

MINOR SUBDIVISION BCWC ESTATES LOTS 1 THRU 3

A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 49, RANGE 31, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI

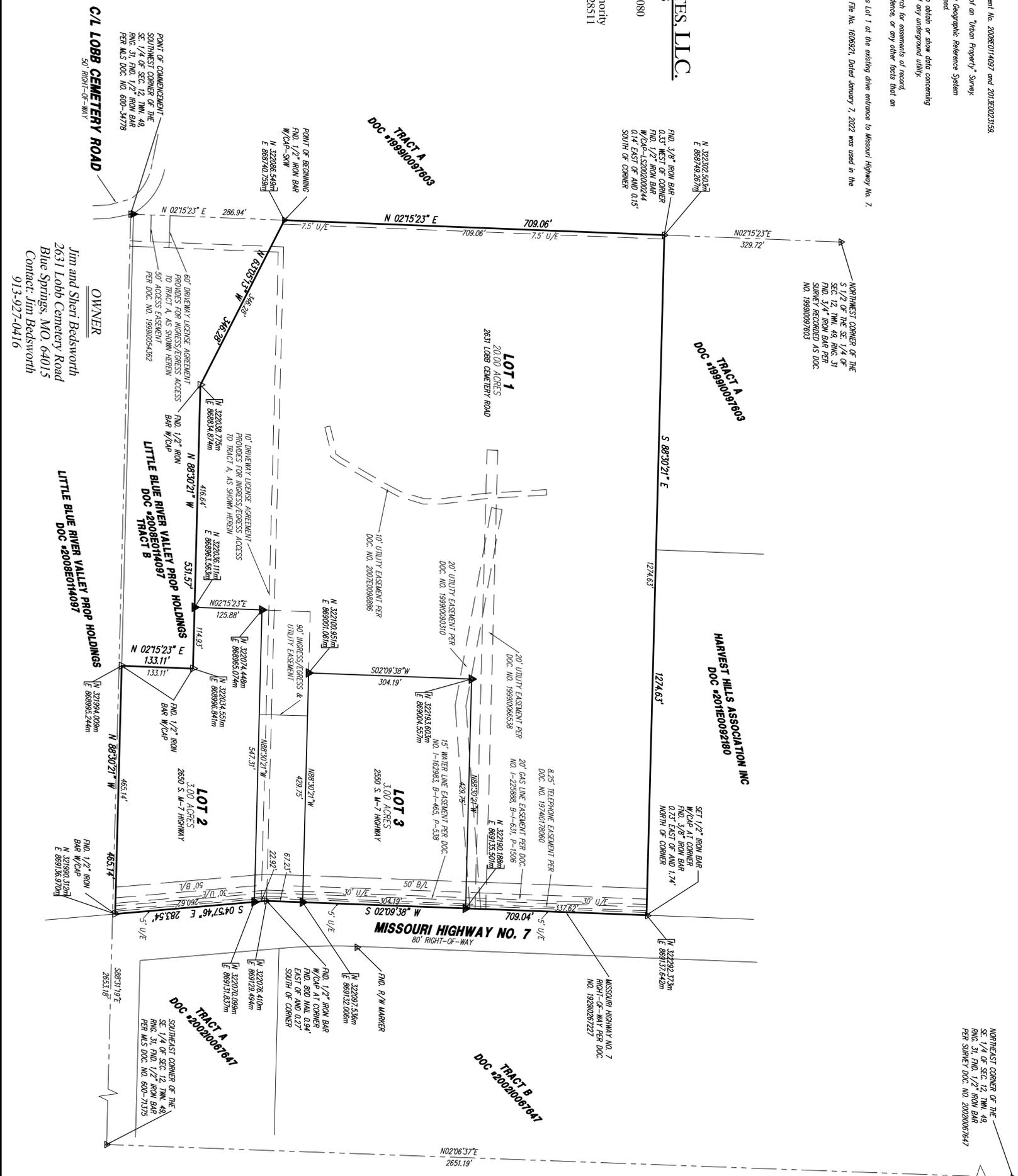
SURVEY NOTES:

1. Δ Denotes Found Monumentation as noted.
2. The Patent Tract for this Survey is recorded as Document No. 2008E014697 and 2013E023159.
3. This Survey meets or exceeds the accuracy standards of an "Urban Property" Survey.
4. Bearings and Coordinates are based on Jackson County Geographic Reference System Monument J4-6 2. A grid factor of 0.9999983 was used.
5. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any underground utility.
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
7. Lots 2 and 3 shall have rights of ingress/egress across Lot 1 at the existing drive entrance to Missouri Highway No. 7.
8. The report by First American Title Insurance Company, File No. 1608921, Dated January 7, 2022 was used in the preparation of this survey.

LADWIG & ASSOCIATES, LLC.

LAND SURVEYORS
33604 E. 235th Street
Pleasant Hill, Missouri 64080
816-309-6621

Missouri Certificate of Authority
Land Surveying - LS-2012028511



PROPERTY DESCRIPTION.
All that part of the Southeast quarter of Section 12, Township 49, Range 31, in the City of Independence, Jackson County, Missouri, more particularly described as:
Commencing at the Southwest corner of the Southeast quarter of said Section 12, thence North 02 degrees 13 minutes 23 seconds East, along the West line of said quarter section, a distance of 286.94 feet, to a point on the West line of said quarter section, a distance of 30 minutes 21 seconds East, a distance of 1274.63 feet, to a point on the West Right-of-Way line of Missouri Highway No. 7, as now established, thence South 02 degrees 09 minutes 38 seconds West, along said West Right-of-Way line, a distance of 709.06 feet, thence South 04 degrees 57 minutes 46 seconds East, along said West Right-of-Way line, a distance of 203.54 feet, thence North 88 degrees 30 minutes 21 seconds West, a distance of 4651.14 feet, thence North 02 degrees 15 minutes 23 seconds East, a distance of 1331.11 feet, thence North 88 degrees 30 minutes 21 seconds West, a distance of 531.57 feet, thence North 63 degrees 03 minutes 13 seconds West, a distance of 386.28 feet, to the Point of Beginning, containing 283.00 acres.

DEDICATION.
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "BCWC ESTATES".

All thoroughfares shown on this plat and not heretofore dedicated to public use, are hereby so dedicated. 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 conduits, water, gas and sewer mains, poles, wires and anchors and all or any of them upon those areas outlined on this plat and designated by the words "Utilities Easement" or abbreviated "U/E".

In testimony whereof, Sheri Lynn Bedsworth, Trustee of the Sheri Bedsworth Trust, Dated May 16, 2022, has caused these presents to be signed by this _____ day of _____, _____.

By: Sheri Lynn Bedsworth, Trustee

State of Missouri }
County of Jackson }

On this _____ day of _____, before me personally appeared Sheri Lynn Bedsworth, who being by me sworn did say that she is the Trustee of the Sheri Bedsworth Trust, Dated May 16, 2022, and that the foregoing instrument was signed by said Trustee and that said Trustee acknowledged said instrument to be the free act and deed of said Trust.

In witness whereof, I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

Notary Public _____

My commission expires: _____

APPROVED BY THE CITY COUNCIL AND MAYOR OF THE CITY OF INDEPENDENCE, MISSOURI PURSUANT TO ORDINANCE NO. 12339.

City Clerk - Scott Games-Lamp Director of Public Works - Timothy Gromling

Director of Planning - Tom Scannell Municipal Services City Engineer - Jaclyn White

APPROVED BY JACKSON COUNTY ASSESSOR.

By: _____ Date: _____

I hereby certify that the within plat of BCWC ESTATES is based on 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 adopted by the Missouri Board of Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources. I further certify that the above land is not subject to any other departmental or other laws, rules, regulations, orders, or ordinances and that I have complied with all State and City of INDEPENDENCE statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.



Brandon E. Ladwig, PLS 2008016633
MUSGRAVE & ZIEGLER, INC. SEAL AND THE SIGNATURE IN BLUE INK. THE PLAT IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.