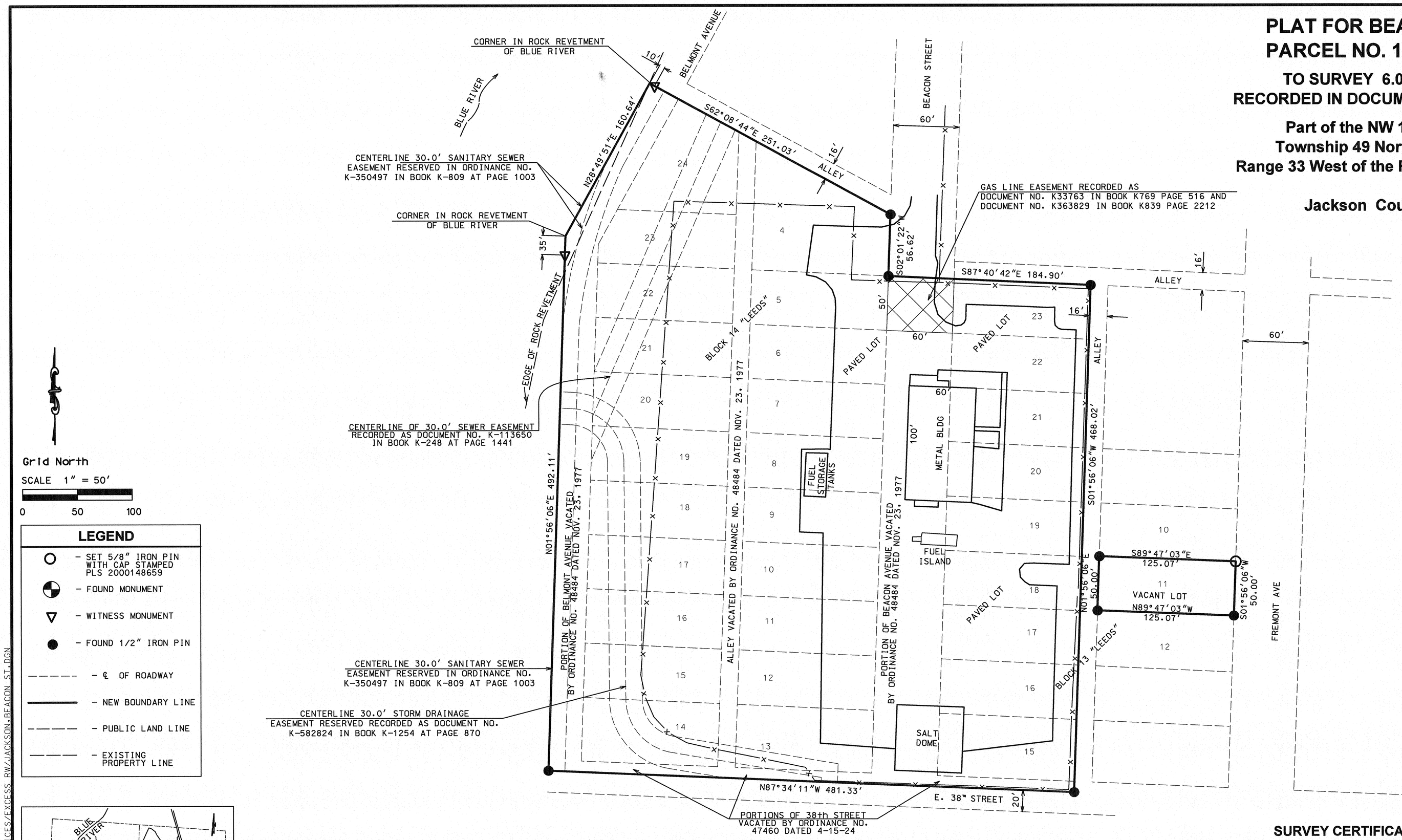
PLAT FOR BEACON STREET
PARCEL NO. 12601 / E4-0695

TO SURVEY 6.04 ACRE PARCEL
RECORDED IN DOCUMENT NO. 2001K0007594

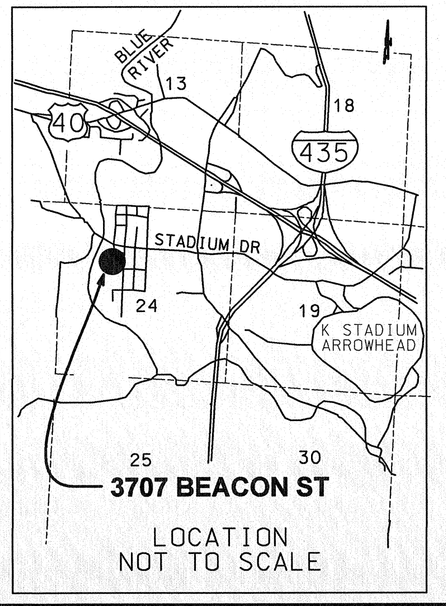
Part of the NW 1/4 of Section 24,
Township 49 North of the Baseline
Range 33 West of the Fifth Principal Meridian

Jackson County, Missouri



LEGEND

- SET 5/8" IRON PIN WITH CAP STAMPED PLS 2000148659
- FOUND MONUMENT
- WITNESS MONUMENT
- FOUND 1/2" IRON PIN
- ℄ OF ROADWAY
- NEW BOUNDARY LINE
- PUBLIC LAND LINE
- EXISTING PROPERTY LINE



LOCATION
NOT TO SCALE

REFERENCE MATERIALS:

DOCUMENT NO. 2001K0007594

SURVEY BY:
ANDERSON SURVEY CO. FOR MoDOT
DATED JANUARY 26, 2001

PROPERTY DESCRIPTION - 6.04 ACRE TRACT:

LOTS 11, 15 – 23, INCLUSIVE, TOGETHER WITH THE EAST HALF OF VACATED BEACON STREET WEST OF AND ADJOINING LOTS 15 – 23, INCLUSIVE. ALSO NORTH 10 FEET OF 38" STREET VACATED SOUTH OF AND ADJOINING THE EAST HALF OF SAID VACATED BEACON STREET, ALL IN BLOCK 13, LEEDS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOTS 4 – 24, INCLUSIVE, TOGETHER WITH THE VACATED ALLEY BETWEEN LOTS 4 – 24, INCLUSIVE, TOGETHER WITH THE WEST HALF OF VACATED BEACON STREET, EAST OF AND ADJOINING LOTS 4 – 13, ALSO THE EAST HALF OF VACATED BELMONT STREET, WEST OF AND ADJOINING LOTS 14 – 24, INCLUSIVE AND NORTH 10 FEET OF 38" STREET VACATED SOUTH OF AND ADJOINING LOTS 13 AND 14 AND SOUTH OF AND SAID VACATED ALLEY AND SOUTH OF AND ADJOINING WEST HALF OF VACATED BELMONT STREET AND SOUTH OF AND ADJOINING EAST HALF OF VACATED BEACON STREET, ALL IN BLOCK 14, LEEDS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.CONTAINING 6.04 ACRES MORE OR LESS.

SURVEY NOTES:

THIS SURVEY IS A 6.04 ACRE PARCEL RECORDED IN DOCUMENT NO. 2001K0007594.

1. BASIS OF BEARINGS - GRID NORTH, 1983 MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE. DERIVED BY REAL-TIME KINEMATIC (RTK) GPS OBSERVATION
2. ALL DISTANCES SHOWN HERE ON ARE GROUND DISTANCES.
3. MEASURED DIMENSIONS ARE SHOWN WITHOUT PARENTHESES DEED OR RECORD DIMENSIONS ARE SHOWN WITH PARENTHESES.
4. PROPERTY TYPE: URBAN
5. APPARENT OWNERSHIP AS SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.
6. SUBJECT TO ALL EASEMENTS OF RECORD.
7. CONVENANTS, LIMITS OF ACCESS, AND RIGHTS RETAINED BY GRANTOR OF THE HEREIN SHOWN PROPERTY ARE NOT SHOWN, BUT MAY BE DISCLOSED BY A FULL TITLE SEARCH.
8. ALL IMPROVEMENTS AND UTILITIES ABOVE AND BELOW GROUND LEVEL NOT SHOWN.
9. PROPERTY WAS SURVEYED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION.

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION THE TRACT SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF SAID SURVEY ARE REPRESENTED CORRECTLY ON THIS PLAT. SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

IN WITNESS THEREOF, I HERE UNTO SET MY SEAL AND SIGNATURE

THIS 7th DAY OF July A.D., 20 11

Christopher S. Spears

Christopher S. Spears MO P.L.S. 2000148659

FILED FOR RECORD:

STATE OF MISSOURI)
) ss
COUNTY OF JACKSON)

FILED FOR RECORD THIS _____ DAY OF _____

AND DULY RECORDED BY INSTRUMENT NO. _____

IN BOOK _____ AT PAGE _____

RECORDER, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
CHRISTOPHER S. SPEARS
NUMBER LS-2000148659
PROFESSIONAL LAND SURVEYOR

Christopher S. Spears 7/7/11

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

MoDOT
105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)

ROUTE: BEACON MAINTENANCE	KANSAS CITY DISTRICT
PROJECT: BEACON MAINTENANCE	SCALE: 1" = 50'
COUNTY: JACKSON SEC: 24	DATE PREPARED: 6-1-2011
TOWNSHIP: 49N RANGE: 33W	SHEET: 1 OF 1
PROJECT SURVEYOR: Christopher S. Spears	MO P.L.S. 2000148659

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

PLAT FOR BEACON STREET
PARCEL NO. 12601 / E4-0695

PW:/DOCUMENTS/MODOT/DISTRICT 4/ DESIGN/DESIGN SERVICES/EXCESS RW/JACKSON.BEACON ST.DGN