

FINAL PLAT OF
REDWOOD - INDEPENDENCE
 PART OF THE SOUTHWEST 1/4 OF SECTION 16 AND
 PART OF THE SOUTHEAST 1/4 SECTION 17,
 ALL IN TOWNSHIP 49 NORTH, RANGE 31 WEST
 IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

All that portion of such lands described in that certain Warranty Deed recorded as Document No. 2008E0020082 on February 22, 2008 and that certain Trustee's Deed recorded as Document No. 2009E0024269 on March 16, 2009 with each of said documents being filed with the Office of the Recorder of Deeds for Jackson County, Missouri and being situated in the Southwest Quarter of Section 16 and the Southeast Quarter of Section 17, all in Township 49 North, Range 31 West, in the City of Independence, said County and State. Being now more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of aforesaid Section 17; thence North 87°29'45" West, along the South line of said Quarter Section, a distance of 417.70 feet to the Southeast corner of Tract A; thence North 02°31'54" East (North 00°06'27" East, Plat) along a line 417.70 feet West of and parallel with the East line of said Quarter Section, being also along the East line of said Tract A, a distance of 117.03 feet to a point on the Northerly Right-of-Way line of South Jackson Drive as now established by that certain instrument of Conveyance of Right-of-Way recorded June 4, 2007 in said Office of the Recorder of Deeds as Document No. 2007E0073264 and the Point of Beginning of the tract of land to be herein described; thence continuing North 02°31'54" East (North 00°06'27" East, Plats) along the last described course, being also along the East lines of MEADOW HILLS - 3rd PLAT, and MEADOW HILLS 1st PLAT and along the Northerly extension of the East line of said MEADOW HILLS 1st PLAT, each being platted subdivisions in the said City, County and State, a distance of 2,505.84 feet to a point on the Southerly Right-of-Way line of R D Mize Road, as now established by that certain instrument of Conveyance of Right-of-Way recorded November 7, 2006 in said Office of the Recorder of Deeds as Document No. 2006E0118992; thence Easterly along the Southerly Right-of-Way line of said R D Mize Road as described in said Document No. 2006E0118992 and by the Conveyance of Right-of-Way recorded June 6, 2007 in said Office of the Recorder of Deeds as Document No. 2007E0074680 and by the Conveyance of Right-of-Way recorded June 14, 2007 in said Office of the Recorder of Deeds as Document No. 2007E0078544, the following courses and distances: thence South 87°47'11" East (South 87°46'54" East, Deed 2006E0118992) along a line 40.00 feet South of and parallel with the North line of the Southeast Quarter of said Section 17, a distance of 417.71 feet to a point on the East line of said Southeast Quarter Section; thence North 02°31'54" East (North 02°27'13" East, Deed) along the East line of said Southeast Quarter Section, a distance of 1.00 foot; thence South 88°09'08" East (South 88°14'49" East, Deed 2006E0118992) along a line 39 feet South of and parallel with the North line of the Southwest Quarter of aforesaid Section 16, a distance of 40.80 feet; thence continuing South 88°09'08" East (South 88°09'36" East, Deed 2007E0074680) along a line 39 feet South of and parallel with the North line of the Southwest Quarter of aforesaid Section 16, a distance of 266.79 feet; thence South 01°50'52" West (South 01°50'24" West, Deed 2007E0074680), perpendicular to the North line of said Southwest Quarter, a distance of 55.50 feet to a point 94.50 feet South of the North line of the Southwest Quarter of said Section 16 as measured perpendicular to the North line thereof; thence South 88°09'08" East (South 88°09'36" East, Deed 2007E0074680) along a line 39 feet South of and parallel with the North line of the Southwest Quarter of said Section 16, a distance of 2.20 feet; thence South 83°09'53" East (South 83°07'42" East, Deed 2007E0078544), a distance of 122.88 feet to a point 499.30 feet East of the West line of the Southwest Quarter of said Section 16 as measured perpendicular to the West line thereof; thence South 02°31'54" East along a line 499.30 feet East of and parallel with the West line of the Southwest Quarter of said Section 16, a distance of 1,868.15 feet to a point on the Northerly Right-of-Way line of said South Jackson Drive as now established by said Conveyance of Right-of-Way recorded June 14, 2007 in said Office of the Recorder of Deeds as Document No. 2007E0078544; thence generally Southwesterly along the Northerly Right-of-Way line of said South Jackson Drive as established by said Document No. 2007E0078544 and by said Document No. 2007E0073264, the following courses and distances: thence Southwesterly along a curve to the right, having an initial tangent bearing of South 56°15'48" West, a radius of 650.00 feet and a central angle of 18°57'24" (18°56'55", Deed 2007E0078544), an arc length of 215.06 feet (214.97 feet, Deed 2007E0078544); thence South 75°13'12" West (South 75°13'05" West, Deed 2007E0078544), tangent to the last described curve, a distance of 120.19 feet; thence Southwesterly along a curve to the left, tangent to the last described curve, having a radius of 750.00 feet and a central angle of 29°02'06", an arc length of 380.07 feet; thence South 46°11'08" West (South 46°11'00" West, Deed 2007E0073264), tangent to the last described curve, a distance of 422.55 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S. No. 2005019220. MEC Corporate Certificate / License No. 2012009395.

Containing 1,946,162 square feet or 44.678 acres, more or less.

DEDICATION:
 The undersigned proprietors of the above described tract have caused the same to be subdivided in the manner shown on the accompanying plan and subdivision shall hereafter be known as:
REDWOOD - INDEPENDENCE

IN TESTIMONY WHERE OF, the undersigned proprietor has hereunto subscribed his hand.

By: _____

County of _____)
 State of _____) SS

BE IT REMEMBERED that on this _____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came _____, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

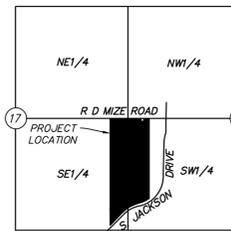
My Appointment Expires: _____

Approved by the City Council and the Mayor of the City of Independence, Missouri pursuant to Ordinance No. _____

City Engineer _____ Date _____
 Director of Community Development _____ Date _____
 City Clerk _____ Date _____



LEGEND
 ○ SET 1/2" REBAR WITH MEC CAP
 NTS NOT TO SCALE



Line #	Direction	Length
L1	N02°31'54"E	1.00'
L2	S01°50'52"W	55.50'
L3	S88°09'08"E	67.00'
L4	N01°50'52"E	55.50'
L5	S88°09'08"E	2.20'

Lot #	Sq. Ft.±	Acres±
LOT 1	13,74,339	31.550
LOT 2	3,37,427	7.746
TRACT A	99,667	2.288
TRACT B	1,34,729	3.093

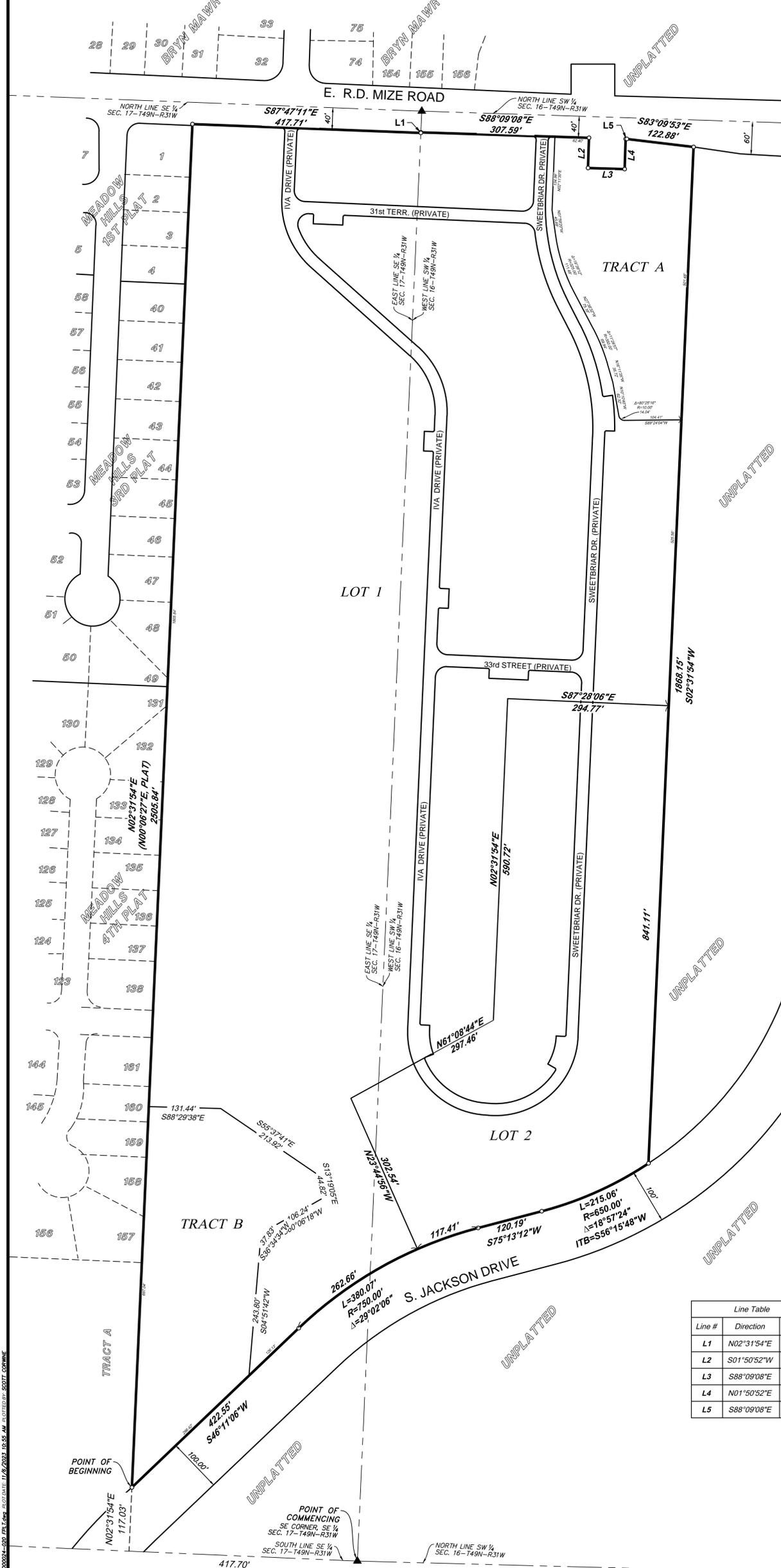
VICINITY MAP
 SEC. 16 & 17-149N-R31W

I hereby certify that the plat titled "REDWOOD - INDEPENDENCE" is a subdivision, is based on an actual field survey performed by me and by those under my direct supervision and to the best of my professional knowledge and belief this survey has been prepared in accordance with the current Missouri Standards for Property Boundary Surveys and that it meets or exceeds the accuracy standards for an "Urban" type property boundary survey as established by the Missouri Board of Architects, Professional Engineers and Land Surveyors. I further state that I have complied with the statutes, ordinances and regulations governing the practice of surveying and listing of subdivisions to the best of my professional knowledge and belief.

PRELIMINARY

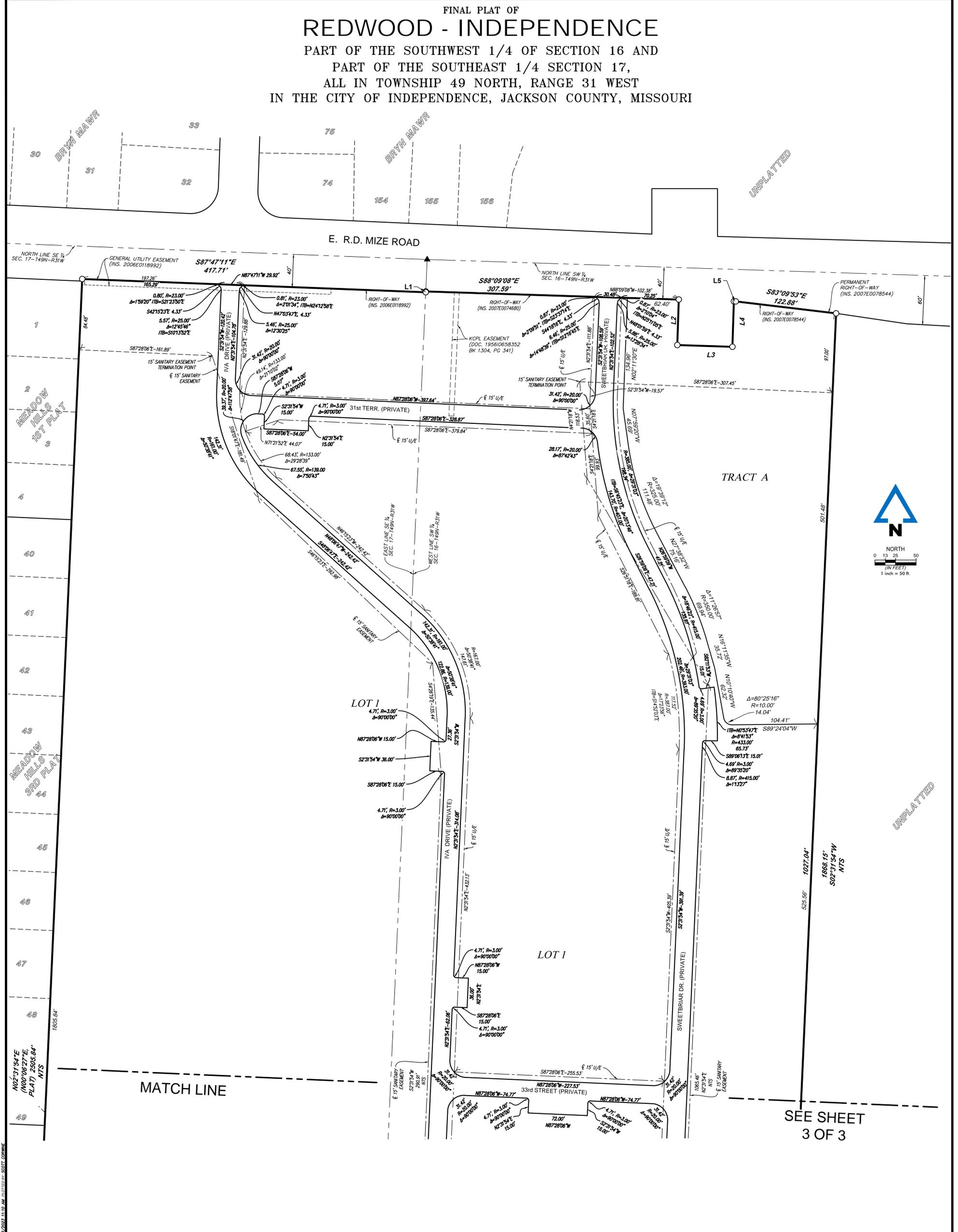
Steven R. Whitaker, MO, PLS No. 2005019220
 McClure Company Corporate
 Certificate License No. 2012009395
 swhitaker@mcclurevision.com

REDWOOD INDEPENDENCE		 McCLURE making lives better. 1700 Salt Street, STE 100 North Kansas City, Missouri 64116 816.756.8444 www.mcclurevision.com
ENGINEER: S.WHITAKER SURVEYOR: S.WHITAKER SHEET NO.: 01/03	DRAWN BY: J.BURNETTE CHECKED: S.WHITAKER REVISIONS: _____ INDEPENDENCE, MISSOURI SEC. 16 & 17-149N-R31W 20220904-020 NOVEMBER 6, 2023	



DATE PLOTTED: 11/06/2022 10:55 AM PLOTTED BY: SCOTT CORNIE
 PROJECT: 1500000001-001 (02-Independence) 1500000001-001 P1.dwg

FINAL PLAT OF
REDWOOD - INDEPENDENCE
 PART OF THE SOUTHWEST 1/4 OF SECTION 16 AND
 PART OF THE SOUTHEAST 1/4 SECTION 17,
 ALL IN TOWNSHIP 49 NORTH, RANGE 31 WEST
 IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI



I hereby certify that the plat titled "REDWOOD - INDEPENDENCE" is a subdivision, is based on an actual field survey performed by me and by those under my direct supervision and to the best of my professional knowledge and belief this survey has been prepared in accordance with the current Missouri Standards for Property Boundary Surveys and that it meets or exceeds the accuracy standards for an "Urban" type property boundary survey as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further state that I have complied with the statutes, ordinances and regulations governing the practice of surveying and the filing of subdivisions to the best of my professional knowledge and belief.

PRELIMINARY

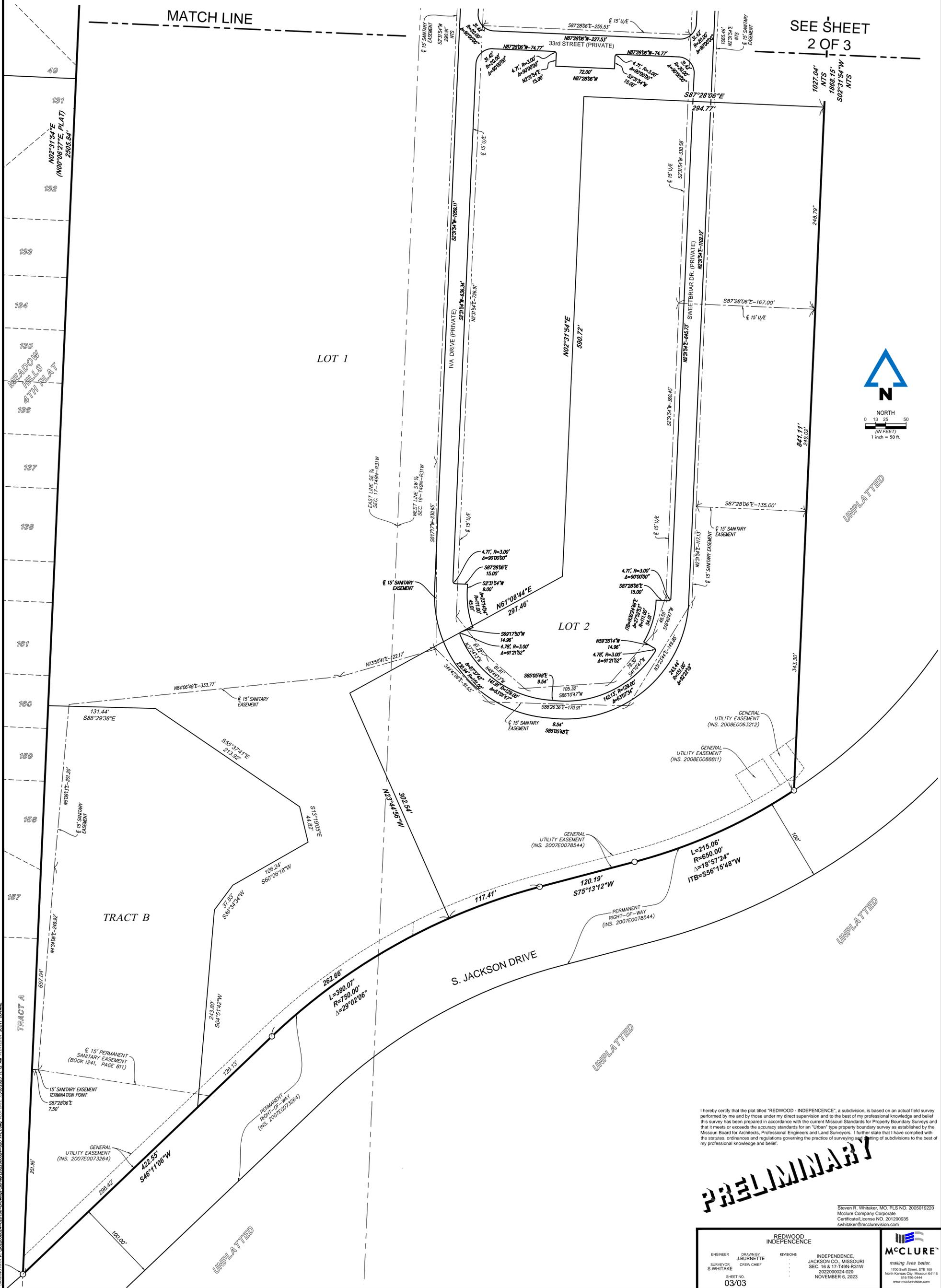
Steven R. Whitaker, MO. PLS NO. 2005019220
 McClure Company Corporate
 Certificate License NO. 201200935
 swhitaker@mcclurevision.com

REDWOOD INDEPENDENCE		REVISIONS	
ENGINEER	J. BURNETTE	DATE	NOVEMBER 6, 2023
SURVEYOR	S. WHITAKER	BY	JACKSON CO., MISSOURI
			SEC. 16 & 17-T49N-R31W
			202200003-020
			NOVEMBER 6, 2023
SHEET NO.	02/03		

McCLURE™
 making lives better.
 1700 Swift Street, STE 100
 North Kansas City, Missouri 64116
 816.756.0444
 www.mcclurevision.com

PRINTED AT: PLS 102200003-020 (02-Prep) 10/23/2023 11:10 AM #00175875 BY: SCOTT GORMAN

FINAL PLAT OF
REDWOOD - INDEPENDENCE
 PART OF THE SOUTHWEST 1/4 OF SECTION 16 AND
 PART OF THE SOUTHEAST 1/4 SECTION 17,
 ALL IN TOWNSHIP 49 NORTH, RANGE 31 WEST
 IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI



SEE SHEET
2 OF 3



I hereby certify that the plat titled "REDWOOD - INDEPENDENCE" is a subdivision, is based on an actual field survey performed by me and by those under my direct supervision and to the best of my professional knowledge and belief this survey has been prepared in accordance with the current Missouri Standards for Property Boundary Surveys and that it meets or exceeds the accuracy standards for an "Urban" type property boundary survey as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further state that I have complied with the statutes, ordinances and regulations governing the practice of surveying and the filing of subdivisions to the best of my professional knowledge and belief.

PRELIMINARY

Steven R. Whitaker, MO. PLS NO. 2005019220
 McClure Company Corporate
 Certificate License NO. 201200935
 swhitaker@mcclurevision.com

REDWOOD INDEPENDENCE		REVISIONS	
ENGINEER	J. BURNETTE	NO. 1	INDEPENDENCE, JACKSON CO., MISSOURI
SURVEYOR	S. WHITAKE	NO. 2	SEC. 16 & 17-749N-R31W
		NO. 3	202200004-020
		NO. 4	NOVEMBER 6, 2023
SHEET NO.	03/03		



DRAWING FILE: P:\2023\00004-020-Independence\16.mxd; PLOT DATE: 11/06/2023 11:12 AM; PLOT USER: S.WHITAKE