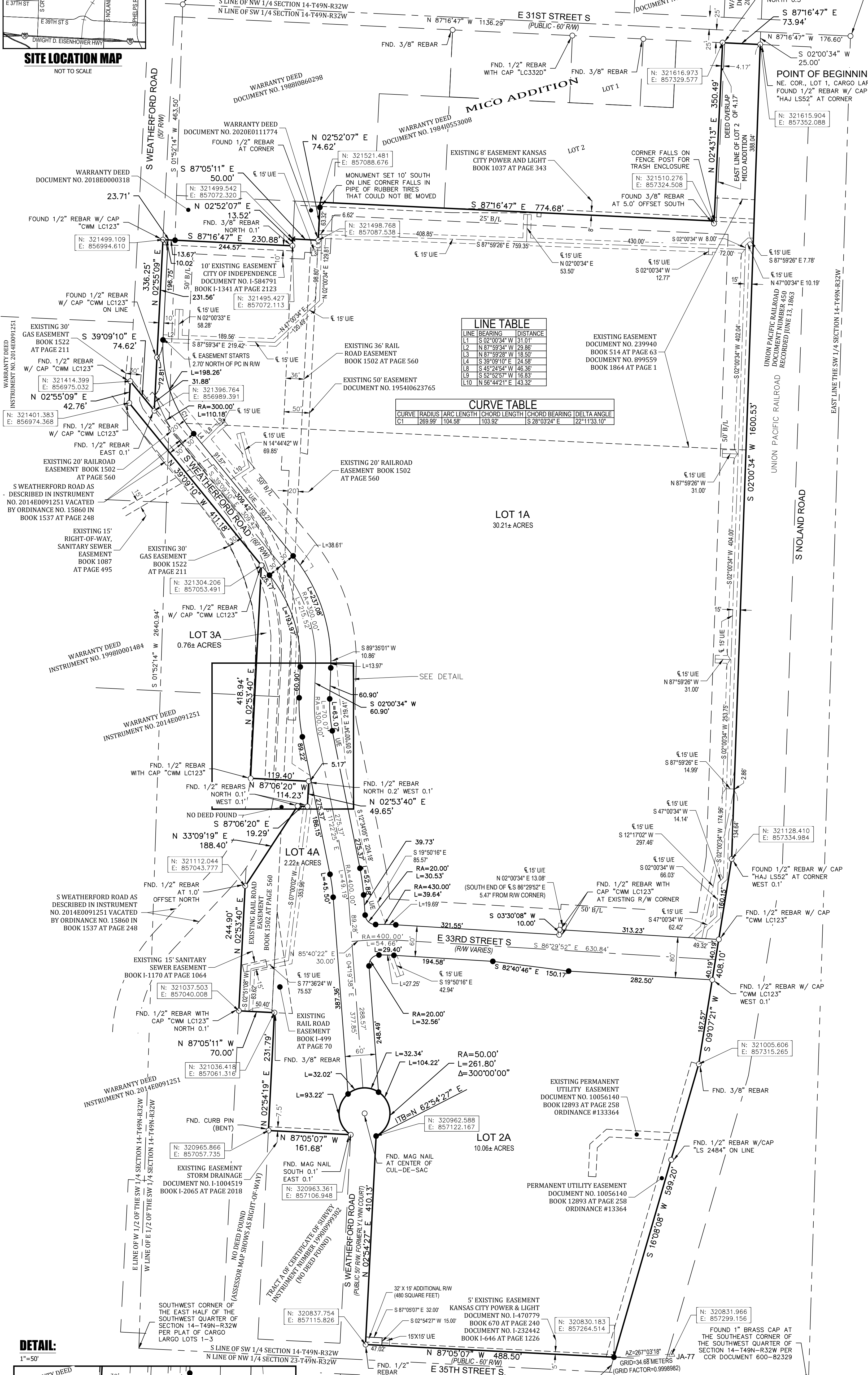
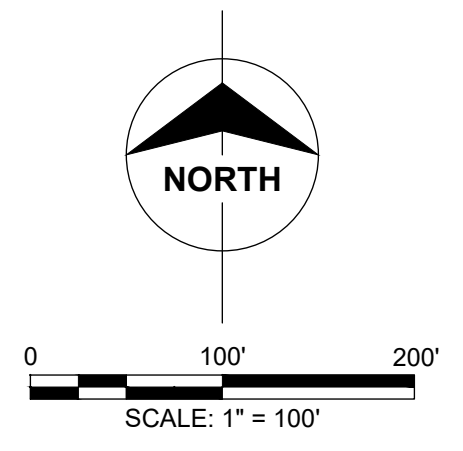


# FINAL PLAT CARGO LARGO REPLAT

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 49 NORTH, RANGE 32 WEST  
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI



LINE	BEARING	DISTANCE
L1	S 02°00'34" W	31.01'
L2	N 87°59'26" W	29.86'
L3	N 87°59'26" W	18.90'
L4	S 39°09'10" E	24.58'
L5	S 45°24'54" W	46.36'
L6	S 32°52'57" W	16.83'
L7	N 56°44'21" E	43.32'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	269.99'	104.58'	103.92'	S 28°03'24" E	22°11'33" 10"

**REFERENCE BEARING:**  
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-77" (N. 320831.965 METERS, E. 857299.156 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9998982 WAS USED.

- NOTES:**
- THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
  - DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - ONLY SETBACKS SHOWN ON THE RECORDED PLAT ARE GRAPHICALLY SHOWN. SETBACKS, HEIGHT AND BUILDING RESTRICTIONS OF RECORD OR DISCLOSED BY APPLICABLE ZONING AND BUILDING CODES ARE NOT SHOWN. THE ISSUE OF WHETHER OR NOT THERE ARE ZONING VIOLATIONS IS A LEGAL OR ADMINISTRATIVE MATTER AND NOT A SURVEY MATTER.
  - TITLE INFORMATION TAKEN FROM ALTA COMMITMENT FORM TITLE INSURANCE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-109990-KCTY, EFFECTIVE DATE: JANUARY 20, 2022, 2018 AT 8:00 A.M.
  - THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS INSTRUMENT NUMBER 2014E0042995 AND 2014E0042996 AT THE JACKSON COUNTY COURT, MISSOURI RECORDS.
  - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, ONLY THE DOCUMENTS REVIEWED WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.
  - ALL EASEMENTS BUILDING LINES AND RIGHT-OF-WAYS, DEDICATED BY THE PLAT OF CARGO LARGO LOTS 1-3 AND NOT SHOWN HEREON ARE HEREBY VACATED BY THE EXECUTION OF THIS PLAT.
  - TITLE COMMITMENT ITEM 28, IS A COURT ORDER RECORDED AS DOCUMENT NO. 20130026552 OF OFFICIAL RECORDS, THIS IS FOR A 20 WIDE EASEMENT LYING 10 FEET ON EACH SIDE OF AN EXISTING UTILITY LINE, THE EXACT LINE AND LOCATION OF THIS LINE IS UNKNOWN TO THIS SURVEYOR.

**FLOOD INFORMATION:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP NUMBERS 29095C0283G AND 29095C0291G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2021 AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**PROPERTY DESCRIPTION:**  
ALL OF CARGO LARGO, LOTS 1-3, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID CARGO LARGO, LOTS 1-3, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD, AS NOW ESTABLISHED; THENCE S 02°00'34" W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1600.53 FEET; THENCE S 09°07'21" W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 408.10 FEET; THENCE S 16°08'08" W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 599.20 FEET TO THE SOUTHWEST CORNER OF SAID CARGO LARGO, LOTS 1-3; THENCE N 87°05'07" W, ALONG THE SOUTH LINE OF SAID CARGO LARGO, LOTS 1-3, 488.50 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SOUTHWEST WEATHERFORD ROAD AS NOW ESTABLISHED; THENCE N 02°54'19" E, ALONG THE WEST LINE OF SAID CARGO LARGO, LOTS 1-3 AND ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 410.13 FEET TO A POINT ON A CUL-DE-SAC TERMINATING ARC; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND SAID WEST LINE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF N 62°54'27" E AN ARC DISTANCE OF 261.80 FEET; THENCE N 87°05'07" W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 161.68 FEET; THENCE N 02°54'19" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 231.79 FEET; THENCE N 87°05'11" W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 70.00 FEET; THENCE N 02°53'40" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 244.90 FEET; THENCE N 39°09'10" W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 188.40 FEET; THENCE N 87°05'07" W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 19.29 FEET; THENCE N 02°53'40" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 49.65 FEET; THENCE N 87°06'20" W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 114.23 FEET; THENCE N 02°53'40" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 418.94 FEET; THENCE N 39°09'10" W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 411.18 FEET; THENCE N 02°55'09" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 42.76 FEET; THENCE S 39°09'10" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 336.25 FEET; THENCE S 87°16'47" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 254.59 FEET; THENCE N 02°52'07" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 13.52 FEET; THENCE S 87°05'11" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET; THENCE N 02°52'07" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 74.62 FEET; THENCE S 87°16'47" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 774.68 FEET; THENCE N 02°53'10" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 350.49 FEET TO THE NORTHEAST CORNER OF SAID CARGO LARGO, LOTS 1-3; THENCE S 87°16'47" E ALONG THE NORTH LINE OF SAID CARGO LARGO, LOTS 1-3, A DISTANCE OF 73.94 FEET TO THE POINT OF BEGINNING, CONTAINING 46.50 ACRES, MORE OR LESS.

**EASEMENTS:**  
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, GAS MAINS, WATER MAINS, SEWER LINES, POLES, WIRES, ANCHORS AND SURFACE DRAINAGE AND ALL OR ANY OF THEM OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENT" OR BY THE ABBREVIATION "UE" ON THE ACCOMPANYING PLAT. AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "GRADING" AND "DRAINAGE" EASEMENTS OR BY THE ABBREVIATION "DE" ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSE OF STORM WATER DRAINAGE WAYS, GRADING, OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING AND REPLACING STORM WATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATION APPROVED BY THE CITY ENGINEERING DEPARTMENT. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION TO THE GRADES OR CONTOURS IN SAID DRAINAGE OR GRADING EASEMENTS WITHOUT THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT.

**RIGHT-OF-WAY:**  
STREET RIGHT-OF-WAY SHOWN ON THE ACCOMPANYING PLAT NOT HERETOFORE DEDICATED TO PUBLIC USE IS HEREBY DEDICATED.

**BUILDING LINES:**  
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY.

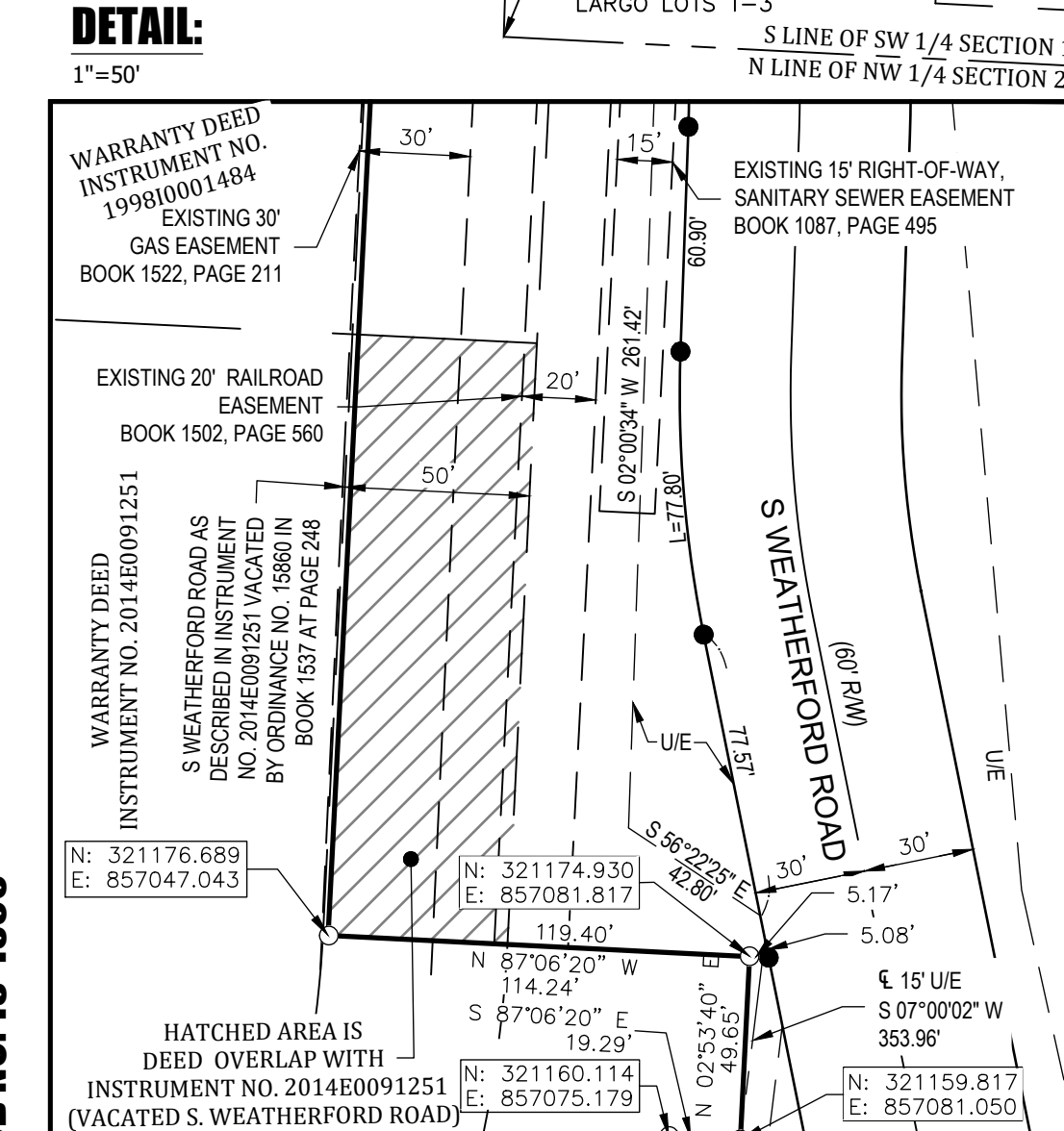
**DEDICATION:**  
THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "CARGO LARGO REPLAT".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETOR(S) OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

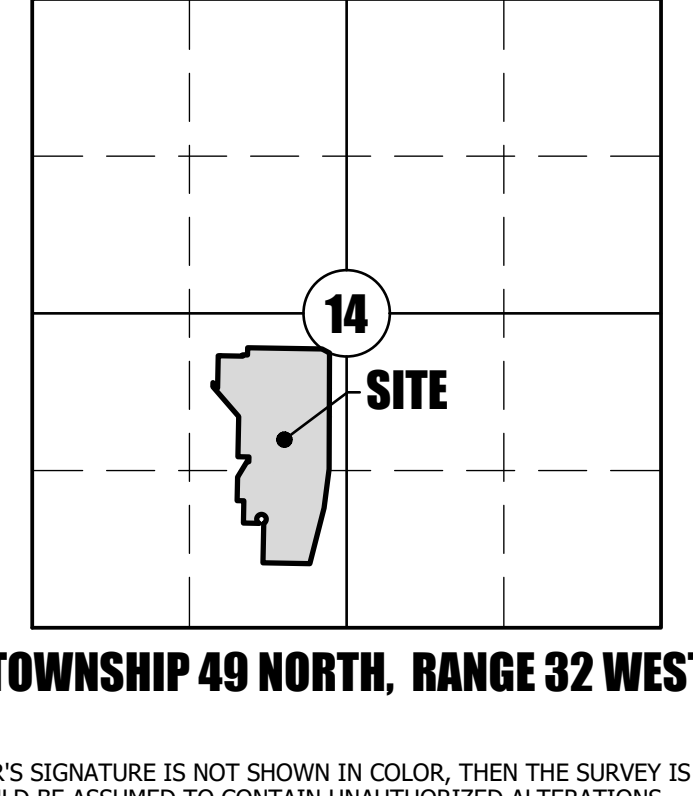
D & J REALTY HOLDINGS, LLC  
MANAGING MEMBER \_\_\_\_\_  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, MANAGING MEMBER OF D & J REALTY HOLDINGS, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY THE AUTHORITY OF ITS MEMBERS AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF: I HAVE HERETO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_  
**CITY OF INDEPENDENCE APPROVALS:**  
APPROVED BY THE CITY COUNCIL AND MAYOR OF THE CITY OF INDEPENDENCE, MISSOURI PURSUANT TO ORDINANCE NO. \_\_\_\_\_  
\_\_\_\_\_  
MUNICIPAL SERVICES DIRECTOR  
DESIGNEE  
\_\_\_\_\_  
TOM SCANNELL - COMMUNITY DEVELOPMENT DIRECTOR  
\_\_\_\_\_  
REBECCA K. BEHRENS - CITY CLERK  
\_\_\_\_\_  
APPROVED BY JACKSON COUNTY ASSESSOR \_\_\_\_\_



- LEGEND:**
- FOUND MONUMENT, AS NOTED
  - SET 1/2" BAR WITH CAP "POWELL CWM NO 123 KS 36" UNLESS OTHERWISE NOTED
  - R RECORD DIMENSION
  - M MEASURED DIMENSION
  - L ARC LENGTH
  - FND. FOUND
  - RW RIGHT-OF-WAY
  - UE UTILITY EASEMENT
  - RW RIGHT-OF-WAY
  - BL BUILDING LINE
  - CL CENTERLINE
  - PC POINT OF CURVATURE



**PREPARED FOR**  
KESSENGER HUNTER  
2600 GRAND BOULEVARD, SUITE 700  
KANSAS CITY, MISSOURI 64108

**FINAL PLAT  
CARGO LARGO REPLAT**  
PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 49 NORTH, RANGE 32 WEST  
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

I HEREBY CERTIFY: THAT THIS FINAL PLAT 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 ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.

3200 S. State Route 291, Bldg. 1  
Independence, MO 64057  
816.373.4800 | powellcwm.com

Certificates of Authority  
Architecture: MO 310 | KS 73  
Engineering: MO 4 | KS 241  
Land Surveying: MO 123 | KS 36

**POWELL CWM**  
ARCHITECTURE/ENGINEERING/SURVEYING

NICHOLAS R. MILLER, PLS  
LS 2016000167

DATE	JOB NO.	FIELD BY	DRAWN BY	CHECKED BY	CLASSIFICATION	SHEET NO.
08/17/2022	18-1896	LS/TA	WDE	JMP	URBAN	1 OF 1

JOB NO: 18-1896

IF THE SURVEYOR'S SIGNATURE IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THIS CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.