

# FINAL PLAT OF REPLAT OF BEACON HILL TOWNHOMES, BLOCK 2, LOTS 1 AND 2

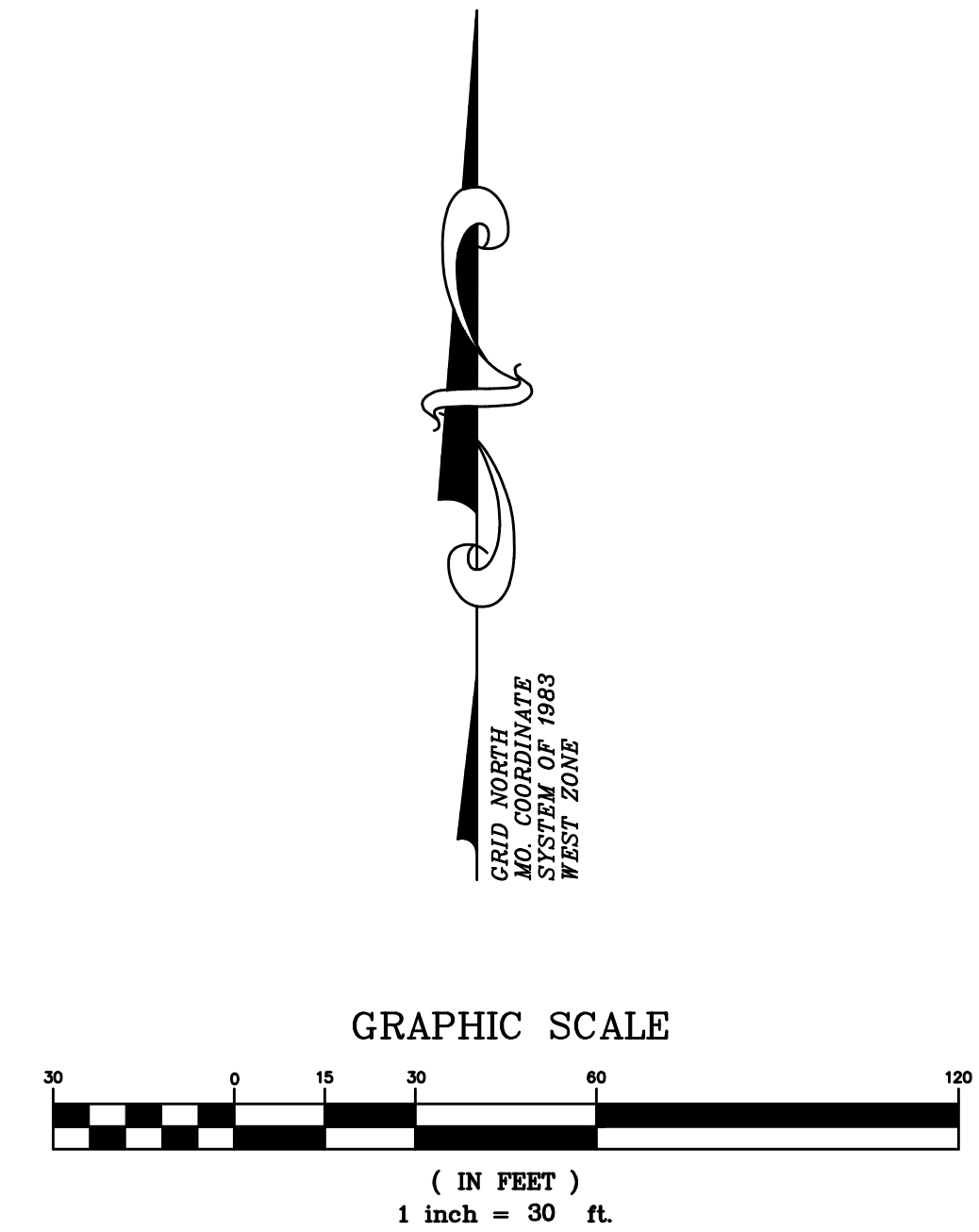
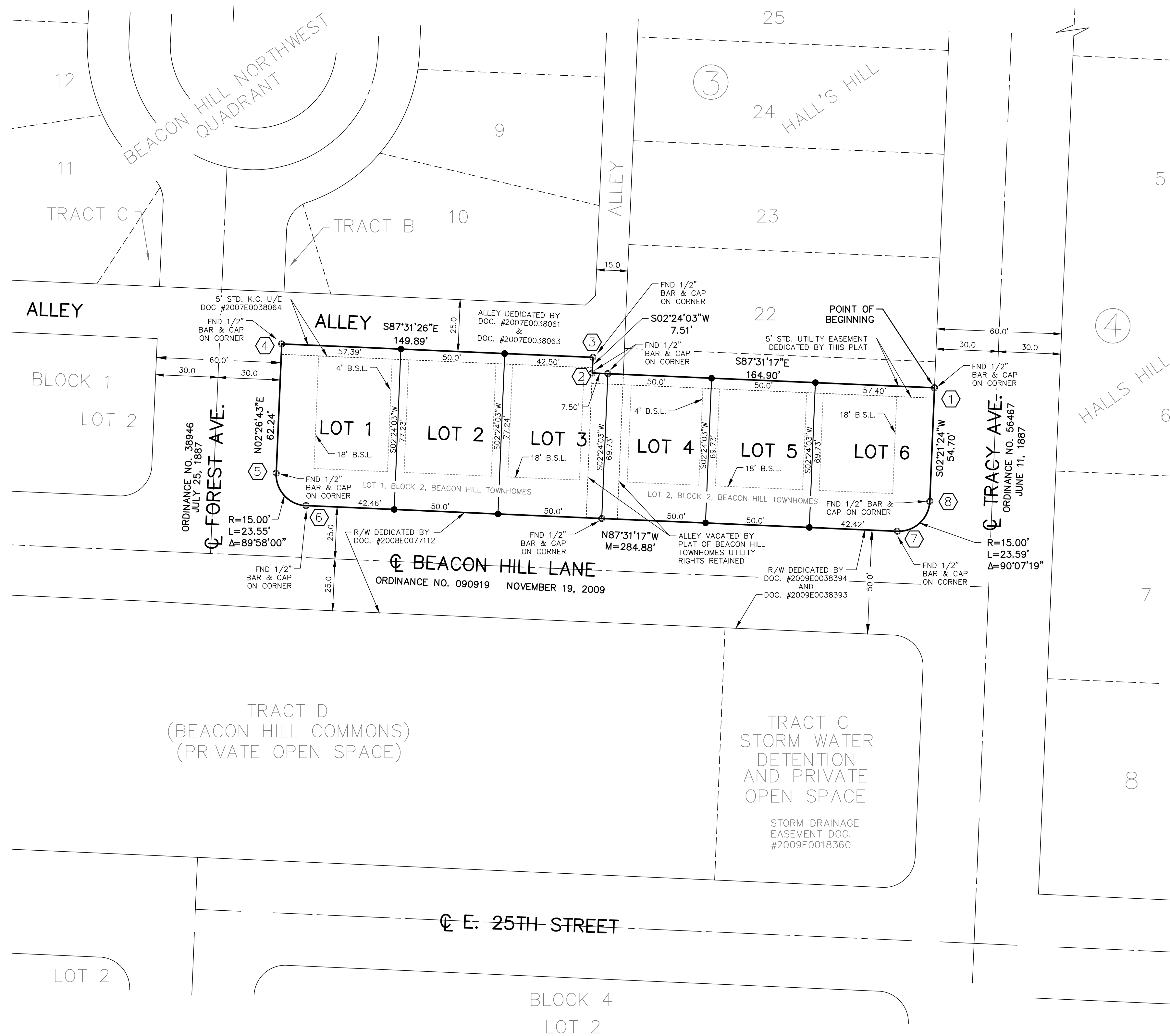
A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI  
SECTION 9, TOWNSHIP 49 NORTH, RANGE 33 WEST

TRAVERSE TABLE				
STATE PLANE COORDINATES ON PROPERTY WERE ESTABLISHED BY USING GPS. TWO CONTROL POINTS (TP-1 & TP-2) WERE SET ON SITE, ORIGINATING FROM METRO CONTROL MONUMENT JA-107, HAVING A STATE PLANE COORDINATE OF N322175.085 E845811.623. C.A.F.=0.9999007				
TP1	N 02°42'11" E	414.114M	N 323058.799	E 844187.318
TP2	N 53°22'30" W	135.815M	N 323472.453	E 844206.848
POB			N 323553.477	E 844097.849

STATE PLANE COORDINATE TABLE		
POINT NUMBER	NORTHING	EASTING
1	N 323553.477	E 844097.849
2	N 323555.650	E 844047.640
3	N 323557.936	E 844047.736
4	N 323559.910	E 844002.096
5	N 323540.958	E 844001.287
6	N 323536.195	E 844005.657
7	N 323532.441	E 844092.398
8	N 323536.820	E 844097.163

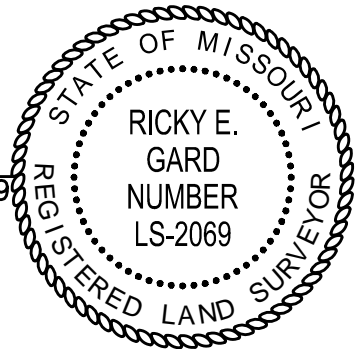
EXISTING STREET GRADES & RIGHT-OF-WAY		
STREET	ORDINANCE NO.	DATE
FOREST AVE. E. 24TH ST. TO E 25TH ST.	38946	JULY 25, 1887
TRACY AVE. E. 24TH ST. TO E 25TH ST.	56467	JUNE 11, 1887
BEACON HILL LANE TROOST AVE. TO TRACY AVE.	090919	NOVEMBER 19, 2009

LEGEND	
P	= PLAT
R	= RECORD
C	= CALCULATED
M	= MEASURED
U/E	= UTILITY EASEMENT
BSL	= BUILDING SETBACK LINE
x	= SET CHISELED "+"
o	= FOUND MONUMENT AS NOTED
●	= SET 1/2" BAR & CAP (KLS196/MLS94)
⊙	= SET 5/8" BAR & 2" ALUMINUM CAP STAMPED CLS94
STD.	= STANDARD
K.C.	= KANSAS CITY
R/W	= RIGHT-OF-WAY
DOC.	= DOCUMENT
⑨	= STATE PLANE COORDINATES (SEE TABLE)
③	= GRID FACTOR 0.9999007
③	= ORIGINAL PLATTED BLOCK NUMBERS
24	= ORIGINAL PLATTED LOT NUMBERS
HALL'S HILL	= ORIGINAL SUBDIVISION NAME
LOT 3	= LOT NUMBERS BEACON HILL TOWNHOMES
BLOCK 4	= BLOCK NUMBERS BEACON HILL TOWNHOMES
—	= PROPERTY LINES BEACON HILL TOWNHOMES
- - - -	= ORIGINAL PLATTED LOT LINES
— — — —	= RIGHT-OF-WAY LINE



PLAT OF "REPLAT OF BEACON HILL TOWNHOMES, BLOCK 2, LOTS 1 AND 2" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER STATE 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 BELIEFS.

DATE: \_\_\_\_\_ RICKY E. GARD Mo. L.S. No. 2069



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