in the year 2021 before me, _____, a Notary Public in and for said state, personally appeared _____, the _____ of Grace Holdings Independence LLC, known to me to be the person who executed the foregoing instrument in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public

My commission expires: _____

City of Independence approvals: Street locations and lot dimensions approved

BY _____

Mike Winckler, Municipal Services Director - designee

BY _____

Tom Scannell, Community Development Director

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deeds of Trust recorded in Book _____, Page _____, of the Jackson County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this day of _____, 20__.

By: _____

Print Name: _____

STATE OF _____)

COUNTY OF _____) ss.

On this day of _____, 20__, before me appeared _____, me personally known, who, being by me duly sworn, did say that he/she is the _____ of _____, known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that he/she executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My commission expires: _____

GENERAL NOTES:

1) Subject property is Zoned C-2 & O-1 Ord #19061

Note: The above zoning provided by the City of Independence, and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (areas of minimal flood) Shaded Zone X (areas of 0.2% annual chance flood), and Zone AE (Base Flood Elevations determined, Elev.= 766) according to the National Flood Insurance Rate Map Number 29095C0312G with an effective date of January 20, 2017 & LOMR-F Case No. 20-07-0197A, Dated December 18, 2019.

3) No direct access onto Little Blue Parkway will be permitted from Lot 1 and Lot 2.

4) Basis of Bearings: Trinity 2nd Plat Lots 6 -12
Doc #2007E131737

Approved by the City Council of the City of Independence, Missouri on this day of _____ by Ordinance Number _____

BY _____

Rebecca Behrens, City Clerk

Approved by Jackson County Assessor

BY _____

Vincent E Brice, Director

DATE _____

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: Braun 3
GRID FACTOR = 0.99990007
NORTH (Y) = 310136.375
EAST (X) = 862153.323

NOTE: 1 METER = 3.28083333 FEET
ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: Braun 3, ADJUSTED IN 2000

The Missouri Coordinate System of 1983 West Zone Coordinate Values reported hereon were determined based upon a field traverse using Trimble GPS receivers and Total Stations, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Standards for Property Boundary Surveys. The basis of bearings shown on this plat were adopted from Trinity 2nd Plat Lots 6 -12. The grid bearing along the North line on this plat is found to be North 58 degrees 31 minutes 57 seconds East. The measured bearing labeled along the same line is North 58 degrees 26 minutes 26 seconds East, 854.30 feet. The grid bearing from Braun 3 to the Northwest corner on this plat is North 08 degrees 38 minutes 23 seconds East 8237.424 meters with the scale factor applied.

TOTAL TRACT

A tract of land being Lot 6 of Trinity 2nd Plat, Lots 6-12, a subdivision according to the plat thereof recorded as Document Number 2007E0131737 of the Jackson County records, and an un-platted tract of land located in the South 1/2 of the N.W. 1/4 and the S.W. 1/4 of the N.E. 1/4 of Section 28, Township 49 North, Range 31 West City of Independence, Jackson County, Missouri being more particularly described as follows:

Beginning at the intersection of eastern right-of-way line of South Heartland Avenue, variable width, with the southeastern right-of-way line of South Little Blue Parkway, variable width; thence along said southeastern right-of-way line, North 58 degrees 26 minutes 26 seconds East, 854.30 feet to a point of curvature to the right having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord which bears South 76 degrees 33 minutes 34 seconds East, 35.36 feet to the southwestern right-of-way line of East Valley View Parkway, variable width; thence said right-of-way line the following: South 31 degrees 33 minutes 34 seconds East, 57.59 feet to a point of curvature to the left having a radius of 450.00 feet, an arc length of 445.65 feet and a chord which bears South 59 degrees 55 minutes 49 seconds East, 427.66; South 88 degrees 18 minutes 08 seconds East, 251.36 feet to a point of curvature to the right having a radius of 350.00 feet and an arc length of 274.89 feet and a chord which bears South 65 degrees 48 minutes 08 seconds East, 267.88 feet; South 43 degrees 18 minutes 08 seconds East, 191.93 feet to the beginning of a non-tangential curve to the right having a radius of 360.00 feet; along said curve with an arc length of 202.01 feet and a chord which bears South 13 degrees 41 minutes 26 seconds East, 199.37 feet; South 02 degrees 23 minutes 08 seconds West, 66.70 feet to the beginning of a non-tangential curve to the left having a radius of 440.00 feet and an arc length of 230.63 feet and a chord which bears South 12 degrees 37 minutes 50 seconds East, 228.00 feet to the north right-of-way line of East Valley View Road, 60 feet wide, said point also being located on a curve to the left having a radius 605.00 feet; along said right-of-way line the following course and distances: along said curve with an arc length of 238.59 feet and a chord which bears North 74 degrees 33 minutes 32 seconds West, 237.04 feet; North 85 degrees 51 minutes 24 seconds West, 37.06 feet to a point of curvature to the left having a radius of 2,280.00 feet; an arc length of 309.16 feet and a chord which bears North 89 degrees 44 minutes 28 seconds West, 308.93 feet; South 86 degrees 22 minutes 27 seconds West, 67.34 feet; South 84 degrees 50 minutes 02 seconds West, 132.33 feet; North 87 degrees 55 minutes 57 seconds West, 773.80 feet to a point of curvature to the left having a radius of 332.94 feet, an arc length of 77.55 feet and a chord which bears South 85 degrees 23 minutes 42 seconds West, 77.38 feet to the eastern right-of-way line of above said South Heartland Avenue; thence along said eastern right-of-way line the following courses and distances, North 15 degrees 34 minutes 01 second West, 64.12 feet to a point of curvature to the left having a radius of 325.00 feet and an arc length of 90.42 feet and a chord which bears North 23 degrees 33 minutes 15 seconds West, 90.13 feet; North 31 degrees 31 minutes 28 seconds West, 152.91 feet; North 28 degrees 39 minutes 44 seconds West, 100.13 feet and North 31 degrees 31 minutes 28 seconds West, 151.21 feet; to the POINT OF BEGINNING.

Containing 1,195,885 square feet or 27.454 acres, more or less.

SURVEYOR'S CERTIFICATION

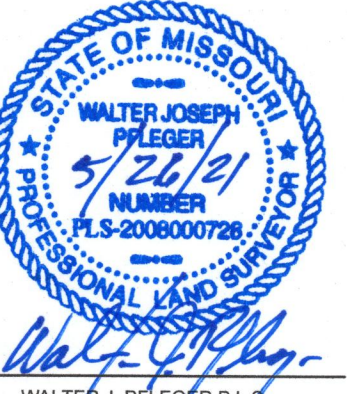
This is to certify that Stock and Associates Consulting Engineers, Inc., have, during the month of March, 2020, by order of GRACE HOLDINGS INDEPENDENCE LLC, prepared a survey and Subdivision Plat of part of the South Half of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 28, Township 49 North, Range 31 West, in the City of Independence, Missouri and that the results of said survey and plat are shown hereon. We further certify that said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Division 2030 Chapter 16, Missouri Minimum Standards for Property Boundary Surveys and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Walter J. Pfeiffer
Walter J. Pfeiffer, Missouri P.L.S. No. 2008-000728

PREPARED BY:

RECORD PLAT
GRACE SUBDIVISION
CITY OF INDEPENDENCE
JACKSON COUNTY, MISSOURI



REVISIONS:

1 05/18/21 - Revised per city comments.

DRAWN BY: J.K.-NPW

CHECKED BY: W.J.P.

DATE: 04/29/2021

JOB NO: 218-6463

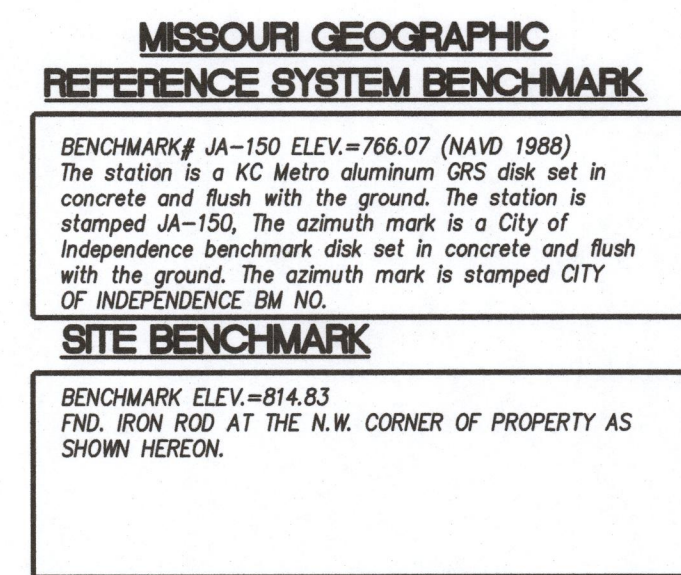
SHEET TITLE:

RECORD PLAT

SHEET NO.:

1 OF 3

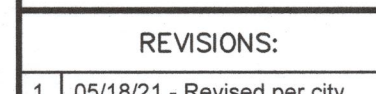
OF A TRACT OF LAND BEING LOCATED IN THE SOUTH 1/2 OF THE N.W. 1/4 AND THE S.W. 1/4 OF THE
N.E. 1/4 OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 31 WEST
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI
THIS PLAT CONTAINS 27.454 ACRES±



BY _____
Rebecca Behrens, City Clerk



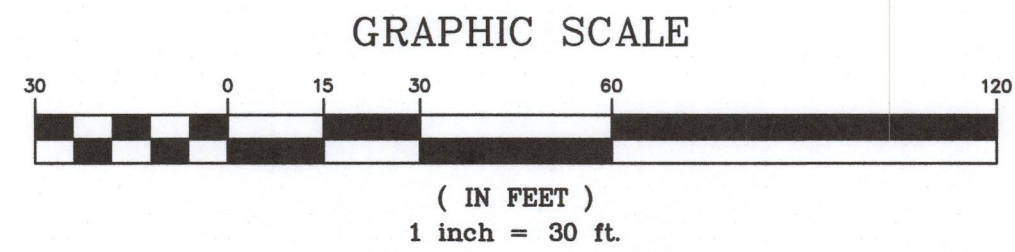
RECORD PLAT



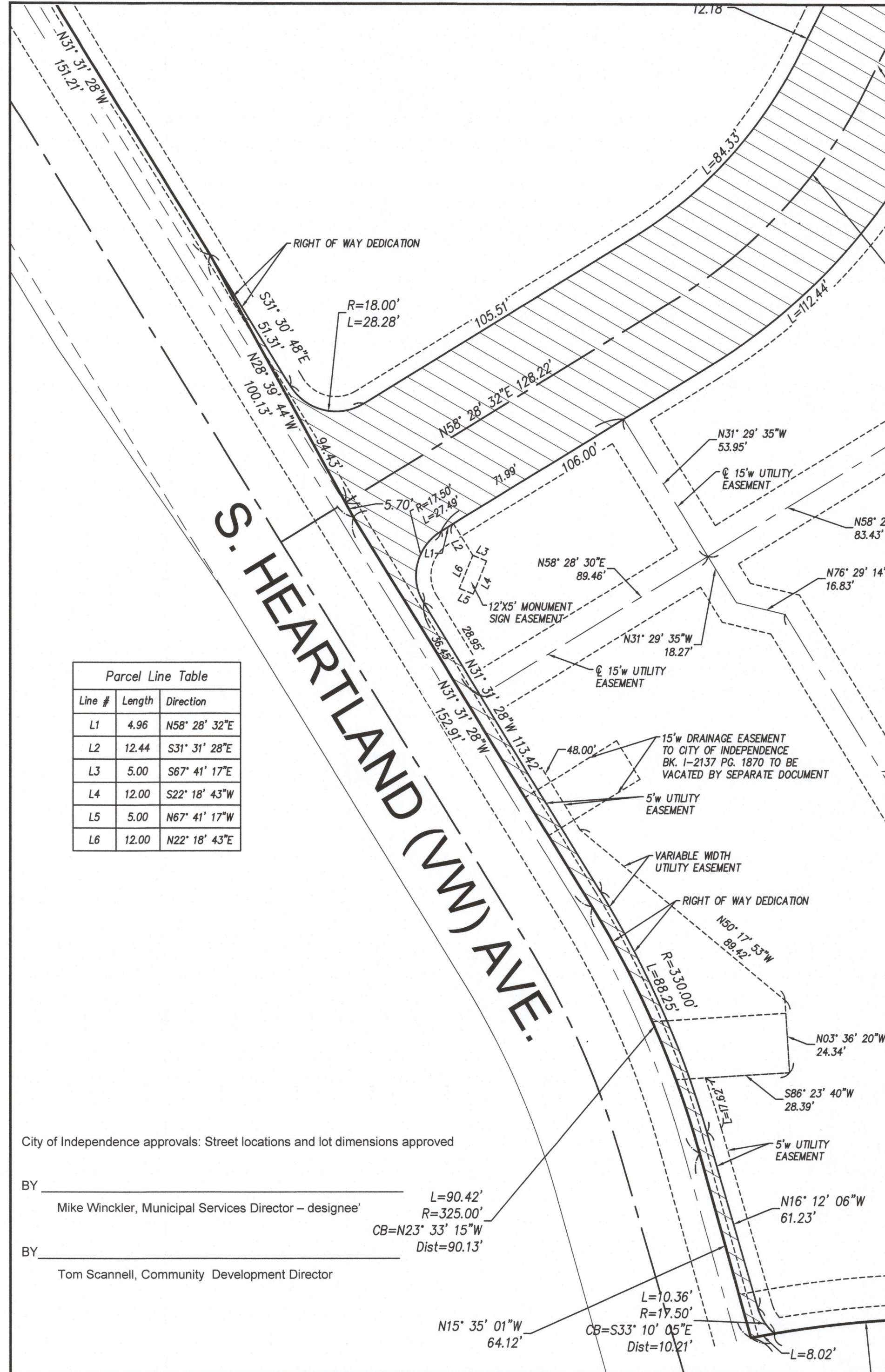
| | |
|------------|----------|
| DATE: | JOB NO: |
| 04/29/2021 | 218-6463 |

SHEET NO.: 2 OF 2

DRAWING FILE: C:\Users\jpl\Documents\Projects\Grace Subdivision\Grace Subdivision.dwg LAYOUT: Record Plat Details PLOTTED: May 26, 2021 10:52am PLOTTED BY: jpl



RIGHT OF WAY DEDICATION DETAIL

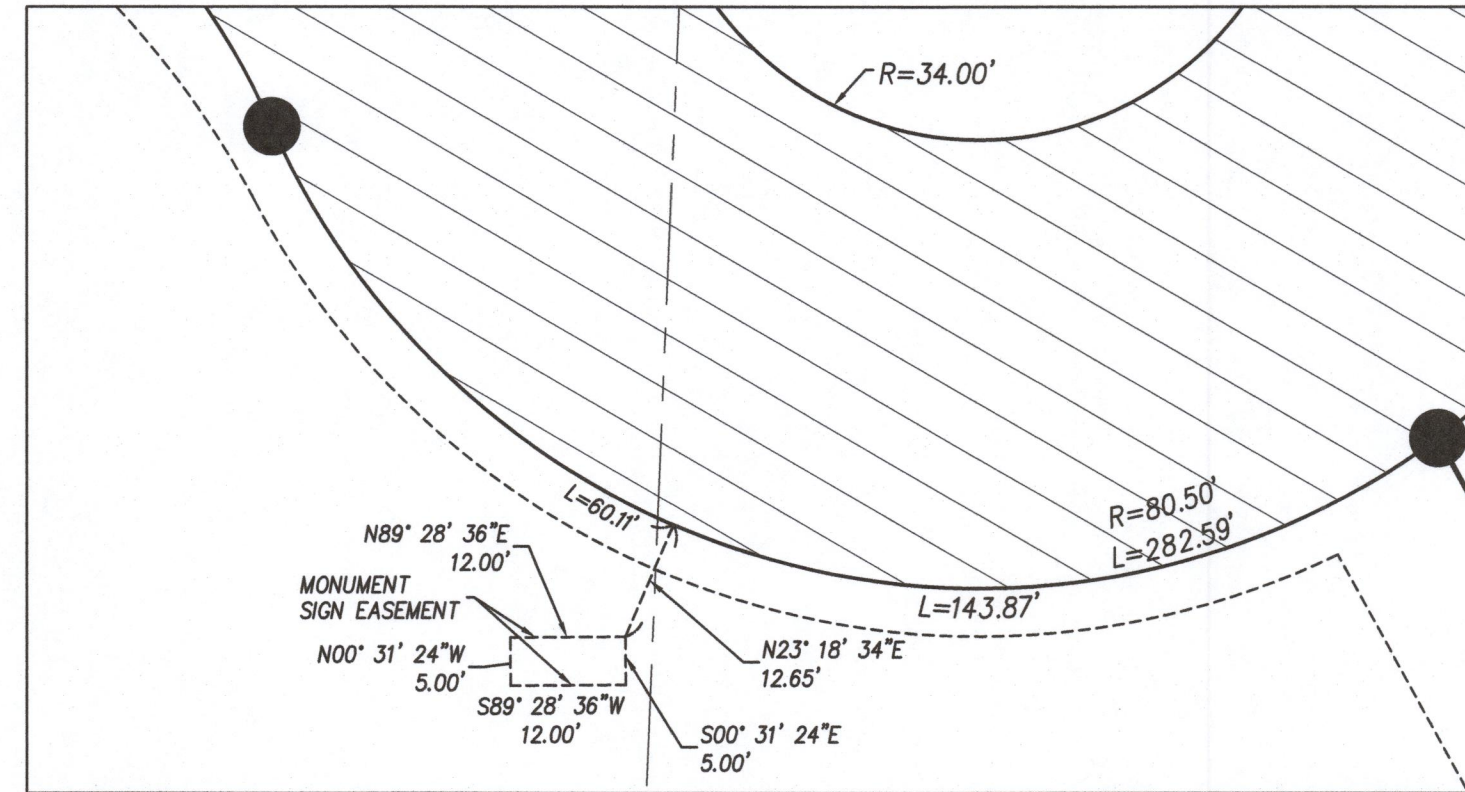


RIGHT-OF-WAY DETAIL

SCALE: 1"=30'

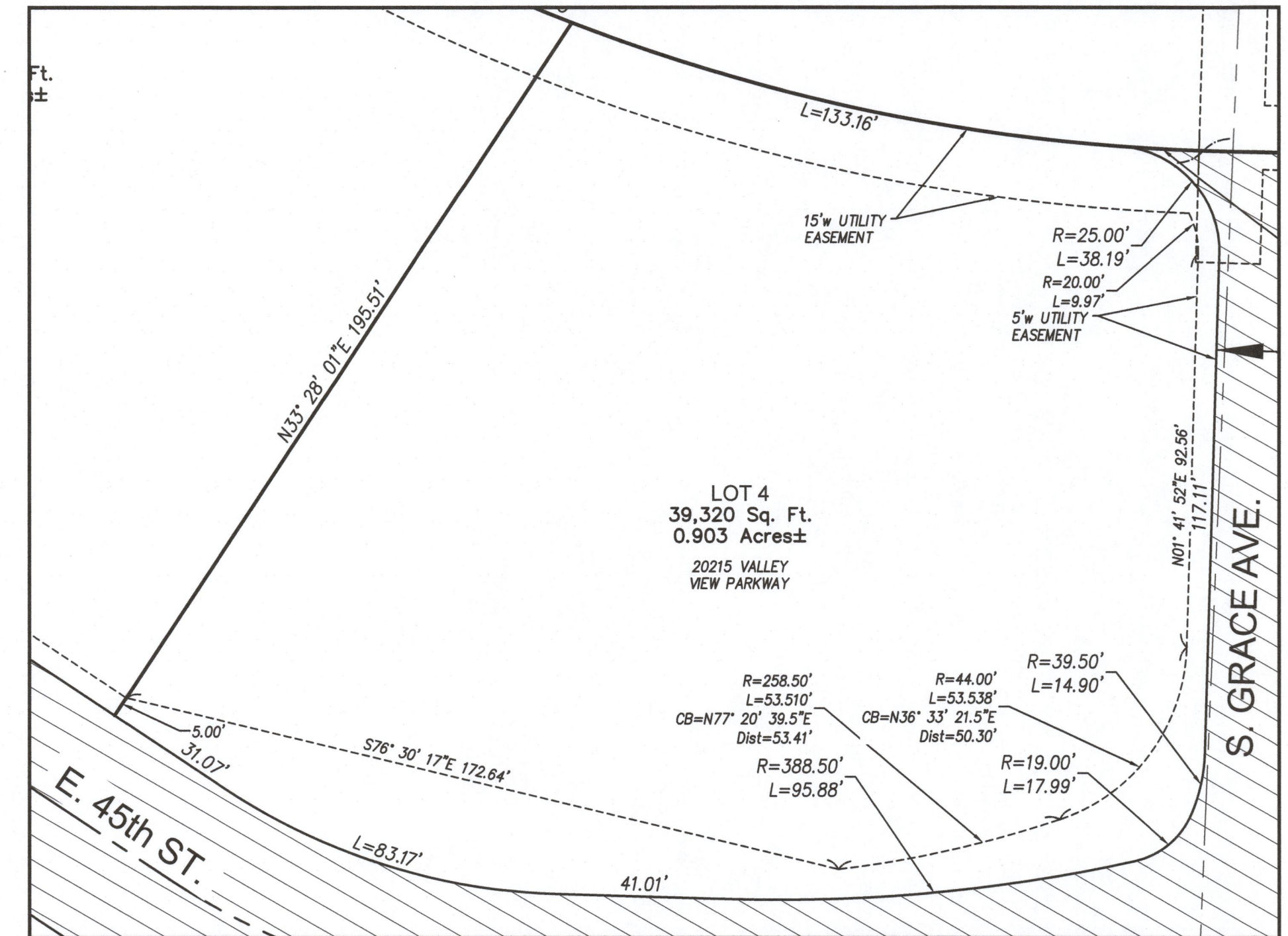
GRACE SUBDIVISION

OF A TRACT OF LAND BEING LOCATED IN THE SOUTH 1/2 OF THE N.W. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 31 WEST CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI THIS PLAT CONTAINS 27.454 ACRES±



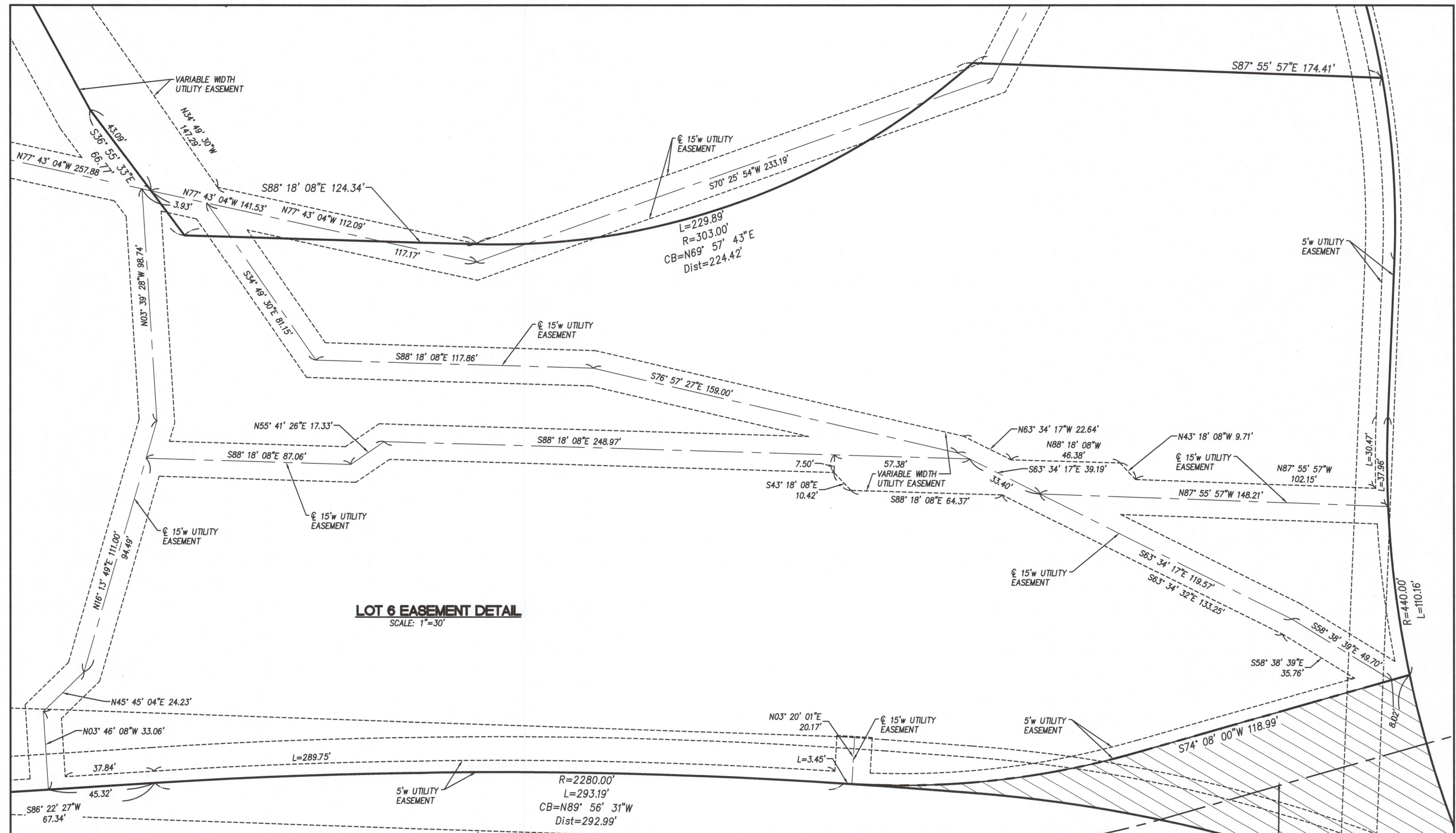
EAST MONUMENT SIGN EASEMENT DETAIL

SCALE: 1"=20'



LOT 4 EASEMENT DETAIL

SCALE: 1"=30'



LOT 6 EASEMENT DETAIL

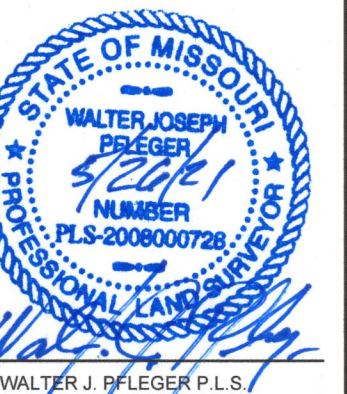
SCALE: 1"=30'

PREPARED BY:

RECORD PLAT

GRACE SUBDIVISION

CITY OF INDEPENDENCE
JACKSON COUNTY, MISSOURI



REVISIONS:

1 05/18/21 - Revised per city comments.

DRAWN BY: J.K.-NPW
CHECKED BY: W.J.P.
DATE: 04/29/2021
JOB NO: 218-6463

SHEET TITLE:

RECORD PLAT

SHEET NO.:

3 OF 3

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.