

INDEX

- TITLE SHEET
- PRELIMINARY PLAT
- EXISTING CONDITIONS

REVISED PRELIMINARY PLAT TYBROOK ESTATES

LOTS 1 thru 22 and 33 thru 81, TRACTS I thru M, TRACT C

Section 4, Township 49, Range 31 INDEPENDENCE, JACKSON COUNTY, MISSOURI

DEVELOPER

JIM POLLARD
3030 S. Crenshaw Road
Independence, MO 64057
Phone: 816-686-8800
Contact: Jim Pollard

ENGINEER

HG CONSULT INC.
11010 Haskell St., Suite 210
Kansas City, Kansas 66109
Phone: (816) 759-2285
Contact: Kevin Sterrett

UNPLATTED
CENTRAL DEVELOPMENT ASSOC
(Parcel No. 16-700-01-06)
Zoned R-A

UNPLATTED
JENNINGS, RONALD E & ANNA M
(Parcel No. 16-700-04-09)
Zoned R-A

TRACT A
SURVEY PER DOC. NO. 20010066496

UNPLATTED
MCGEE GARY & PAMELA
(Parcel No. 17-900-03-09)
Zoned R-6

UNPLATTED
RICHARDS ROCK & LANDFILL LLC
(Parcel No. 24-300-02-01)
Zoned I-1

UNPLATTED
EARLEY DANIEL L-TRUSTEE
(Parcel No. 24-300-02-07-02)
Zoned I-1

UNPLATTED
HILL REAL ESTATE DEVELOPMENT CO, LLC
(Parcel No. 24-300-02-04)
Zoned I-1

NORTH QUARTER CORNER
SEC 4-49-31
FND 1" IRON BAR
MLS DOC NO 600-42993

NORTH LINE, NE QUARTER,
SEC 4-49-31

UNPLATTED
LITTLE BLUE VALLEY NW LLC
(Parcel No. 25-110-01-02)
Zoned R-4/PUD

STREAM BUFFER

TO SANITARY OUTFALL SEWER

LITTLE BLUE VALLEY NW LLC
PARCEL NO. 25-110-01-02-00-00-000



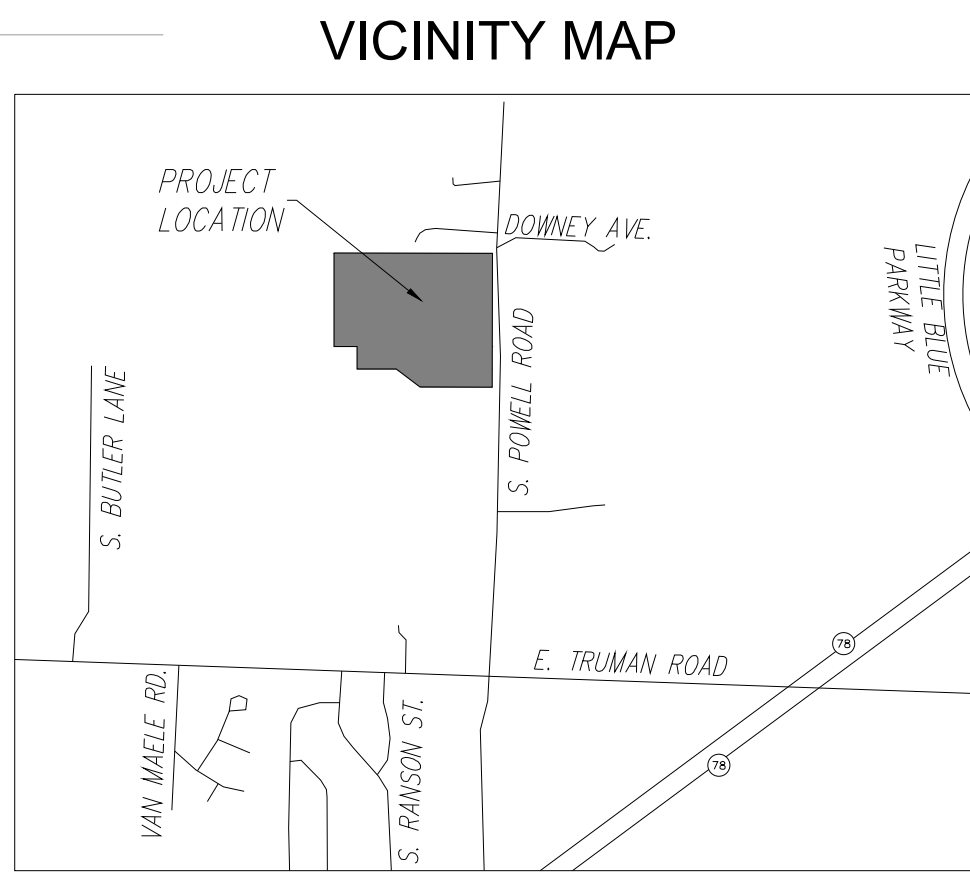
PROPERTY DESCRIPTION (as provided by Developer):

All that part of the Northwest Fractional Quarter of Section 4, Township 49, Range 31 in Independence, Jackson County, Missouri more particularly described as follows:
Commencing at the Southeast Corner of said Northeast Fractional Quarter; thence North 02 degrees 08 minutes 03 seconds East along the East Line of said Northeast Fractional Quarter a distance of 1462.17 feet to the Point of Beginning; thence continuing North 02 degrees 08 minutes 03 seconds East along said East line of said Northeast Fractional Quarter a distance of 733.65 feet; thence North 87 degrees 42 minutes 44 seconds West a distance of 1372.80 feet; thence South 02 degrees 03 minutes 59 seconds West a distance of 388.50 feet; thence South 87 degrees 51 minutes 57 seconds East a distance of 200.00 feet; thence South 02 degrees 04 minutes 00 seconds West a distance of 194.00 feet; thence South 87 degrees 51 minutes 57 seconds East a distance of 340.00 feet; thence South 50 degrees 49 minutes 06 seconds East a distance of 256.99 feet; thence continuing South 87 degrees 51 minutes 57 seconds East a distance of 627.00 feet to the Point of Beginning. And also all of the North 13 1/3 acres of the East 53 1/3 acres of the North 102 1/2 acres of said Northeast Fractional Quarter of said Section 4, containing .32.3 acres more or less, and except that part in road.

NOTES:

- ORIGINAL PRELIMINARY PLAT WAS APPROVED IN 2018.
- PRELIMINARY PLAT REVISED FOR RELOCATION OF ACCESS ON POWELL ROAD.
- PHASE 1A IS COMPLETE AND FINAL PLAT RECORDED.

PROPOSED	KEY	EXISTING
SAN	Sanitary Sewer	
ST	Storm Sewer	
WTR	Water	
MH	Manhole	MH
CB	Catch Basin	CB
JB	Junction Box	JB
FI	Field Inlet	FI
FES	Flared End Section	FES
FW	Fire Hydrant	FW
BO	Blow Off	BO
WV	Water Valve	WV
4"	4' Sidewalk	
2"	2' Curb	
HCR	Handicap Ramp	HCR
→	Finish Drainage Flow	
--- 802 ---	Contours (2' intervals)	
--- 800 ---	Contours (10' intervals)	
B/L	Building Line	
U/E	Utility Easement	
---	Phase Line	
---	Zoning Line	



NO.	BY	CK/APP

DATE	REVISION

hg consult
 Inc engineers
 planners
 CORPORATE LICENSE NO. E2010008973

PRELIMINARY PLAT
 TYBROOK ESTATES
 INDEPENDENCE - JACKSON COUNTY - MISSOURI

X-REF NO	XXXXX
DRAWING NO.	17014 PP
DATE	June 16, 2017
JOB NO.	17014
SHEET	2

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