12-49-32
21-05-42855-1
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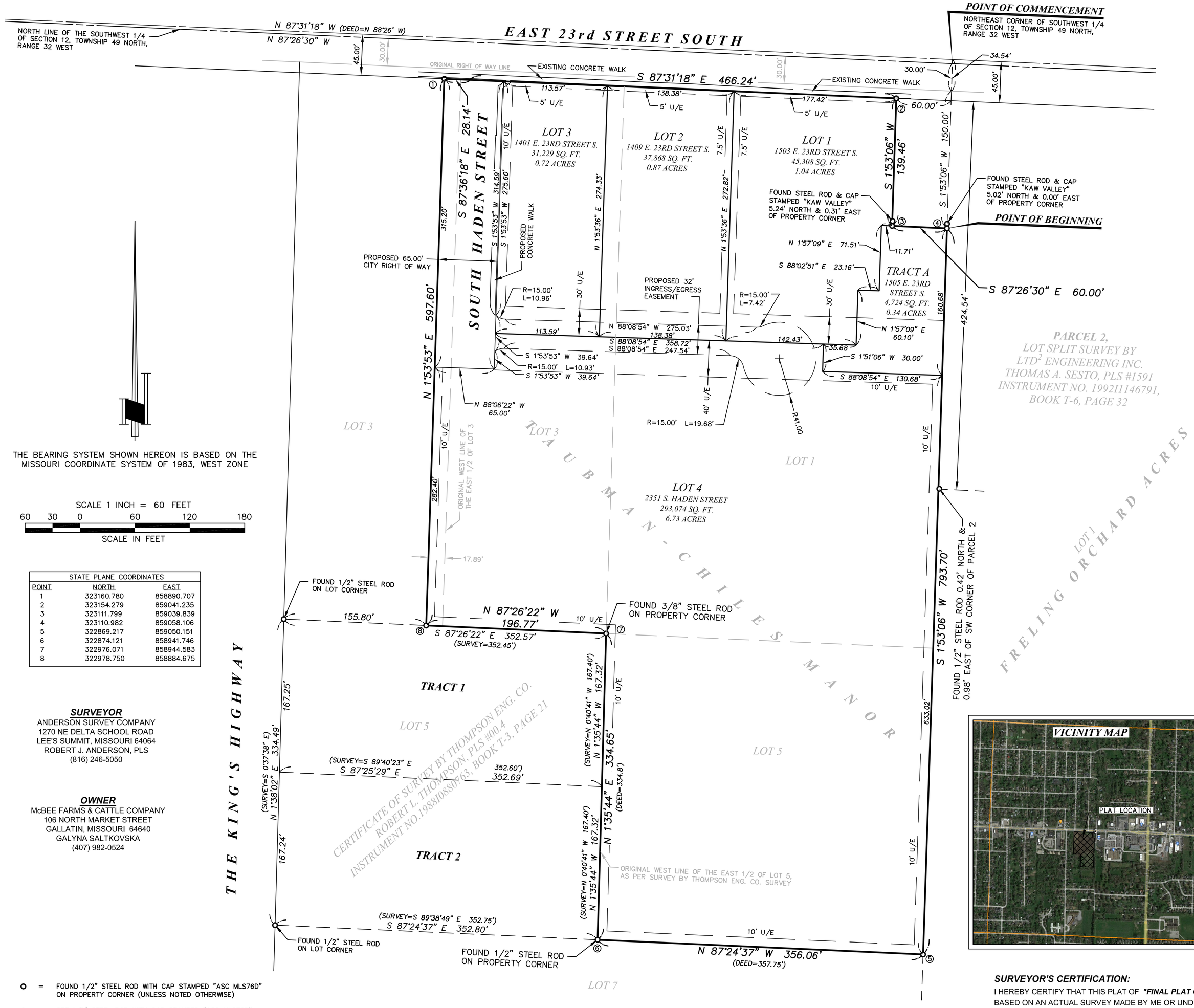
FINAL PLAT OF
"McBEE LANDING LOTS 1 THRU 4"
A SUBDIVISION OF PART OF LOTS 1, 3, & 5, TAUBMAN-CHILES MANOR IN SECTION 12, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN A SUBDIVISION IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI



THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE

SCALE 1 INCH = 60 FEET

60 30 0 60 120 180

SCALE IN FEET

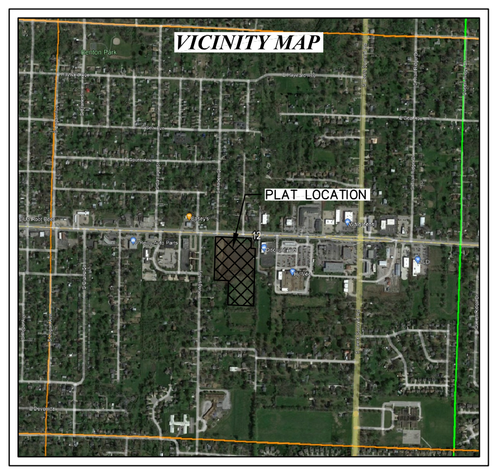
STATE PLANE COORDINATES		
POINT	NORTH	EAST
1	323160.780	858890.707
2	323154.279	859041.235
3	323111.799	859039.839
4	323110.982	859058.106
5	322869.217	859050.151
6	322874.121	858941.746
7	322976.071	858944.583
8	322978.750	858884.675

SURVEYOR
ANDERSON SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
ROBERT J. ANDERSON, PLS
(816) 246-5050

OWNER
McBEE FARMS & CATTLE COMPANY
106 NORTH MARKET STREET
GALLATIN, MISSOURI 64640
GALYNA SALTKOVSKA
(407) 982-0524

○ = FOUND 1/2" STEEL ROD WITH CAP STAMPED "ASC MLS76D" ON PROPERTY CORNER (UNLESS NOTED OTHERWISE)

● = SET 1/2" STEEL ROD WITH CAP STAMPED "ASC MLS76D" ON PROPERTY CORNER



DESCRIPTION:
ALL THAT PART OF LOTS 1, 3, AND 5, TAUBMAN-CHILES MANOR, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOW: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 49 NORTH, RANGE 32 WEST; THENCE SOUTH 1°-53'-06" WEST ALONG THE EAST LINE OF SAID 1/4 SECTION, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING SOUTH 1°-53'-06" WEST ALONG THE EAST LINE OF SAID 1/4 SECTION AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 1°-53'-06" WEST ALONG SAID EAST LINES AND THE EAST LINE OF SAID LOT 5, A DISTANCE OF 793.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 87°-24'-37" WEST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 356.06 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 5; THENCE NORTH 1°-35'-44" EAST ALONG SAID WEST LINE, A DISTANCE OF 334.65 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 87°-26'-22" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 196.77 FEET TO THE WEST LINE OF THE EAST ONE FOURTH OF AN ACRE OFF THE EAST SIDE OF THE WEST HALF OF SAID LOT 3; THENCE NORTH 1°-53'-53" EAST ALONG LAST SAID WEST LINE, A DISTANCE OF 597.60 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST 23RD STREET, AS NOW ESTABLISHED; THENCE SOUTH 87°-36'-18" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 28.14 FEET; THENCE SOUTH 87°-31'-18" EAST, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 466.24 FEET; THENCE SOUTH 1°-53'-06" WEST, A DISTANCE OF 139.46 FEET; THENCE SOUTH 87°-26'-30" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

PLAT DEDICATION:
THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS:

"FINAL PLAT OF McBEE LANDING LOTS 1 THRU 4"

EAST 23RD STREET SOUTH RIGHT OF WAY:
THE SOUTH RIGHT OF WAY LINE OF EAST 23RD STREET SOUTH, AS SHOWN HEREON, HAS BEEN ESTABLISHED BY THE FOLLOWING DOCUMENTS:
DOCUMENT NO. I-11022, BOOK I-33, PAGE 1932
DOCUMENT NO. I-11719, BOOK I-35, PAGE 1669
DOCUMENT NO. I-14262, BOOK I-42, PAGE 1361
DOCUMENT NO. I-24359, BOOK I-70, PAGE 288

RIGHT OF WAY/EASEMENT DEDICATION:
THE RIGHT OF WAY AND INGRESS/EGERESS EASEMENT SHOWN HEREON AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0284G, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

AREA:
THE SUBJECT PROPERTY CONTAINS 442,643 SQUARE FEET OR 10.162 ACRES, MORE OR LESS.

UTILITY EASEMENT DEDICATION:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF INDEPENDENCE, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTORS, ON BEHALF OF THEMSELVES, THEIR HEIRS, THEIR ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

IN WITNESS WHEREOF:
THE UNDERSIGNED PROPRIETOR(S) HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20_____.

_____ NAME
_____ NAME

NOTARY CERTIFICATION:

STATE OF _____)
) S.S.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF THE PREMISES HEREON, AND THAT SAID _____, ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

_____ NOTARY PUBLIC
_____ PRINTED NAME

APPROVED:
APPROVED BY THE CITY COUNCIL AND MAYOR OF THE CITY OF INDEPENDENCE, MISSOURI PURSUANT TO ORDINANCE NO. 17339.

_____ MIKE WINCKLER, MUNICIPAL SERVICES DIRECTOR - DESIGNEE — DATE

_____ REBECCA K. BEHRENS, CITY CLERK — DATE

_____ TOM SCANNELL, COMMUNITY DEVELOPMENT DIRECTOR — DATE

_____ VINCENT E. BRICE, JACKSON COUNTY ASSESSMENT DEPARTMENT — DATE

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT OF ***"FINAL PLAT OF McBEE LANDING LOTS 1 THRU 4"***, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

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F I N A L P L A T

ANDERSON
SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050
MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

ROBERT J. ANDERSON
PLS #2010000242

DRN. CWR	P.C.	CK. RJA	APP.