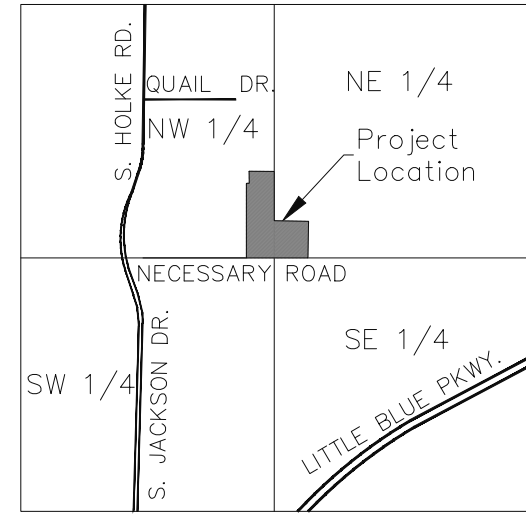


**Final Plat
LITTLE BLUE ESTATES, 1ST PLAT
IN THE NE 1/4 & NW 1/4, SECTION 9-T49N-R31W
INDEPENDENCE, JACKSON COUNTY, MISSOURI**



LOCATION MAP
SECTION
9-T49N-R31W
Scale 1" = 2000'

PLAT NOTES

1. Tract A shall be common area and shall be owned and maintained by the Little Blue Estates Homes Association.

SURVEYOR'S NOTES

- A current Title Commitment had not been provided by the owners as of the date of issuance of this Plat of Survey. This company has made no 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.
- Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD-83), West Zone, holding the South line of the NW 1/4 of Section 9, Township 49 North, Range 31 West as North 88°12'54" West.
- Record Sources Include The Following:
 - Subdivision Plats: Replat of Lot 1 of ISD East Elementary Center, ISD East Elementary Center, Lot 1 and Tract A, Prairie Landing 1st Plat.
 - Warranty Deed Doc. No. 200410031732, Warranty Deed Doc. No. 200410061291

PLAT LEGEND

- R = Radius
- L = Arc Length
- Δ = Delta / Central Angle
- C/L = Centerline
- U/E = Utility Easement
- D/E = Drainage Easement
- R/W = Right-of-Way
- PC1 = Plat Corner Number

MONUMENTATION

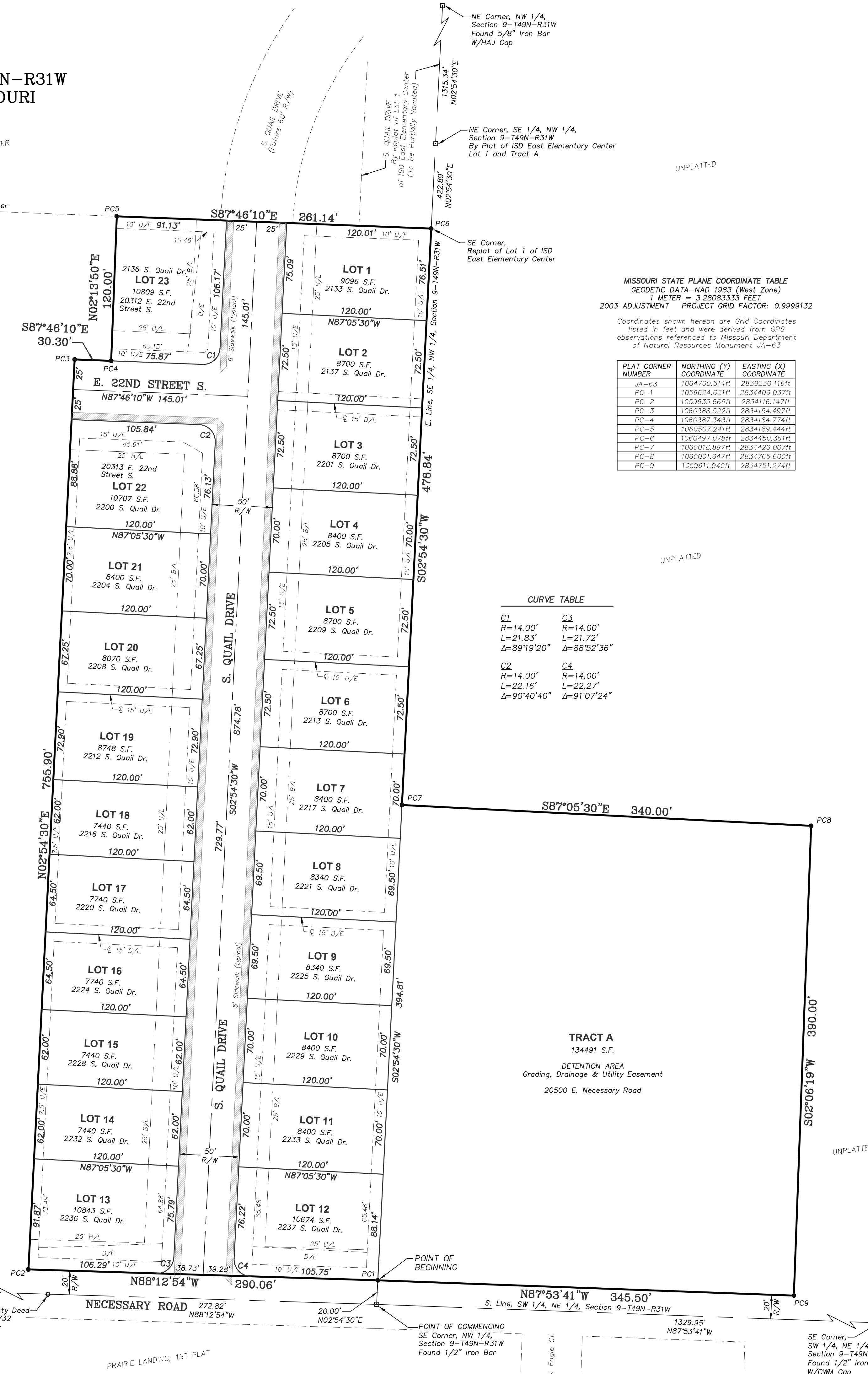
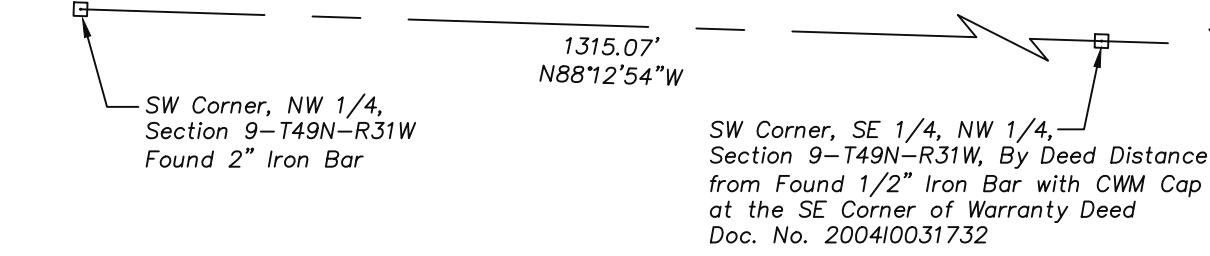
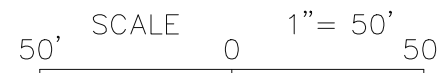
- Found section corner monumentation as noted hereon.
- Set 5/8" x 24" rebar with aluminum cap number 2580 unless noted otherwise.

Note: Upon completion of construction 1/2" x 24" rebar with plastic cap number 2580 shall be set at rear lot corners and at street centerline control points. Plus cuts on the prolongation of side lot lines shall be set in concrete curb face, offset 12.00 feet from front lot corners.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, that the minor subdivision plat of "LITTLE BLUE ESTATES, 1ST PLAT" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Jeffrey B. Lovelace, PLS
Missouri Registration No. 2580



MISSOURI STATE PLANE COORDINATE TABLE
GEOIDETIC DATA-NAD 1983 (West Zone)
1 METER = 3.28083333 FEET
2003 ADJUSTMENT PROJECT GRID FACTOR: 0.9999132

PLAT CORNER NUMBER	NORTHING (Y) COORDINATE	EASTING (X) COORDINATE
JA-63	1064760.514ft	2833230.116ft
PC-1	1059624.631ft	2834428.037ft
PC-2	1059633.666ft	2834116.147ft
PC-3	1060388.522ft	2834154.497ft
PC-4	1060387.343ft	2834184.774ft
PC-5	1060507.241ft	2834189.444ft
PC-6	1060497.078ft	2834450.361ft
PC-7	1060018.897ft	2834426.067ft
PC-8	1060001.647ft	2834765.600ft
PC-9	1059611.940ft	2834751.274ft

CURVE TABLE

C1	R=14.00'	L=21.83'	Δ=89°19'20"
C2	R=14.00'	L=22.16'	Δ=90°40'40"
C3	R=14.00'	L=21.72'	Δ=88°52'36"
C4	R=14.00'	L=22.27'	Δ=91°07'24"

PROPERTY DESCRIPTION PLAT BOUNDARY

All that part of the North Half of Section 9, Township 49 North, Range 31 West of the Fifth Principal Meridian, now in the City of Independence, Jackson County, Missouri and being more particularly described as follows:
Commencing at the Southeast corner of the Northwest Quarter of said Section 9; thence North 02°54'30" East along the East line of the Southeast Quarter of the Northwest Quarter of said Section 9 a distance of 20.00 feet to the North right-of-way line of Necessary Road as now established and the POINT OF BEGINNING; thence North 88°12'54" West along said right-of-way line, 20.00 feet North of and parallel with the South line of the Northwest Quarter of said Section 9 for a distance of 290.06 feet; thence departing said right-of-way line North 02°54'30" East a distance of 755.90 feet; thence South 87°46'10" East a distance of 30.30 feet; thence North 02°13'50" East a distance of 120.00 feet to the South line of REPLAT OF LOT 1 OF ISD EAST ELEMENTARY CENTER, a subdivision of land in said City, County and State; thence South 87°46'10" East along said South line a distance of 261.14 feet to the Southeast corner thereof and the East line of the Southeast Quarter of said Northwest Quarter; thence South 02°54'30" West along said East line a distance of 478.84 feet; thence South 87°05'30" East a distance of 340.00 feet; thence South 02°06'19" West a distance of 390.00 feet to the North right-of-way line of said Necessary Road; thence North 87°53'41" West along said right-of-way line, 20.00 feet North of and parallel with the South line of the Southwest Quarter of the Northeast Quarter of said Section 9 for a distance of 345.50 feet to the POINT OF BEGINNING. Containing 384,624 square feet or 8.8298 acres more or less.

DEDICATION

The undersigned proprietors of the real estate described herein have caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as: "LITTLE BLUE ESTATES, 1ST PLAT"

EASEMENT DEDICATION

An easement is hereby granted to Independence, Missouri, and unto its successors and assigns, to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, electrical, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land designated utility easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from buildings and any other obstructions which will interfere with the agents and employees of Independence, Missouri from going upon said easements and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works/Engineering. The Grantor, on behalf of himself, his heirs, assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.186 RSMo. (2005, any right to request restoration of rights previously transferred and vacation of the easements herein granted).

STREETS

Street right-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby so dedicated.

BUILDING LINES

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building shall be built between this line and the lot line nearest thereto. All lots shall have a minimum 25' front yard setback, 5' side yard setback and 20' rear yard setback.

DRIVEWAY RESTRICTION

No driveways shall be permitted to access Necessary Road

EXECUTION

IN TESTIMONY WHEREOF: D & D Residential Development, LLC, a Missouri Limited Liability Company, has caused these presents to be signed this ____ day of _____, 20__
D & D Residential Development, LLC

Kevin S. Stallings, (Managing Member)

ACKNOWLEDGMENT:

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

On this ____ day of _____, 20__, before me the undersigned Notary Public, personally appeared Kevin S. Stallings, who being by me sworn did say that he is the Managing Member of D & D Residential Development, LLC, a Missouri Limited Liability Company and that said instrument was signed in behalf of said Limited Liability Company as the free act and deed of said Limited Liability Company.

IN TESTIMONY THEREOF: I have hereunto set my hand and affixed my seal the day and year last written above.

My Commission Expires: _____
Notary Public

CITY OF INDEPENDENCE APPROVALS

This certifies that the within plat of LITTLE BLUE ESTATES, 1ST PLAT was submitted and approved by the City Council and Mayor of the City of Independence, Missouri pursuant to Ordinance No. _____

APPROVED BY:

Tom Scannell, Community Development Director
Alexander Lopez, Acting City Engineer

COUNTY APPROVALS

Becky K. Behrens, City Clerk

Jackson County Assessment Department _____ Date _____

DATE	NUMBER	REVISION	BY:
04-25-2023	1	Address City Planner Comments - Assign Addresses to Lots	

FINAL PLAT
LITTLE BLUE ESTATES, 1ST PLAT
INDEPENDENCE, JACKSON COUNTY, MISSOURI

Project No: 21164
Drawn By: JBL
Checked By: JBL
Date: 01-18-2023
Scale: 1" = 50'
File Name: 21161-1ST PLAT
Certificate of Authority: Missouri - 200202638
Kansas - LS-154

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979