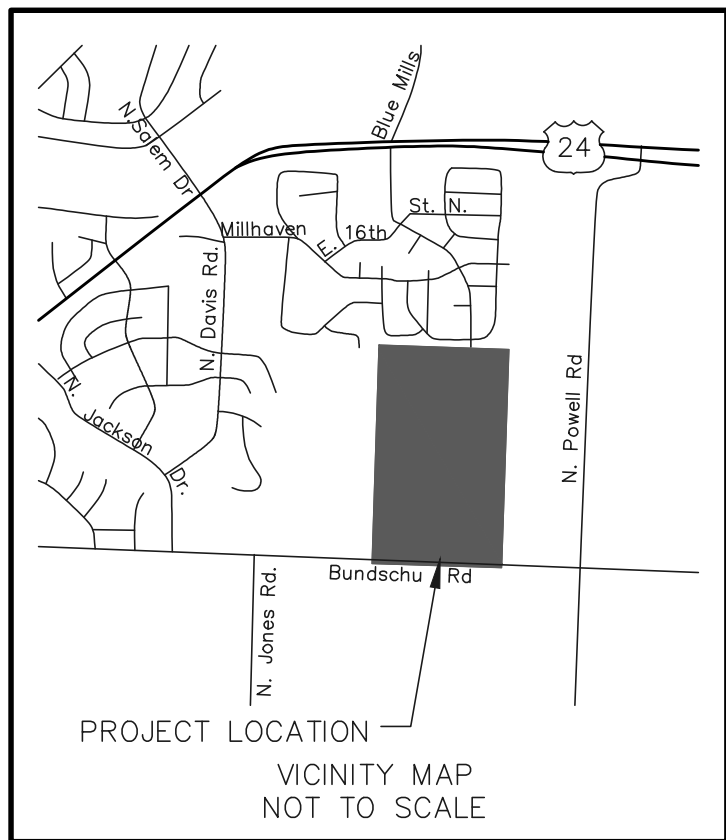


THE EAST 1/2 OF THE NW 1/4 OF SEC. 28 T2N 50N R3E 31W, A SUBDIVISION
OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.



PROPOSED		EXISTING		
●	Manhole	○		
●	Curb Inlet	⌘		
■	Field Inlet	△		
▲	Flared End Section	△		
■	Fire Hydrant	⌘		
⌘	Blow Off	⌘		
⌘	Water Valve	⌘		
⌘	Water Meter	⌘		
●	Straddle	○		
=====	4' Sidewalk	=====		
=====	2' Curb	=====		
				
HCR		Handicap Ramp	HCR	

LOT#	OWNER/ADDRESS
34	Juliana Bryon T. & Jill R. 1401 Old Mill Ct. Independence, MO. 64056
35	Cape Kent K. 1403 Old Mill Ct. Independence, MO. 64056
130	Kellis Michael D. & Katherine F. 1404 Holland Dr. Independence, MO. 64056
131	Hernandez Jorge H. & Veronica 1404 Holland Dr. Independence, MO. 64056
484	US SFE Asset Company 5 LLC 20307 E. 14th St. N. Independence, MO 64056
485	Harp Matthew E. & Jennifer 20305 E. 14th St. N. Independence, MO. 64056
486	Wilson Larry Raymond & Deborah S. 20307 E. 14th St. N. Independence, MO. 64056

LOT#	OWNER/ADDRESS
487	Howell Scott D. Jr. & Stacy A. 20301 S 14th St. N. Independence, MO 64056
535	Farmer Jared. 20225 E 14th St. N. Independence, MO 64056
536	Highland Scott A. 20221 E 14th St. N. Independence, MO 64056
537	D'Arcy Investments LLC 20219 E Burgess Rd Buckner, MO 64016
538	Oliver Gayle R. 20213 E 14th St. N. Independence, MO 64056
539	Schumacher George L. & Lisa M. 20209 E 14th St. N. Independence, MO 64056
540	Turner Travis L. & Trina D.. 20207 E 14th St. N. Independence, MO 64056

LOT#	OWNER/ADDRESS
541	Allison Joshua 20205 E 14th St. N. Independence, MO. 64056
542	Gotway Robert L. 20103 E 14th St. N. Independence, MO. 64056
543	Lloyd Clayton E. & Susan A. 20103 E 14th St. N. Independence, MO. 64056
544	Oliver Charles K. & Amanda L. 20101 E 14th St. N. Independence, MO. 64056
545	Jorgensen Benjamin & Diana 20095 E 14th St. N. Independence, MO. 64056
546	Andrews Michael D. 2013 S 17th Ter. N. Independence, MO. 64056
547	MacDonald Larry B. & Nancy 20001 E 14th St. N. Independence, MO. 64056

LOT#	OWNER/ADDRESS
548	Helm Bradley W. 1400 N Holland Dr. Independence, MO. 64056

CONSTRUCTION PHASE	# OF LOTS
PHASE 1	41 LOTS
PHASE 2	46 LOTS
PHASE 3	23 LOTS
PHASE 4	20 LOTS
PHASE 5	21 LOTS
PHASE 6	2 LOTS



LEGAL DESCRIPTION:
THE EAST HALF OF THE NORTHWEST QUARTER OF
SECTION 28, TOWNSHIP 50 NORTH, RANGE 31 WEST
OF THE 5TH PRINCIPAL MERIDIAN, INDEPENDENCE,
JACKSON COUNTY, MISSOURI, CONTAINING 80.4 ACRES,
MORE OR LESS.

DEVELOPER:
ANDACHTER-POLLARD DEVELOPMENT LLC
3030 S. CRENSHAW ROAD
INDEPENDENCE, MO. 64057
PH. 816-686-8800
FAX 816-795-6360

Designed by: TRP	Date: 5/18/2022
Dwn by: DJS	Project No. 22-5321
Submitted by: TRP	Plot scale: NA

File name: DJS 22-5321 TRP PrePlot.dwg

TIMBER CREEK RANCH

THE EAST 1/2 OF THE NW 1/4 OF
SEC. 28 T2N 50N R6E 31W,
A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.

BID DOCUMENTS	
ISSUE DATE	-/-/
No	Description

PRELIMINARY
PLAT

C1.0

NOT FOR
CONSTRUCTION
