

RECORDER S CERTIFICATION
JACKSON COUNTY, MISSOURI
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NON-STANDARD FEE EXEMPT



INSTRUMENT NUMBER / BOOK & PAGE

2018E0095629

Book 50 Page 59-61

Robert T. Kelly, Director, Recorder Of Deeds

**Jackson County
Recorder of Deeds
Exempt Document**

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document
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State of Missouri.



Robert T. Kelly, Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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Division of Finance – Collection Department

Jackson County, MO

Tax Certificate

415 E 12th Street
Kansas City, MO 64106
Taxpayer Services (816) 881-3232
Business Taxes (816) 881-3186

INSTRUCTIONS TO TAXPAYER

- 1 Have Part I of this Tax Certificate completed by the GIS Department
2 Take to Taxpayer Services at either the Kansas City or Independence Courthouse They will complete Parts II and III
3 You cannot record your plat until these steps are completed

PART I: TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description (RTS or Sub)

BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-32-30-00-0-00-000 Years 16-18
GIS Staff Enc Barr Date 11/02/2018

PART II. TO BE COMPLETED BY COLLECTION DEPARTMENT

Return to GIS Department if unable to follow payment history back three (3) years Attach document if paid Attach bill if taxes due

Table with 4 columns: YEAR, AMOUNT DUE, DATE PAID, VERIFIED BY. Rows for years 2016, 2017, 2018 with handwritten entries and signatures.

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify that, according to the records of the Collection Department, the State, County, and School Taxes for Real Property have been paid in full for 2018 and all prior years for the above described property)

Date: 11/2/18

Supervisor: [Signature]



Division of Finance – Collection Department

Jackson County, MO

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PART I TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description (RTS or Sub)

BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-32-05-00-0-00-000 Years 16-17-18
GIS Staff Enc Barr Date 11/02/2018

PART II TO BE COMPLETED BY COLLECTION DEPARTMENT

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Date 11/2/18

Supervisor [Signature]



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Jackson County, MO

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PART I. TO BE COMPLETED BY GIS DEPARTMENT

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Legal Description (RTS or Sub)

BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-21-18-00-0-00-000 Years 16-18
GIS Staff Enc Barr Date 11/02/2018

PART II. TO BE COMPLETED BY COLLECTION DEPARTMENT

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Supervisor: [Signature]



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Legal Description (RTS or Sub)

BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-21-36-00-0-00-000
GIS Staff Enc Barr

Years 15-17 16-18
Date 11/02/2018

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BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-32-13-00-0-00-000
GIS Staff Enc Barr

Years 15-17 16-18
Date 11/02/2018

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Legal Description (RTS or Sub)

BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-32-14-00-0-00-000

Years

15-17-16-18

GIS Staff

Enc Barr

Date

11/02/2018

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Date:

11/2/18

Supervisor.

[Handwritten signature]



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BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-32-06-00-0-00-000
GIS Staff Eric Barr

Years 15-17 16-18
Date 11/02/2018

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Date. 11/2/18

Supervisor: [Signature]



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Jackson County, MO

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BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-32-07-00-0-00-000
GIS Staff Enc Barr

Years 15-17 16-18
Date 11/02/2018

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Date: 11/2/18

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BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-32-11-00-0-00-000
GIS Staff Enc Barr

Years T5-17 16-18
Date 11/02/2018

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BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-32-12-00-0-00-000
GIS Staff Eric Barr

Years 15-17-16-18
Date 11/02/2018

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BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-32-15-00-0-00-000 Years 16-18
 GIS Staff Enc Barr Date 11/02/2018

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YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
2018	0		[Signature]
2017	0		[Signature]
2016	0		[Signature]

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Legal Description (RTS or Sub)

BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-32-31-00-0-00-000 Years 16-18
 GIS Staff Enc Barr Date 11/02/2018

PART II TO BE COMPLETED BY COLLECTION DEPARTMENT

Return to GIS Department if unable to follow payment history back three (3) years Attach document if paid Attach bill if taxes due

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
2016	0		MLA
2017	0		MLA
2018	0		MLA

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BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-20-18-00-0-00-000 Years 16-18
GIS Staff Enc Barr Date 11/02/2018

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PART I TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description (RTS or Sub)

BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-20-26-00-0-00-000 Years 16-18
GIS Staff Enc Barr Date 11/02/2018

PART II TO BE COMPLETED BY COLLECTION DEPARTMENT

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Date: 11/26/18

Supervisor: [Signature]



Division of Finance – Collection Department

Jackson County, MO

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PART I: TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description (RTS or Sub)

BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-20-27-00-0-00-000 Years 16-18
 GIS Staff Eric Barr Date 11/02/2018

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT

Return to GIS Department if unable to follow payment history back three (3) years Attach document if paid Attach bill if taxes due

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
2018	0		[Signature]
2017	0		[Signature]
2016	0		[Signature]

PART III TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

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Date. 11/2/18

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BEACON HILL SOUTHWEST QUADRANT

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BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID	<u>29-630-21-10-00-0-00-000</u>	Years	<u>16-18</u>
GIS Staff	<u>Enc Barr</u>	Date	<u>11/02/2018</u>

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YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
2018	0		[Signature]
2017	0		[Signature]
2016	0		[Signature]

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2018	0		REA
2017	0		REA
2016	0		REA

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YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
2018	0		AKH
2017	0		AKH
2016	0		AKH

PART III TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify that, according to the records of the Collection Department, the State, County, and School Taxes for Real Property have been paid in full for 2018 and all prior years for the above described property)

Date: 11/2/18

Supervisor *[Signature]*



Division of Finance – Collection Department

Jackson County, MO

Tax Certificate

415 E 12th Street
Kansas City, MO 64106
Taxpayer Services (816) 881-3232
Business Taxes (816) 881-3186

INSTRUCTIONS TO TAXPAYER

- 1 Have Part I of this Tax Certificate completed by the GIS Department
2 Take to Taxpayer Services at either the Kansas City or Independence Courthouse They will complete Parts II and III
3 You cannot record your plat until these steps are completed

PART I. TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description (RTS or Sub)

BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-21-14-00-0-00-000 Years 16-18
GIS Staff Enc Barr Date 11/02/2018

PART II. TO BE COMPLETED BY COLLECTION DEPARTMENT

Return to GIS Department if unable to follow payment history back three (3) years Attach document if paid Attach bill if taxes due

Table with 4 columns: YEAR, AMOUNT DUE, DATE PAID, VERIFIED BY. Rows for years 2018, 2017, 2016 with handwritten zeros and signatures.

PART III. TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify that, according to the records of the Collection Department, the State, County, and School Taxes for Real Property have been paid in full for 2018 and all prior years for the above described property)

Date: 11/2/18 Supervisor: [Signature]



Division of Finance – Collection Department

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PART I. TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description (RTS or Sub)

BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-21-15-00-0-00-000 Years 16-18
GIS Staff Enc Barr Date 11/02/2018

PART II. TO BE COMPLETED BY COLLECTION DEPARTMENT

Return to GIS Department if unable to follow payment history back three (3) years Attach document if paid Attach bill if taxes due

Table with 4 columns: YEAR, AMOUNT DUE, DATE PAID, VERIFIED BY. Rows for years 2018, 2017, and 2016 with handwritten zeros and signatures.

PART III. TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify that, according to the records of the Collection Department, the State, County, and School Taxes for Real Property have been paid in full for 2018 and all prior years for the above described property)

Date: 11/2/18 Supervisor: [Signature]



Division of Finance – Collection Department

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PART I TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description (RTS or Sub)

BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-21-16-00-0-00-000 Years 16-18
GIS Staff Enc Barr Date 11/02/2018

PART II TO BE COMPLETED BY COLLECTION DEPARTMENT

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Table with 4 columns: YEAR, AMOUNT DUE, DATE PAID, VERIFIED BY. Rows for years 2018, 2017, 2016 with handwritten zeros and signatures.

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PART I TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description (RTS or Sub)

BEACON HILL SOUTHWEST QUADRANT

Current Parcel ID 29-630-21-17-00-0-00-000 Years 16-18
 GIS Staff Eric Barr Date 11/02/2018

PART II TO BE COMPLETED BY COLLECTION DEPARTMENT

Return to GIS Department if unable to follow payment history back three (3) years Attach document if paid Attach bill if taxes due

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
2018	0		[Signature]
2017	0		
2016	0		

PART III TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify that, according to the records of the Collection Department, the State, County, and School Taxes for Real Property have been paid in full for 2018 and all prior years for the above described property)

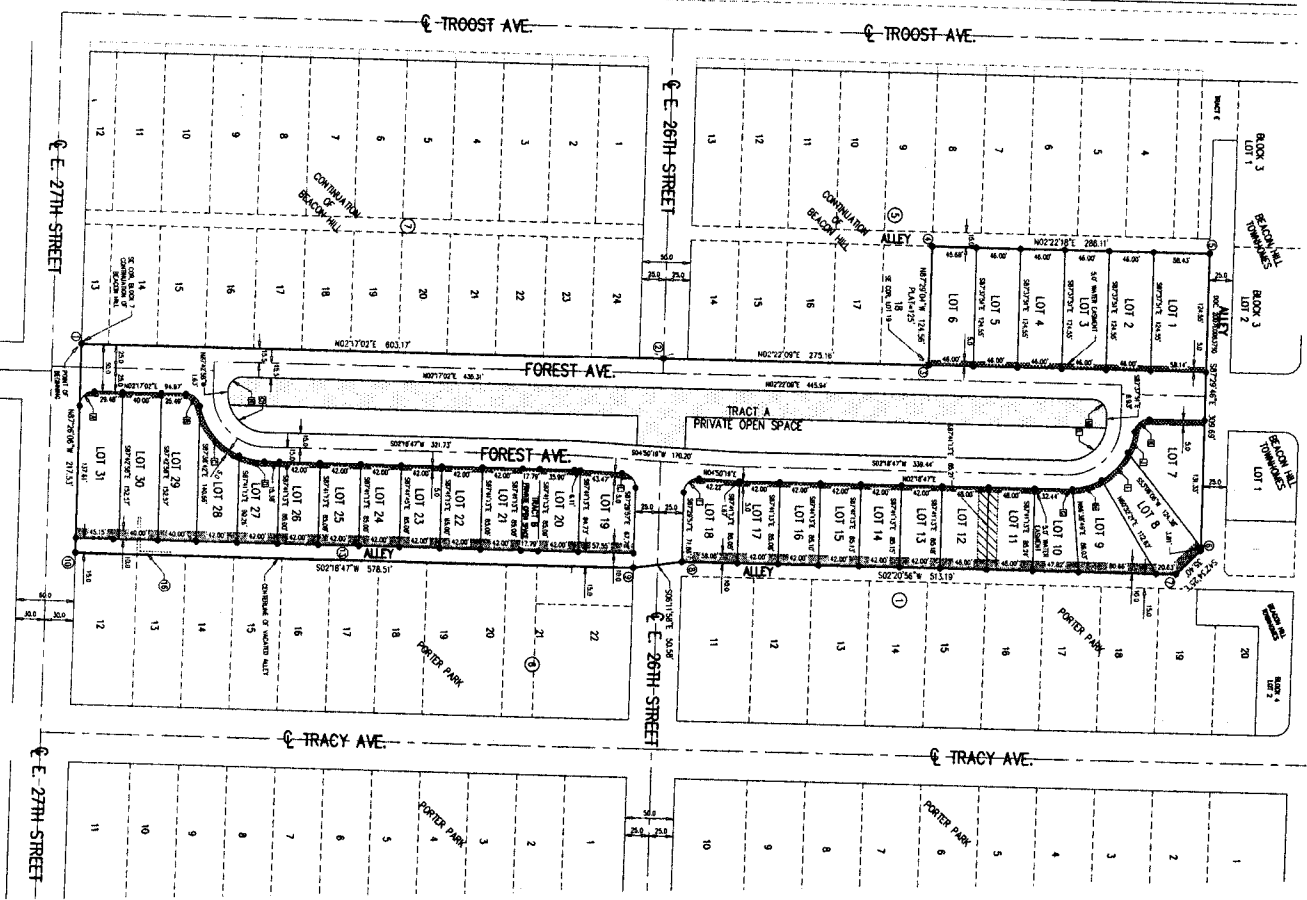
Date: 11/2/18

Supervisor: [Signature]

FINAL PLAT OF BEACON HILL SOUTHWEST QUADRANT

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

SECTION 9 TOWNSHIP 49 NORTH, RANGE 33 WEST



STATE PLANE COORDINATES

NOTE: ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON REVISIONS PROVIDED BY THE CITY OF KANSAS CITY, MISSOURI, TO THE STATE PLANE COORDINATE SYSTEM FOR THE CITY OF KANSAS CITY, MISSOURI, AND A LIST OF COORDINATES.

PT. NO.	MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE	
	GRID NORTING	GRID EASTING
1	323,283.51 M	643,844.31 M
2	323,283.52 M	643,844.30 M
3	323,283.53 M	643,844.29 M
4	323,283.54 M	643,844.28 M
5	323,283.55 M	643,844.27 M
6	323,283.56 M	643,844.26 M
7	323,283.57 M	643,844.25 M
8	323,283.58 M	643,844.24 M
9	323,283.59 M	643,844.23 M
10	323,283.60 M	643,844.22 M

CURVE TABLE

POINT	LENGTH	ANGLES	DELTA
1	23.46'	15.00°	89.433°
2	20.17'	15.00°	78.728°
3	6.87'	70.00°	59.941°
4	22.85'	15.00°	27.712°
5	24.17'	15.00°	87.914°
6	6.87'	70.00°	82.201°
7	31.79'	70.00°	28.910°
8	40.06'	70.00°	32.472°
9	41.78'	70.00°	18.113°
10	42.78'	45.00°	85.943°
11	31.56'	15.00°	80.000°
12	21.56'	15.00°	80.000°
13	42.81'	45.00°	85.943°

LEGEND

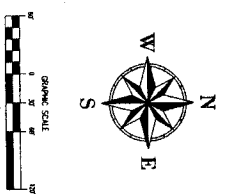
- - ROUND 1/2" BARS & CAP
- - CHECKED OR FOUND
- ✱ - AS INDICATED
- - PREVIOUS PLAT
- - D-DIED
- - CONVEYANCE EASEMENT
- - PORTER PARK
- - BOUNDARY
- - ALIEN BOUNDARY
- - PROPERTY LINE
- - PLATTED LOT LINE
- - CENTERLINE
- - MISSOURI STATE PLANE COORDINATES IN METERS
- - UTILITY EASEMENT
- - STORM DRAINAGE EASEMENT
- - WATER EASEMENT

STREET GRADERS & RIGHT-OF-WAY

STREET	GRID NO.	DATE
TROOST AVE	3355	MAY 17, 1886
FOREST AVE	3686	SEPT 29, 1887
TRACY AVE	12772	AUGUST 30, 1899
26TH ST	4002	MAY 12, 1888
27TH ST	3781	MARCH 18, 1887
ALLEY TO TRACY AVE	3781	MARCH 18, 1887

SURVEYOR'S NOTES:

- THIS SURVEY WAS CONDUCTED BY THE SURVEYOR AT HIS OWN RISK AND WITHOUT LIABILITY TO HIMSELF OR HIS EMPLOYERS. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE RECORDS OF THE CITY OF KANSAS CITY, MISSOURI, AND HAS FOUND THAT THE RECORDS ARE CORRECT AND COMPLETE.
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DATE: 10/10/2018

Signature

10/10/2018

TALAPERRA & BROUKE, INC.
CONSULTING ENGINEERS - SURVEYORS
1400 W. 12TH ST., SUITE 200
KANSAS CITY, MO 64108
816-261-5400 FAX 816-261-4815