

# LONGFELLOW DUPLEXES

## 29TH AND HARRISON



**LICKEL**  
ARCHITECTURE

16200 Midland Drive  
Shawnee, KS 66217  
913.389.7888

Filed for Record this day of  
November 10, 2020  
At 11 O'clock 35 Minutes 14 AM.  
Recorded in Book K53 At Page 14  
Instrument Number 2020E0106086  
Director, Recorder of Deeds  
By C. Whitaker  
Deputy  
Recorder's Fee \$ 66.00

**PROPERTY DESCRIPTION:** (Surveyor's Statement: No gaps, gores or overlaps exist between this plat and the surrounding recorded plats.)

This is a resurvey and subdivision of all of Lot 6 and Lot 5 EXCEPT the North Eight (8.00) feet thereof, all of Lot 7 and the South Five (5.00) feet of Lot 8 and all of Lot 16, all being in the final plat of CONTINUATION OF BEACON HILL, also all of Lots 1 through 4, inclusive and all of Lots 13 through 16, inclusive, of the final plat of BEACON HILL PARK, each of said final plats being located in Kansas City, Jackson County, Missouri. All being now more particularly described as follows:

Beginning at the Southeast corner of Lot 4 of aforesaid, BEACON HILL PARK, being also the intersection of the North right-of-way line of 29th Street as now established 60 feet wide with the West right-of-way line of Troost Avenue as now established 80 feet wide; thence N87°09'29"W along the South line of said Lots 4 and 13 of said BEACON HILL PARK, being also along the North right-of-way line of said 29th Street, a distance of 289.07 feet (288.5 feet, Plat) to the Southwest corner of said Lot 13, being also the point of intersection with the East right-of-way line of Harrison Street as now established 60 feet wide; thence N02°15'09"E along the East right-of-way line of said Harrison Street, being also along the West line of Lots 13 through 16, inclusive of said BEACON HILL PARK and along the West line of Lot 7 and a portion of Lot 8 of aforesaid CONTINUATION OF BEACON HILL, a distance of 272.01 feet to a point Five (5.00) feet North of the South line of said Lot 8 as measured perpendicular to the South line thereof; thence S87°11'04"E along a line Five (5.00) feet North of and parallel with the South line of said Lot 8, a distance of 138.77 feet (138.5 feet, Plat) to a point on the East line of said Lot 8, being also a point on the West line of Lot 16 of said CONTINUATION OF BEACON HILL; thence N02°14'39"E along the West line of Lots 16, 6 and a portion of Lot 5 of said CONTINUATION OF BEACON HILL, a distance of 127.01 feet to a point Eight (8.00) feet South of the North line of said Lot 5 as measured perpendicular to the North line thereof; thence S87°10'32"E along a line Eight (8.00) feet South of and parallel with the North line of said Lot 5, a distance of 150.24 feet (150 feet, Plat) to a point on the East line of said Lot 5, being also a point on the West right-of-way line of said Troost Avenue; thence S02°14'27"W along the East line of Lots 5, 6 and 16 of said CONTINUATION OF BEACON HILL, being also along the East line of Lots 1 through 4, inclusive of said BEACON HILL PARK and along the West right-of-way line of said Troost Avenue, a distance of 399.13 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Mo. P.L.S. No. 2005019220.

Containing 97,718 square feet or 2.243 acres, more or less.

**PLAT DEDICATION:**  
The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as LONGFELLOW HEIGHTS IV.

**STREET DEDICATION:**  
Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

**EASEMENT DEDICATION:**  
An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outline and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Kansas City, Missouri with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

**MAINTENANCE EASEMENT:** An easement is hereby granted to the owner of Lot 1 across the rear 5 feet of Lots 2 and 3 to access and maintain the light poles currently located on Lots 2 and 3. Said light poles are for the benefit of the parking lot located on said Lot 1.

**RIGHT OF ENTRANCE:**  
The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights.

Credited re-establishment of original platted lots from Beacon Hill Park and Continuation of Beacon Hill per 88-408-D. No new residential lots being created resulting in no new parkland fee.

STREET GRADES	
The Street Grades shown below have been established by a recent ground survey performed under my direct supervision of the streets shown below.	
Pennsylvania Avenue	Elevation
Centerline of Troost Ave.	969.63
32' N of the Centerline of Troost Ave.	969.11
100' N of the Centerline of Troost Ave.	966.92
200' N of the Centerline of Troost Ave.	963.26
300' N of the Centerline of Troost Ave.	959.61
400' N of the Centerline of Troost Ave.	955.96
464' N of the Centerline of Troost Ave.	953.62
29th Street	Elevation
Centerline of Pennsylvania Ave.	969.63
100' E of the centerline of Pennsylvania Ave.	970.57
200' E of the centerline of Pennsylvania Ave.	971.50
300' E of the centerline of Pennsylvania Ave.	972.57
Centerline of Troost Ave.	973.20
Troost Avenue	Elevation
Centerline of Troost Ave.	973.20
100' N of the centerline of Troost Ave.	972.00
200' N of the centerline of Troost Ave.	970.92
300' N of the centerline of Troost Ave.	969.62
400' N of the centerline of Troost Ave.	968.58
427.2' N of the centerline of Troost Ave.	967.86

POINT NUMBER	STATE PLANE NORTHING US FEET	STATE PLANE EASTING US FEET	STATE PLANE NORTHING METERS	STATE PLANE EASTING METERS
PENN	1058173.260	2763807.045	322531.855	842410.073
1	1058688.187	2768469.926	322688.805	843831.322
2	1058702.518	2768181.239	322693.173	843743.330
3	1058974.291	2768191.929	322776.010	843746.588
4	1058967.475	2768330.513	322773.932	843788.829
5	1059094.378	2768335.486	322812.612	843790.345
6	1059086.976	2768485.530	322810.356	843836.078

**GENERAL NOTES:**

- The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone, NAD 83.
- Coordinates shown here on are State Plane, Missouri West Zone, NAD 83 coordinates, derived from the MoDOT VRS. Project Coordinates and ground distances are based on a CAF=0.999900455.
- MODNR Station PENN ~ S83°41'54"W 4691.69' to the Point of Beginning of this plat.
- The accuracy standard for this survey is Type "Urban".
- The information shown hereon is based on Assured Quality Title Commitment No. 113859 dated August 29, 2019. This plat includes all of the property as set forth in said commitment. The ownerships shown on this plat are identical to those shown in said commitment.

**FLOODPLAIN:**

According to "Flood Insurance Rate Map", Community Panel No. 29095C0254G, effective January 20, 2017, as published by Federal Emergency Management Agency. Our review of this map indicates that this parcel of land lies within Zone X, which is "Areas determined to be outside the 0.2% annual chance floodplain."

DEVELOPER:  
THE KANSAS CITY PUBLIC SCHOOLS  
JESSE LANGE  
2901 TROOST  
KANSAS CITY, MISSOURI 64109  
(816)418-7506  
jlange@kcpublicschools.org

**McClure Engineering Company**

1700 SWIFT, SUITE 100  
NORTH KANSAS CITY, MISSOURI 64116  
816.756.0444 FAX: 816.756-1763



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**SURVEYOR'S CERTIFICATION:**

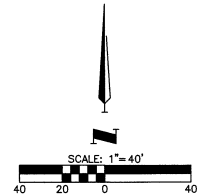
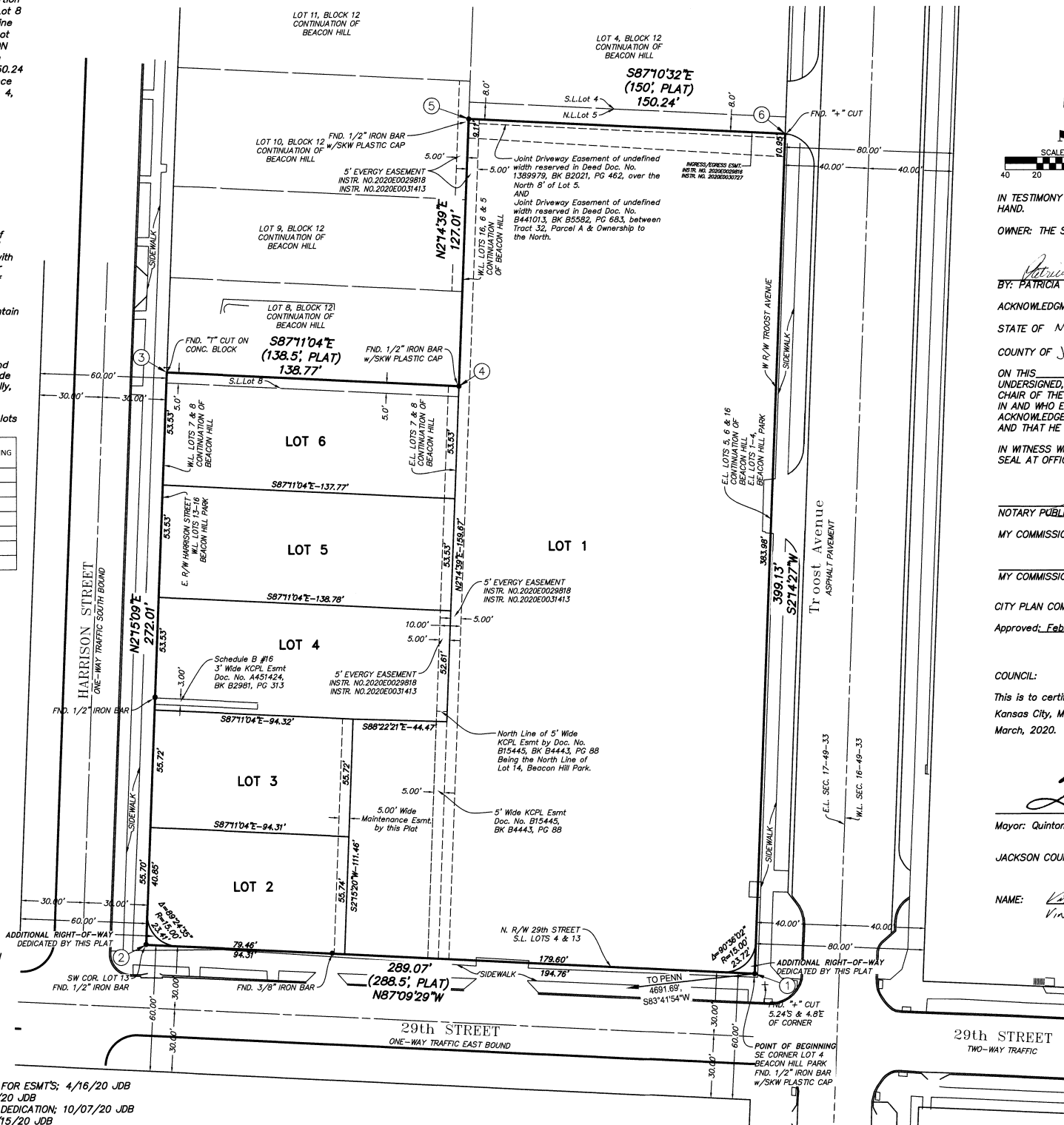
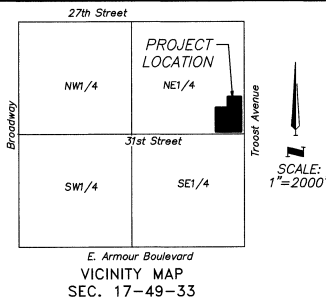
This plat titled "LONGFELLOW HEIGHTS IV", a subdivision, is based on an actual field survey made by me or under my direct supervision and that said survey meets or exceeds the current "Minimum Standards for Property Surveys" as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri and the Missouri Standards for Property Boundary Surveys 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 platting of subdivisions to the best of my professional knowledge and belief.

BY: Steven R. Whitaker  
STEVEN R. WHITAKER, L.S. 2005019220; switaker@mcclure.com  
McClure Engineering Company Corporate Certificate/License No. 2012009395  
PROJECT No. P10307160008-020

REVISED: ADDED RECORDING INFORMATION FOR ESMTs: 4/16/20 JDB  
REVISED: PLAN REVIEW COMMENTS: 8/16/20 JDB  
REVISED: ADDED MAINTENANCE EASEMENT DEDICATION: 10/07/20 JDB  
REVISED: ADDED ORDINANCE NUMBER: 10/15/20 JDB

# FINAL PLAT OF LONGFELLOW HEIGHTS IV

ALL OF LOTS 6, 7 AND 16, LOT 5 EXCEPT THE NORTH 8 FEET THEREOF AND THE SOUTH 5 FEET OF LOT 8  
ALL BEING IN THE FINAL PLAT OF CONTINUATION OF BEACON HILL  
ALSO, ALL OF LOTS 1 THROUGH 4, INCLUSIVE AND 13 THROUGH 16, INCLUSIVE, BEACON HILL PARK,  
EACH BEING SUBDIVISIONS IN THE NE. 1/4 OF THE NE. 1/4 OF SECTION 17,  
TOWNSHIP 49 NORTH, RANGE 33 WEST IN KANSAS CITY, JACKSON COUNTY, MISSOURI



IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED ITS HAND.

OWNER: THE SCHOOL DISTRICT OF KANSAS CITY 33, d/b/a KANSAS CITY PUBLIC SCHOOLS

BY: Patricia Mansur  
PATRICIA MANSUR, SCHOOL BOARD CHAIR

ACKNOWLEDGMENT:

STATE OF Missouri }  
COUNTY OF Jackson } SS.

ON THIS 20 DAY OF October, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED PATRICIA MANSUR, SCHOOL BOARD CHAIR OF THE KANSAS CITY PUBLIC SCHOOLS, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID PUBLIC SCHOOLS, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID PUBLIC SCHOOLS AND THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL AND AFFIXED MY NOTARIAL SEAL AT OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES

CITY PLAN COMMISSION:

Approved: February 18, 2020.

PUBLIC WORKS:

Acting Director: Ralph Davis, P.E.

COUNCIL:

This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 200199 duly authenticated as passed this 26th day of March, 2020.

Mayor: Quinton Lucas

City Clerk: Marilyn Sanders

JACKSON COUNTY, MISSOURI G.I.S. DEPARTMENT

NAME: Vincent E. Brice

DATE: 11/10/2020







**ORIGINALLY PROPOSED**

- TWO SMALLER DUPLEXES (FOR RENT)  
2 BED/ 2 BATH WITH GARAGE: 1250 SF
- TWO LARGER DUPLEXES (FOR RENT)  
3 BED/2.5 BATH WITH GARAGE: 1700 SF
- ONE HOUSE (FOR SALE)



**DEVELOPMENT**

- THREE DUPLEX OPTIONS
- ADA UNITS
- CARPORT (13 PARKING SPOTS; 9 COVERED, 4 UNCOVERED)

**DUPLEX A**

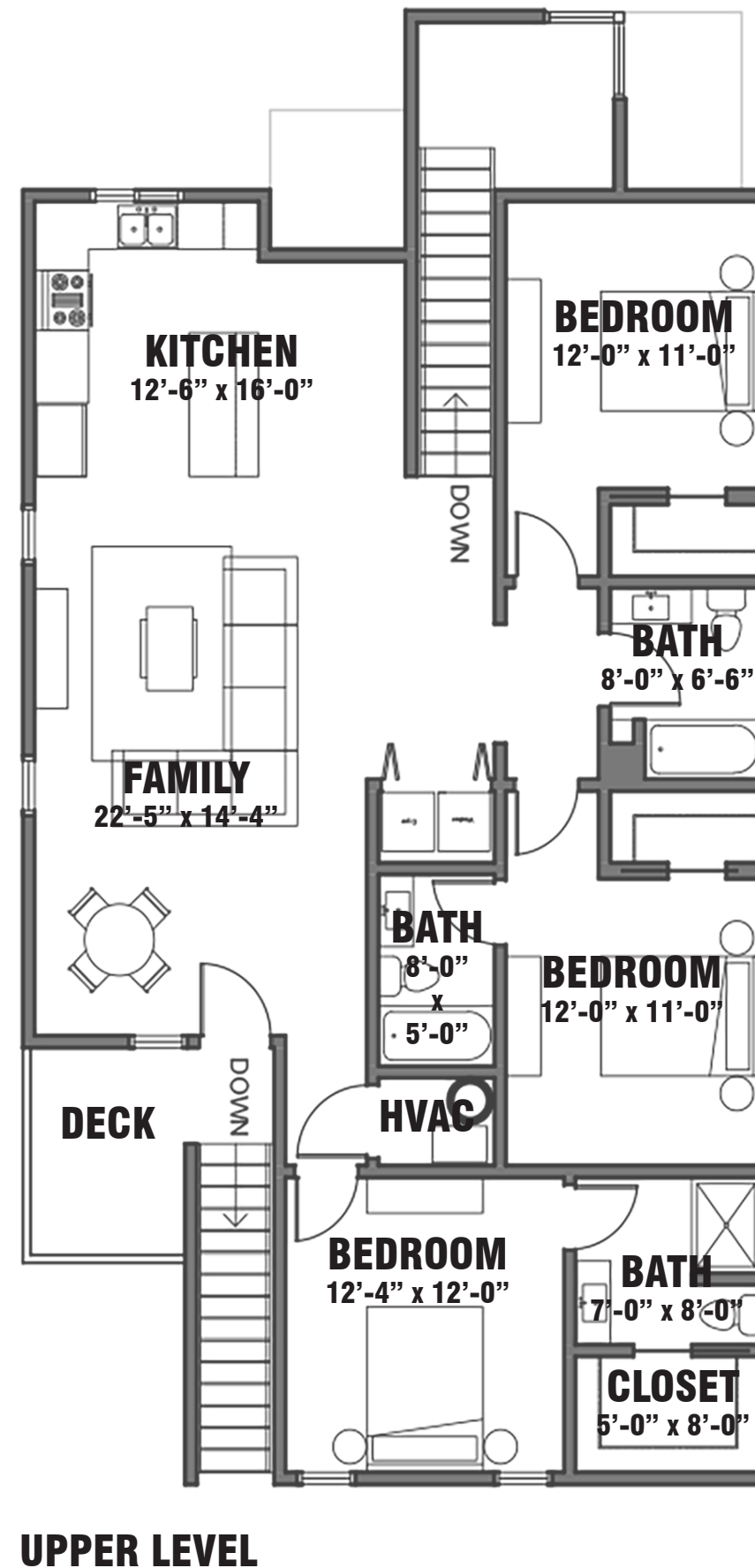
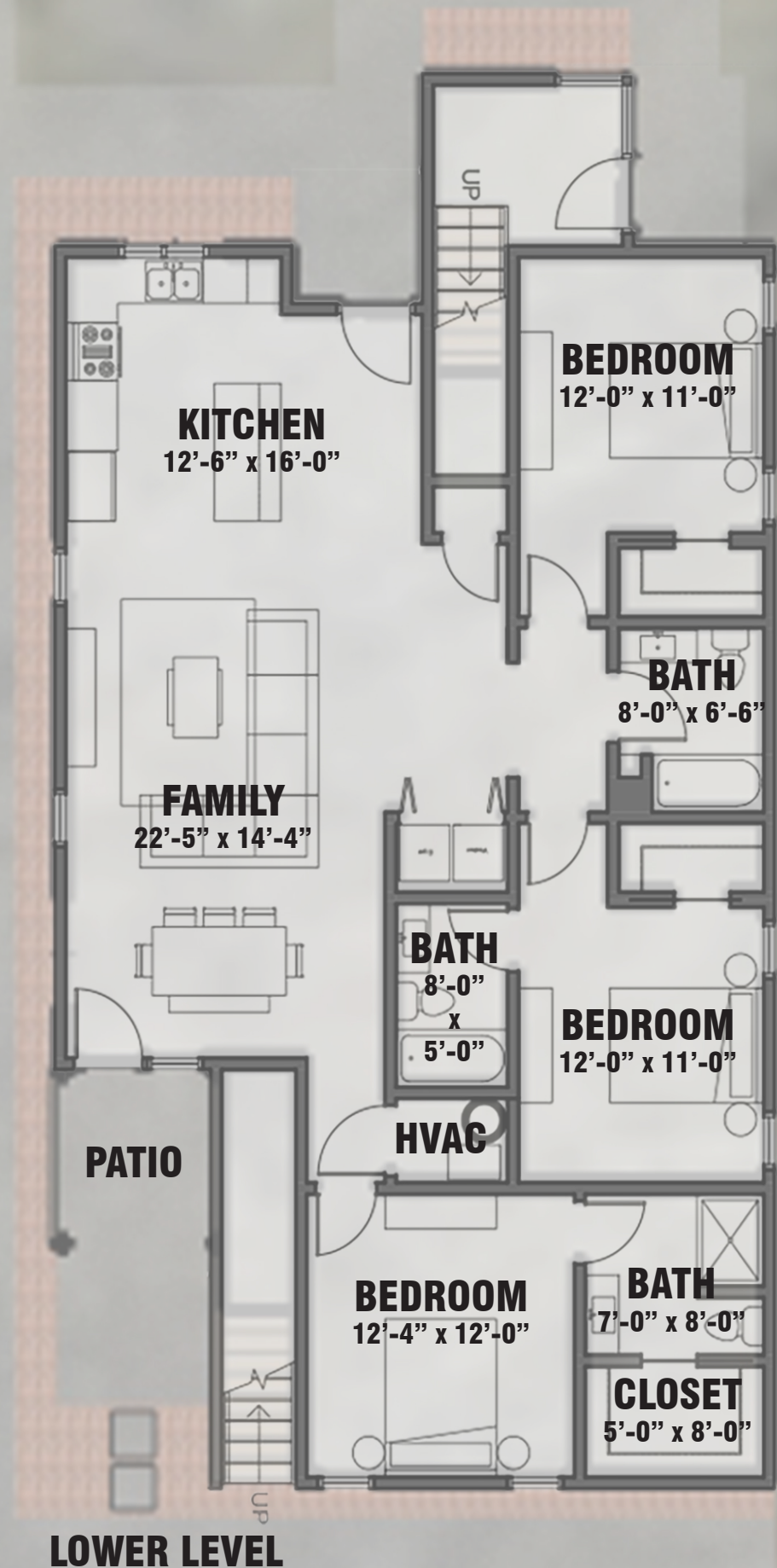
- LOWER LEVEL
- 3 BED/ 3 BATH
  - TOTAL SF: 1500 SF
- UPPER LEVEL
- 2 BED/ 2 BATH
  - TOTAL SF: 1335 SF

**DUPLEX B**

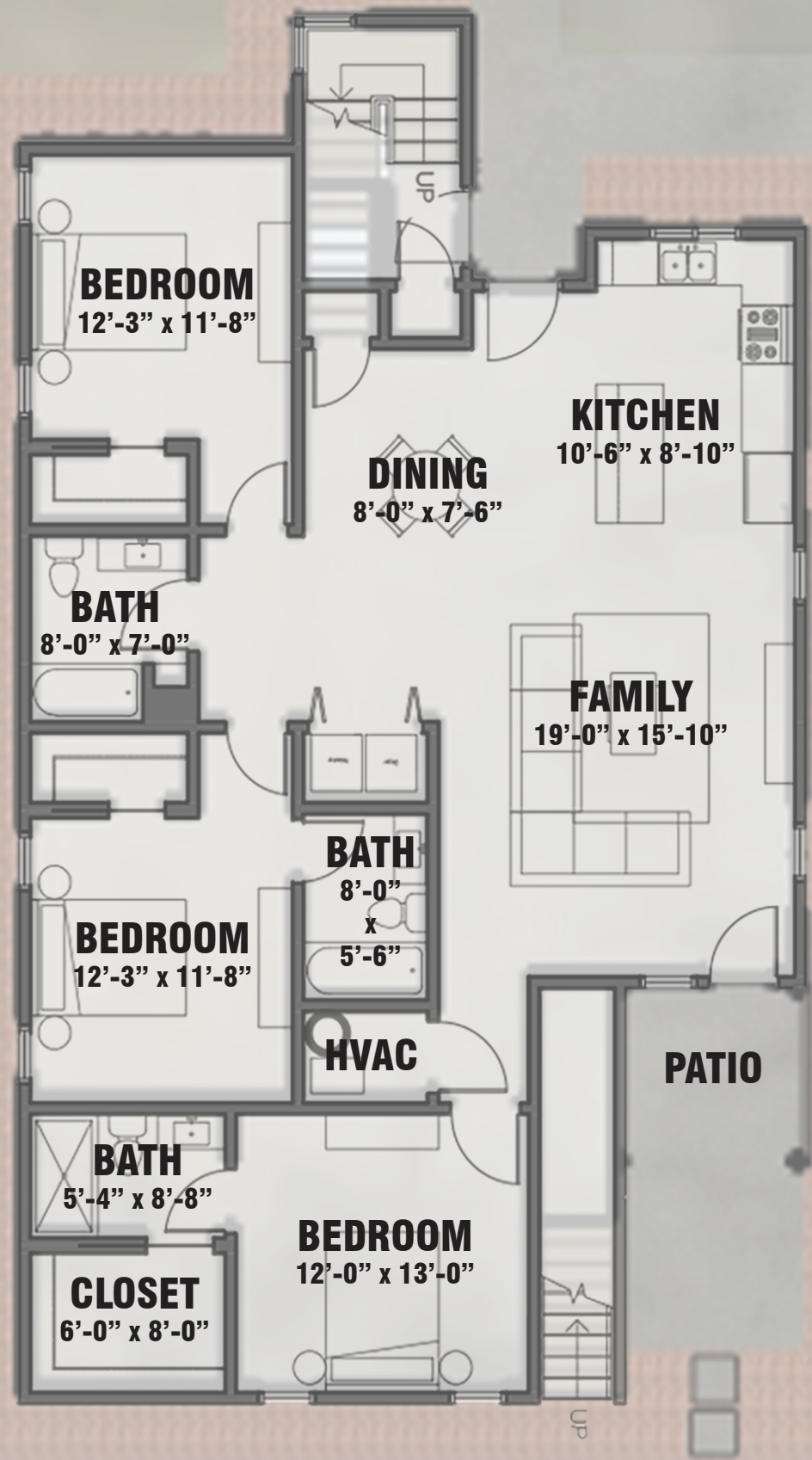
- LOWER LEVEL
- 3 BED/ 3 BATH
  - TOTAL SF: 1582 SF
- UPPER LEVEL
- 2 BED/ 2 BATH
  - TOTAL SF: 1317 SF

**DUPLEX C**

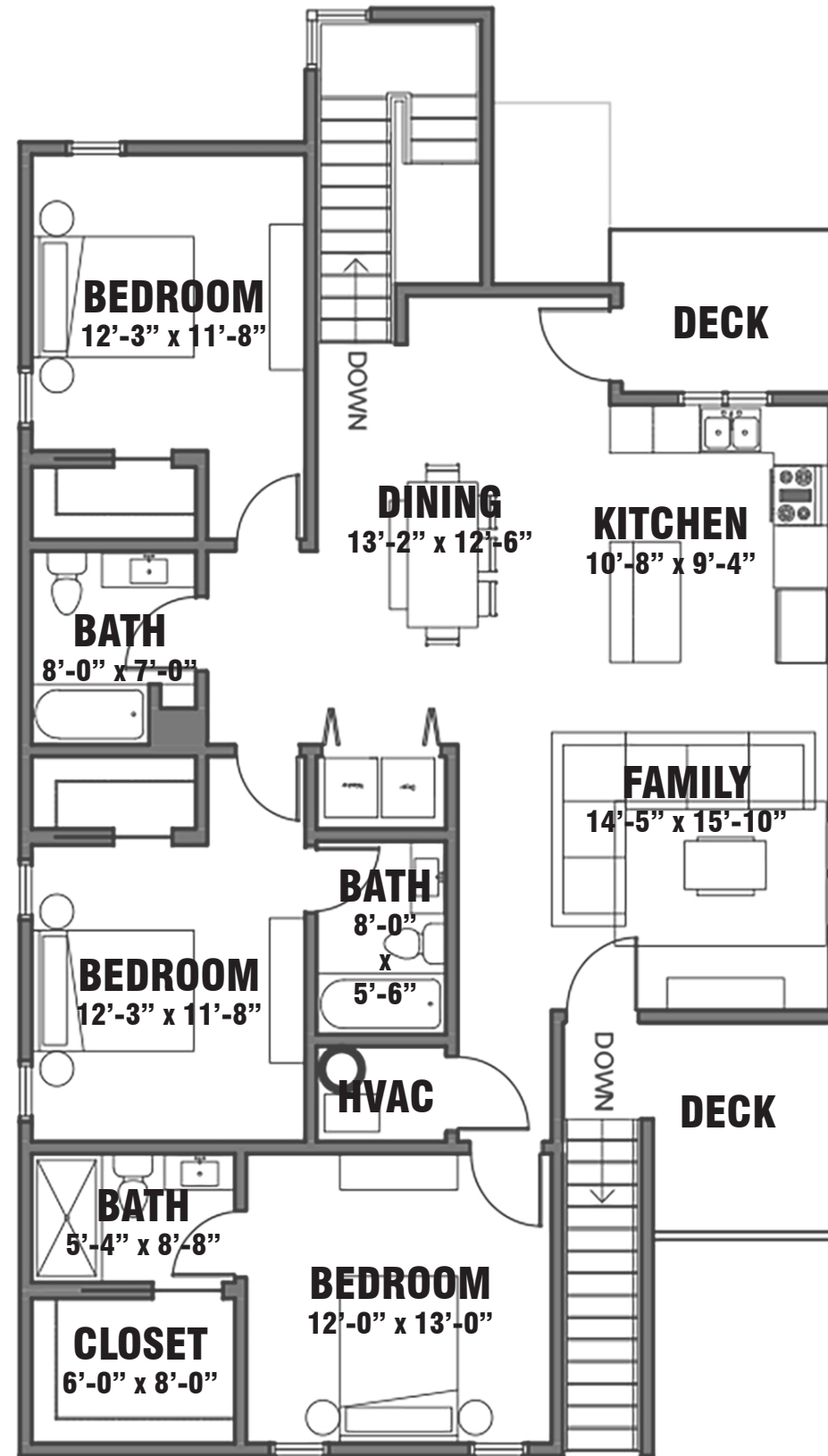
- LOWER LEVEL
- GARAGE A: 568 SF
  - GARAGE B: 543 SF
- UPPER LEVEL(S)
- 2 BED/ 2 BATH
  - TOTAL SF: 1142 SF (WITHOUT GARAGE)



**DUPLEX A**  
 LOWER LEVEL  
 - 3 BED/ 3 BATH  
 - TOTAL SF: 1500 SF  
 UPPER LEVEL  
 - 3 BED/ 3 BATH  
 - TOTAL SF: 1500 SF  
**\$2,500/UNIT/MONTH**



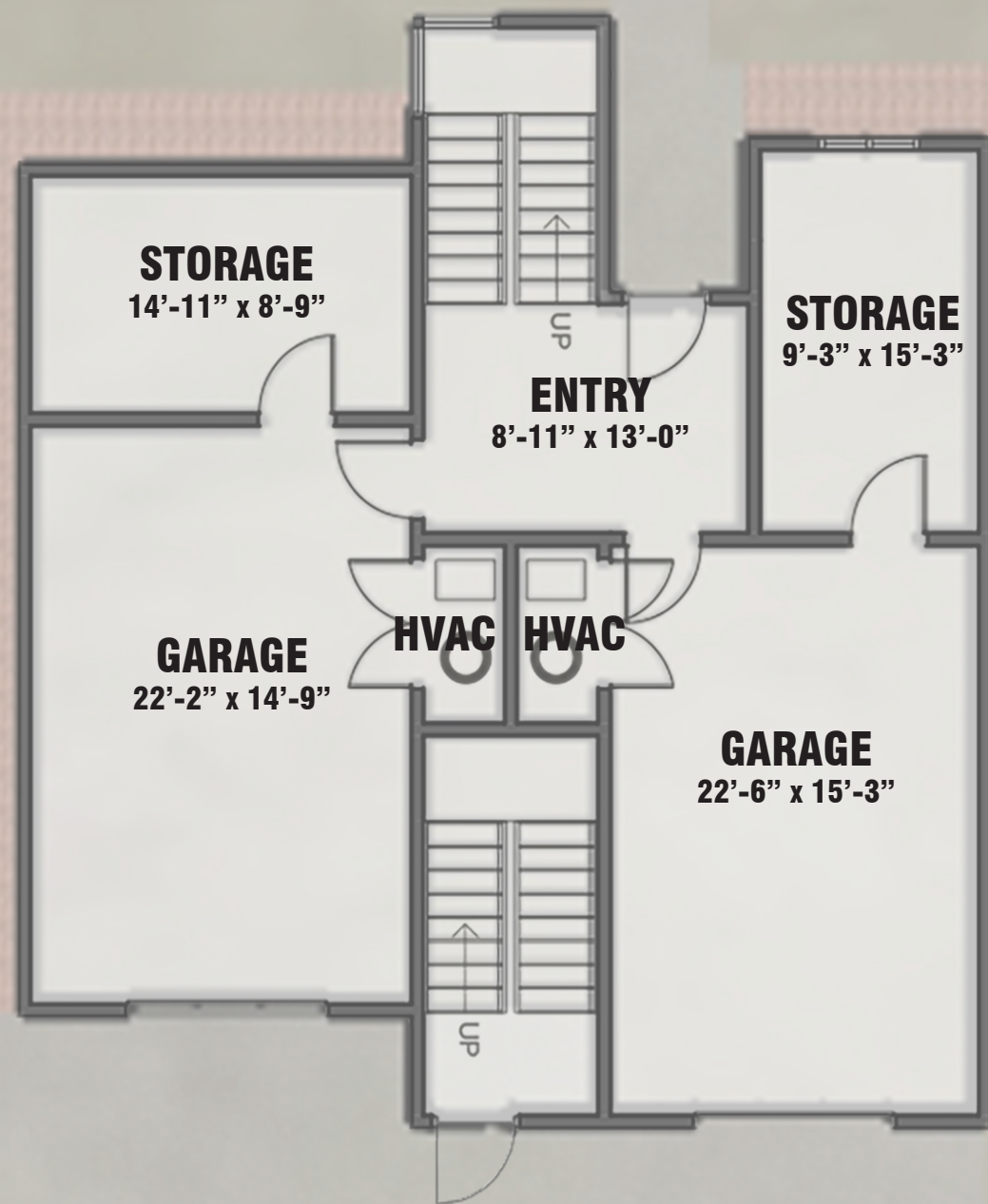
**LOWER LEVEL**



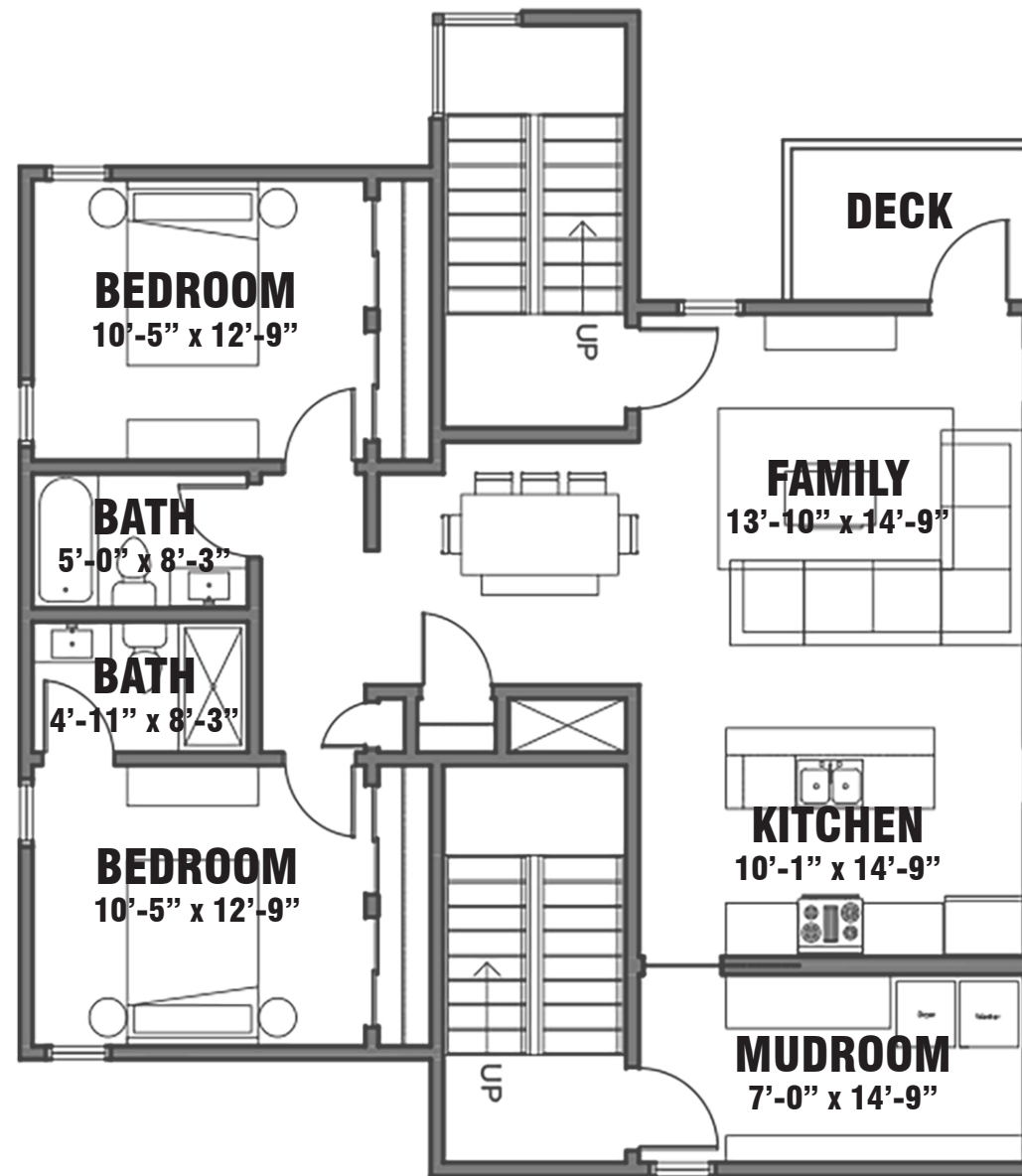
**UPPER LEVEL**

**DUPLEX B**  
 LOWER LEVEL  
 - 3 BED/ 3 BATH  
 - TOTAL SF: 1582 SF  
 UPPER LEVEL  
 - 3 BED/ 3 BATH  
 - TOTAL SF: 1582 SF

**\$2,500/UNIT/MONTH**



**LOWER LEVEL**



**UPPER LEVEL(S)**

**DUPLEX C**

**LOWER LEVEL**

- GARAGE A: 568 SF
- GARAGE B: 543 SF

**UPPER LEVEL(S)**

- 2 BED/ 2 BATH
- TOTAL SF: 1142 SF (WITHOUT GARAGE)

**\$2,100/UNIT/MONTH**



**DUPLEX A**



**DUPLEX B**



**DUPLEX A REVERSE**



**DUPLEX C**



**DUPLEX C REVERSE**



# CONSTRUCTION TIMELINE

2023

CONSTRUCTION DOCUMENTS ARE  
FINALIZED FOR CITY SUBMITTAL

2023

ALL CONSTRUCTION DOCUMENTS  
SUBMITTED TO THE CITY FOR  
PERMITTING

2023

ALL CITY COMMENTS HAVE BEEN  
ADDRESSED AND APPROVED. PULL  
PERMITS

2023

ALL SITE AND BUILDING WORK  
BEGINS

2024

CONSTRUCTION IS  
COMPLETE LEASING BEGINS ONCE  
CERTIFICATE OF OCCUPANCY IS  
COMPLETE