EXISTING CONDITIONS

Topographic Survey

Mid-Continent Public Library Independence Branch - Little Blue Parkway & South Heartland Drive

A tract of land lying in the Northwest Quarter of Section 28, Township 49 North,
Range 31 West, in the City of Independence, Jackson County, Missouri

CONTROL NOTES

Control: Horizontal & Vertical Control is based on the MoDOT Continuously Operating GNSS Network, Missouri Coordinate System 1983, West Zone, Metro Control Point JA–150.

Coordinate Datum: State Plane Bearings, Grid Distances, US Survey Feet

JA–150
KC Metro GRS Control Aluminum Disk, set in concrete flush with the ground and stamped JA–150, 2000.
N: 319281.220 (m) N: 1047508.449 (ft)
E: 863782.026 (m) E: 2833924.835 (ft)
Elev. = 766.07' (NAVD'88)

Olsson Control Points

Olsson Control Point #100:
Set chiseled "X" cut on nose of concrete curb island, 1.00'± Northwest of the ℄ of Little Blue Parkway, 921'± Southwest of the ℄ of South Heartland Drive.
N: 1043790.255
E: 2831755.733
ELEV. = 828.94' (NAVD'88)
Reference Ties:
1. 60.72' North to the SW corner of a "Monterey Park" brick sign.
2. 42.39' Northwest to the center of a storm manhole for curb inlet #50439.
3. 52.46' South to the center of a storm manhole for curb inlet #50002.
4. 7.85' Southwest to the center of a light pole.

Olsson Control Point #101:
Set 1/2" Rebar w/ Olsson Control Cap, 58'± Southeast of the ℄ of Little Blue Parkway, 30'± Southeast of the ℄ of South Heartland Drive.
N: 1044232.182
E: 2832600.634
ELEV. = 814.75' (NAVD'88)
Reference Ties:
1. 3.42' Northwest to the center of a pedestrian crossing sign.
2. 10.50' North to the Northwest corner of a concrete pad.
3. 30.10' Southwest to the ℄ of South Heartland Drive.

CONTROL NOTES

Olsson Control Point #102:
Set 1/2" Rebar w/ Olsson Control Cap, 330'± Southeast of the ℄ of Little Blue Parkway, 43'± Northeast of the ℄ of South Heartland Drive.
N: 1044003.717
E: 2832755.398
ELEV. = 793.62' (NAVD'88)
Reference Ties:
1. 41.30' Southwest of the ℄ of South Heartland Drive.
2. 29.45' Northwest to the ℄ of East 45th Street.
3. 37.32' Northeast to the center of a light pole.
4. 15.85' Southeast to the Northwest corner of a concrete pad for a sign.

Olsson Control Point #103:
Set 1/2" Rebar w/ Olsson Control Cap, 33'± North of Southeast of the ℄ of South Valley View Road, 38'± East of the ℄ of South Heartland Drive.
N: 1043739.634
E: 2832873.750
ELEV. = 792.74' (NAVD'88)
Reference Ties:
1. 37.20' West to the ℄ of South Heartland Drive.
2. 10.00' South to the center of a stop sign.
3. 31.70' South to the ℄ of South Valley View Road
4. 2.90' South to the North edge of a concrete sidewalk.

OLSSON BENCHMARK INFORMATION:

Olsson Bench Mark #1:
Elevation=822.65' (NAVD'88)
Set chiseled square cut in the center of a concrete median island, 9.50'± Southeast of the ℄ of Little Blue Parkway, 580'± Southwest of the ℄ of South Heartland Drive.

Olsson Bench Mark #2:
Elevation=792.27' (NAVD'88)
Set railroad spike in the the North face of a power pole, 29'± South of the ℄ of Little Blue Parkway, 21'± East of the ℄ of South Valley View Road.

UTILITY NOTES

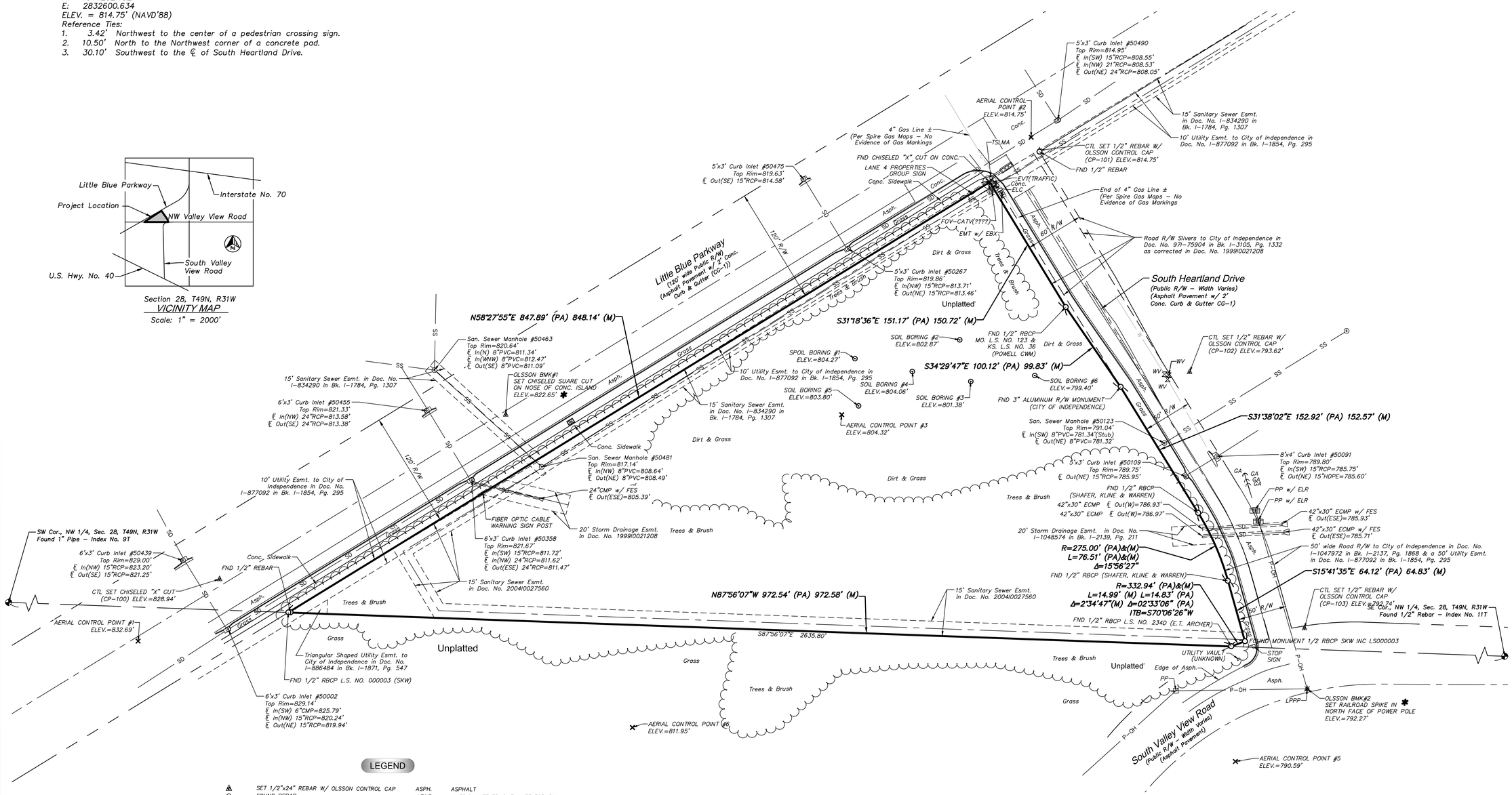
Utilities shown have been located from field survey information, together with obtained records. The Surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in–service or abandoned. The Surveyor further does not warrant that the utilities shown are in the exact location indicated. Locates are in compliance with Subsurface Utility Engineering Quality Level "B", and were through the Missouri One–Call System. No Private Utilities were located.

Utilities were ordered to be located through Missouri One Call per One–Call Ticket #220751323. Due to a lack of response from certain utility companies a second One–Call was made per One–Call Ticket ##221610459. The companies listed on the ticket are: AT&T Distribution; Comcast Cable Communications; Independence Power & Light, Water & Sewer; Spire Missouri West and Verizon (Formerly MCI Communications).

Note:
Any boundary or easement information shown is for graphical purposes only, and is not to be relied upon for exact locations.

No evidence was found of ANY utility markings on the subject premises.

VICINITY MAP
Scale: 1" = 2000'


Little Blue Parkway
(120' wide Public R/W)
(Asphalt Pavement w/ 2' Conc. Curb & Gutter (CG-1))
South Heartland Drive
(Public R/W – Width Varies)
(Asphalt Pavement w/ 2' Conc. Curb & Gutter CG-1)
South Valley View Road
(Public R/W – Width Varies)
(Asphalt Pavement)
N58°27'55"E 847.89' (PA) 848.14' (M)
S31°18'36"E 151.17' (PA) 150.72' (M)
S34°29'47"E 100.12' (PA) 99.83' (M)
S31°38'02"E 152.92' (PA) 152.57' (M)
S15°41'35"E 64.12' (PA) 64.83' (M)
N87°56'07"W 972.54' (PA) 972.58' (M)
S87°56'07"E 2635.80'
R=275.00' (PA)&(M)
L=76.51' (PA)&(M)
Δ=15°56'27"
R=332.94' (PA)&(M)
L=14.99' (M) L=14.83' (PA)
Δ=2°34'47"(M) Δ=02°33'06" (PA)
ITB=S70°06'26"W
5'x3' Curb Inlet #50490
Top Rim=814.95'
℄ In(SW) 15"RCP=808.55'
℄ In(NW) 21"RCP=808.53'
℄ Out(NE) 24"RCP=808.05'
5'x3' Curb Inlet #50475
Top Rim=819.63'
℄ Out(SE) 15"RCP=814.58'
5'x3' Curb Inlet #50267
Top Rim=819.86'
℄ In(NW) 15"RCP=813.71'
℄ Out(NE) 15"RCP=813.46'
6'x3' Curb Inlet #50455
Top Rim=821.33'
℄ In(NW) 24"RCP=813.58'
℄ Out(SE) 24"RCP=813.38'
6'x3' Curb Inlet #50439
Top Rim=829.00'
℄ In(NW) 15"RCP=823.20'
℄ Out(SE) 15"RCP=821.25'
6'x3' Curb Inlet #50358
Top Rim=821.67'
℄ In(SW) 15"RCP=811.72'
℄ In(NW) 24"RCP=811.62'
℄ Out(ESE) 24"RCP=811.47'
6'x3' Curb Inlet #50002
Top Rim=829.14'
℄ In(SW) 6"CMP=825.79'
℄ In(NW) 15"RCP=820.24'
℄ Out(NE) 15"RCP=819.94'
San. Sewer Manhole #50463
Top Rim=820.64'
℄ In(N) 8"PVC=811.34'
℄ In(NW) 8"PVC=812.47'
℄ Out(SE) 8"PVC=811.09'
San. Sewer Manhole #50481
Top Rim=817.14'
℄ In(NW) 8"PVC=808.64'
℄ Out(NE) 8"PVC=808.49'
San. Sewer Manhole #50123
Top Rim=791.04'
℄ In(SW) 8"PVC=781.34'(Stub)
℄ Out(NE) 8"PVC=781.32'
5'x3' Curb Inlet #50109
Top Rim=789.75'
℄ Out(NE) 15"RCP=785.95'
8'x4' Curb Inlet #50091
Top Rim=789.80'
℄ In(SW) 15"RCP=785.75'
℄ Out(NE) 15"HDPE=785.60'
OLSSON BMK#1
SET CHISELED SUARE CUT ON NOSE OF CONC. ISLAND
ELEV.=822.65'
OLSSON BMK#2
SET RAILROAD SPIKE IN NORTH FACE OF POWER POLE
ELEV.=792.27'
AERIAL CONTROL POINT #1
ELEV.=832.69'
AERIAL CONTROL POINT #2
ELEV.=814.75'
AERIAL CONTROL POINT #3
ELEV.=804.32'
AERIAL CONTROL POINT #5
ELEV.=790.59'
AERIAL CONTROL POINT #6
ELEV.=811.95'
SOIL BORING #1
ELEV.=804.27'
SOIL BORING #2
ELEV.=802.87'
SOIL BORING #3
ELEV.=801.38'
SOIL BORING #4
ELEV.=804.06'
SOIL BORING #5
ELEV.=803.80'
SOIL BORING #6
ELEV.=799.40'
SW Cor., NW 1/4, Sec. 28, T49N, R31W
Found 1" Pipe – Index No. 9T
SE Cor., NW 1/4, Sec. 28, T49N, R31W
Found 1/2" Rebar – Index No. 11T
FOUND MONUMENT 1/2 RBCP SKW INC LS000003
CTL SET CHISELED "X" CUT (CP–100) ELEV.=828.94'
CTL SET 1/2" REBAR W/ OLSSON CONTROL CAP (CP–101) ELEV.=814.75'
CTL SET 1/2" REBAR W/ OLSSON CONTROL CAP (CP–102) ELEV.=793.62'
CTL SET 1/2" REBAR W/ OLSSON CONTROL CAP (CP–103) ELEV.=792.74'
FND 1/2" REBAR
FND 1/2" RBCP L.S. NO. 000003 (SKW)
FND 1/2" RBCP L.S. NO. 2340 (E.T. ARCHER)
FND 1/2" RBCP (SHAFER, KLINE & WARREN)
FND 1/2" RBCP MO. L.S. NO. 123 & KS. L.S. NO. 36 (POWELL CWM)
FND 3" ALUMINUM R/W MONUMENT (CITY OF INDEPENDENCE)
15' Sanitary Sewer Esmt. in Doc. No. I–834290 in Bk. I–1784, Pg. 1307
10' Utility Esmt. to City of Independence in Doc. No. I–877092 in Bk. I–1854, Pg. 295
15' Sanitary Sewer Esmt. in Doc. No. 200410027560
20' Storm Drainage Esmt. in Doc. No. 1999I0021208
20' Storm Drainage Esmt. in Doc. No. I–1048574 in Bk. I–2139, Pg. 211
Road R/W Slivers to City of Independence in Doc. No. 97I–75904 in Bk. I–3105, Pg. 1332 as corrected in Doc. No. 1999I0021208
50' wide Road R/W to City of Independence in Doc. No. I–1047972 in Bk. I–2137, Pg. 1868 & a 50' Utility Esmt. in Doc. No. I–877092 in Bk. I–1854, Pg. 295
Triangular Shaped Utility Esmt. to City of Independence in Doc. No. I–886484 in Bk. I–1871, Pg. 547
24"CMP w/ FES ℄ Out(ESE)=805.39'
42"x30" ECMP w/ FES ℄ Out(ESE)=785.93'
42"x30" ECMP w/ FES ℄ Out(ESE)=785.71'
42"x30" ECMP ℄ Out(W)=786.93'
42"x30" ECMP ℄ Out(W)=786.97'
FIBER OPTIC CABLE WARNING SIGN POST
4" Gas Line ± (Per Spire Gas Maps – No Evidence of Gas Markings
End of 4" Gas Line ± (Per Spire Gas Maps – No Evidence of Gas Markings
FND CHISELED "X" CUT ON CONC.
LANE 4 PROPERTIES GROUP SIGN
Conc. Sidewalk
TSLMA
EVT(TRAFFIC)
FOV–CATV(????)
EMT w/ EBX
PP w/ ELR
PP w/ ELR
STOP SIGN
UTILITY VAULT (UNKNOWN)
Edge of Asph.
Dirt & Grass
Trees & Brush
Grass
Asph.
Unplatted
Conc.
Conc. ELC
Conc. Sidewalk
Trees & Brush
Dirt & Grass
Grass
Asph.
Unplatted
Trees & Brush
Grass
Trees & Brush
Unplatted
Dirt & Grass
Trees & Brush
Grass
Asph.
Unplatted
Trees & Brush
Grass
Asph.
Unplatted
Trees & Brush
Grass
Asph.
Unplatted