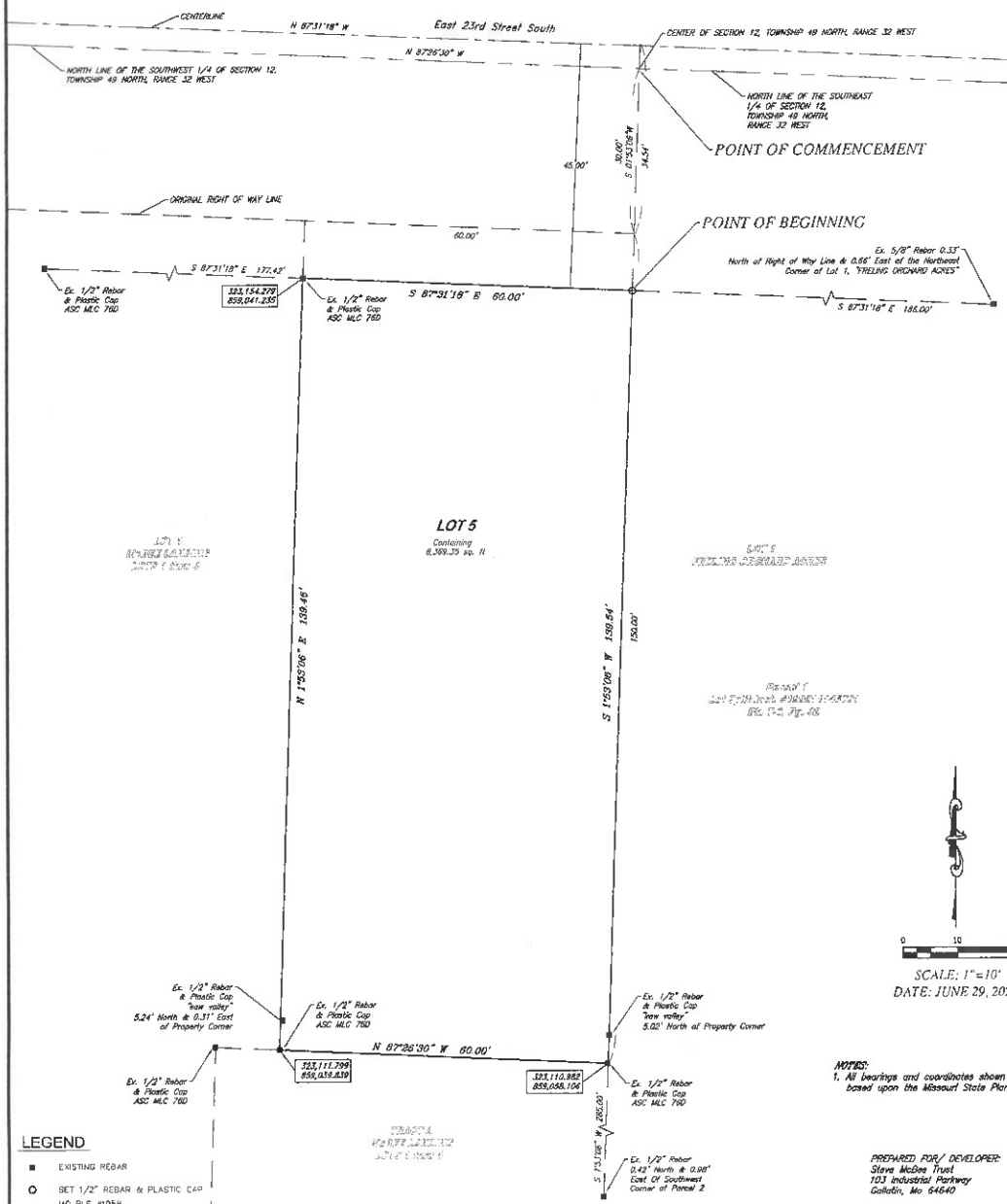
FINAL PLAT OF
McBEE LANDING LOT 5,
A SUBDIVISION IN THE CITY OF INDEPENDENCE, JACKSON COUNTY MISSOURI



DESCRIPTION:
All that part of Lot 1, TAUBMAN-CHILES MANOR, a subdivision in Independence, Jackson County, Missouri, described as follows: Commencing at the Northeast corner of the Southwest 1/4 of Section 12, Township 49 North, Range 32 West; thence S 1°53'06"W along the East line of said 1/4 Section, for 30.00 feet to the Northeast corner of said Lot 1 for the Point of Beginning; thence continue S 1°53'06"W along said East line for 150.00 feet to the Northeast corner TRACT A, McBee Landing Lots 1 thru 4; thence N 87°26'30"W for 60.00 feet to a corner of Lot 1, McBee Landing Lots 1 thru 4; thence N 1°53'06"E for 150.00 feet to the Northeast corner of Lot 1, McBee Landing Lots 1 thru 4; thence S 87°31'18"E for 60.00 feet to the Point of Beginning.

PLAT DEDICATION: The undersigned owner of the Property described herein has caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as:

"McBEE LANDING LOT 5"

EAST 23RD STREET SOUTH RIGHT OF WAY:
The South right-of-way of East 23rd Street South, as shown hereon has been established by the following documents:
Doc. No. I-11092, Book I-33, Page 1932
Doc. No. I-11719, Book I-35, Page 1669
Doc. No. I-11719, Book I-42, Page 1361
Doc. No. I-24139, Book I-70, Page 288

RIGHT OF WAY EASEMENT DEDICATION:
The right of Way and Ingress/egress 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 8,369.35 square feet or 0.19 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 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 TESTIMONY WHEREOF:
The undersigned proprietor(s) has caused these presents to be signed this _____ day of _____, 2022.

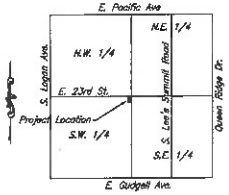
_____
Steve McBee - Trustee of Steve McBee Trust, dated May 20, 2002

Notary Certification
State of Missouri)
) S.S.
County of Jackson)

On this _____ day of _____, 2022, before me the undersigned Notary Public, personally appeared Steve McBee, to be personally known, who being by me duly sworn did say that he is the Trustee of Steve McBee Trust, and that said Steve McBee acknowledged said instrument to be his 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



SEC. 16, T-12, R-24

APPROVED:
Approved by the City Council and Mayor of the City of Independence, Missouri pursuant to Ordinance 17339.

_____ _____
Mike Winckler DATE
Municipal Services Director - Designee

_____ _____
Rebecca K. Behrens, City Clerk DATE

_____ _____
Tom Scannell, DATE
Community Development Director

_____ _____
Vincent E. Brice DATE
Jackson County Assessment Department

NOTES:
1. All bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System.

LEGEND
- ■ EXISTING REBAR
- O SET 1/2" REBAR & PLASTIC CAP MO PLS #1958

PREPARED FOR/ DEVELOPER:
Steve McBee Trust
103 Industrial Parkway
Gallatin, Mo 64640

Thomas Clemons Area Surveyors
28101 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
(816) 941-7557 survey@kcsr.com

I hereby certify that the within Plat of "McBEE LANDING LOT 5" subdivision is based upon 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 established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the extent of my professional knowledge and belief.

_____
THOMAS W. CLEMONS, MO. P.L.S. NO. 1958