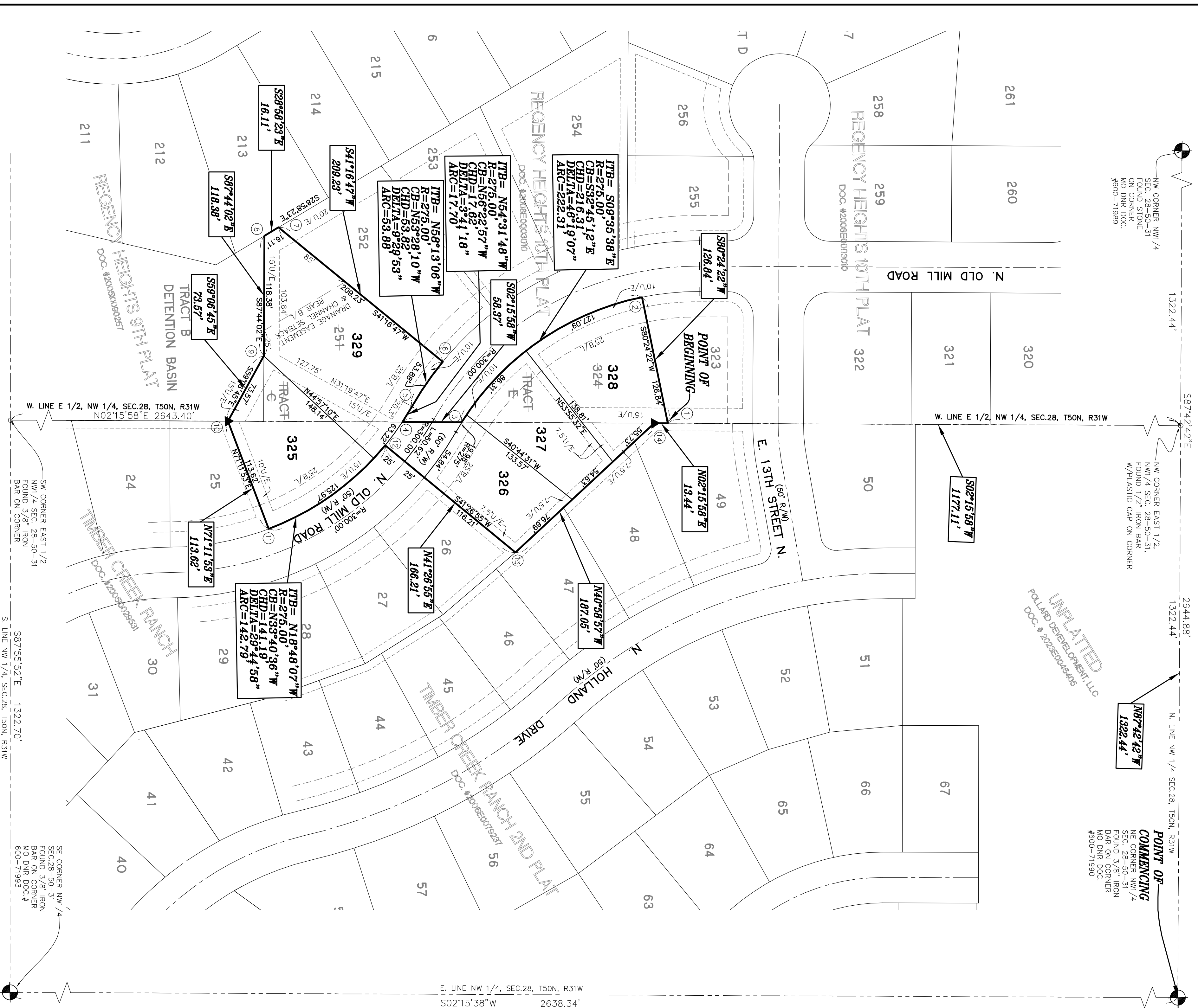


REGENCY HEIGHTS 11TH PLAT

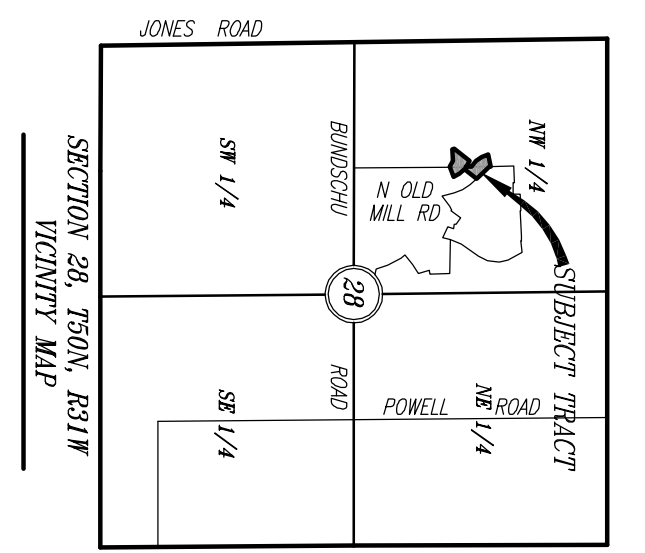
BEING PART OF THE EAST 1/2 OF THE NW 1/4 OF SEC 28, T50N, R31W, AND A REPLAT OF LOTS 251, 324, TRACT C, AND TRACT E, REGENCY HEIGHTS 10TH PLAT AND A REPLAT OF PART OF TRACT B, REGENCY HEIGHTS 9TH PLAT INDEPENDENCE, JACKSON COUNTY, MISSOURI

LOTS 325 THROUGH 329



UNPLATED
ROLLED DELIVERED, LLC
DOC # 202520046605

S. LINE NW 1/4, SEC. 28, T50N, R31W
E. LINE NW 1/4, SEC. 28, T50N, R31W
E. LINE NW 1/4, SEC. 28, T50N, R31W
E. LINE NW 1/4, SEC. 28, T50N, R31W
S. LINE NW 1/4, SEC. 28, T50N, R31W
W. LINE E 1/2, NW 1/4, SEC. 28, T50N, R31W
W. LINE E 1/2, NW 1/4, SEC. 28, T50N, R31W
SW CORNER EAST 1/2 NW 1/4 SEC. 28, R31W FOUND 3/8" IRON BAR ON CORNER
NW CORNER EAST 1/2 NW 1/4 SEC. 28, R31W FOUND 1 1/2" IRON BAR ON CORNER W/PLASTIC CAP ON CORNER
SE CORNER NW 1/4 NW 1/4 SEC. 28, R31W FOUND 3/8" IRON BAR ON CORNER
SE CORNER NW 1/4 NW 1/4 SEC. 28, R31W FOUND 3/8" IRON BAR ON CORNER
SE CORNER NW 1/4 NW 1/4 SEC. 28, R31W FOUND 3/8" IRON BAR ON CORNER



NOTES:

- Bearings shown are referenced to the Missouri State Plane Coordinate System of 1983, West Zone. Said Bearing System was established using Missouri Department of Natural Resources Metro Control Monument SURBUR AZ.
- The subject tract is situated "Herein" as defined by the Minimum Standards for Property Boundary Surveys per the Missouri Code of State Regulations (Chapters 203.0, Chapter 16).
- The subject tract is within Zone "C" (areas determined to be outside 500 feet) according to Flood Insurance Rate Map Community-Flood Number 28072C-0106, dated March 21, 2000.
- The survey was prepared from information provided by and the land referred to in The First American The Insurance Company's Commitment for the insurance Commitment No. 281971, issued by Security Land Title Company, effective October 08, 2003 of 7:30 A.M. The subject tract is a portion of the land referred to in said Commitment.
- All property corners, monuments and chained curves to be placed at end of construction. The propagation of the side lot lines will be monumented by a checked cut on the curb and of new lot corners shall be set with 1/2" iron bar & cap.

LEGEND

- U/E UNIT/ EASEMENT
- D/E DRAINAGE EASEMENT
- S/E SURVING SURVEY EASEMENT
- R/E RIGHT-OF-WAY
- R/R RAILROAD
- L/L LINE LENGTH
- N/B NORTH TANGENT BEARING
- CB CHORD BEARING
- CD CHORD DISTANCE
- da/ds DEPTO
- (U) PLAT DIMENSION
- (P) SET 1/2" IRON BAR W/PLASTIC CAP
- (F) ROUND 1/2" IRON BAR W/CAP
- UNLESS NOTED
- FOUND SECTION CORNER MONUMENT AS NOTED
- STATE PLANE COORDINATE POINT

MISSOURI STATE PLANE COORDINATES

TOWN	RANGE	SOUTHING	EASTING
1	2	328253449	863867786
2	3	328183806	863703339
3	328114163	863538892	863538892
4	328044520	863374445	863374445
5	328044520	863374445	863374445
6	328183806	863538892	863538892
7	328183806	863538892	863538892
8	328114163	863374445	863374445
9	328044520	863210000	863210000
10	328183806	863538892	863538892
11	328114163	863374445	863374445
12	328044520	863210000	863210000
13	328044520	863210000	863210000
14	328253796	863703786	863703786

STATE PLANE TRAVERSE TABLE

ORDINATE	ABSCISSE	SCALE FACTOR	SCALE FACTOR FOR AC	SCALE FACTOR FOR AD
50579.726	24941.078	1.000000	1.000000	1.000000
50579.726	24941.078	1.000000	1.000000	1.000000

SURVEYOR'S CERTIFICATE:
I, **JAMES R. PULLARD**, Surveyor in and for the County of Jackson, Missouri, do hereby certify that I have personally supervised the execution of the survey herein shown and that the same was made in accordance with the provisions of the laws of the State of Missouri and that the same is a true and correct copy of the original as shown to me by the party claiming the same.

DATE: June 05, 2023
TIME: 8:30 AM
PLACE: Jackson County, Missouri

DEDICATION:
The undersigned owner of the above described tract of land has caused the same to be dedicated to the common use of the people of the State of Missouri, and the same is hereby dedicated to the common use of the people of the State of Missouri.

EXECUTIONS:
I, **JAMES R. PULLARD**, Surveyor in and for the County of Jackson, Missouri, do hereby certify that I have personally supervised the execution of the survey herein shown and that the same was made in accordance with the provisions of the laws of the State of Missouri and that the same is a true and correct copy of the original as shown to me by the party claiming the same.

ACKNOWLEDGMENT:
I, **JAMES R. PULLARD**, Surveyor in and for the County of Jackson, Missouri, do hereby certify that I have personally supervised the execution of the survey herein shown and that the same was made in accordance with the provisions of the laws of the State of Missouri and that the same is a true and correct copy of the original as shown to me by the party claiming the same.

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PHOENIX ENGINEERING & SURVEYING, LLC
1855 S. CIVIL ENGINEER/PLANNERS REGISTRATION BOARD
(816) 743-9900 FAX: (816) 743-9700

OWNER/DEVELOPER:
POLLARD DEVELOPMENT, LLC
3524 TERRACE COURT
INDEPENDENCE, MO 64107
Phone: (816) 866-8900

PROJECT NO.: 040208
DATE: SEPTEMBER 14, 2023
PROJECT NAME: TIMBER CREEK RANCH 2ND PLAT/REGENCY HEIGHTS 11TH PLAT
DIR. & DWG. NAME: SYP/PROBLETS/OA002B/DWG/REGENCY HEIGHTS 11TH PLAT.DWG
M5031-28 SHEET 1 OF 1