EXHIBIT 3D
LCRA 10/13/23

2015E0062508-2

FINAL PLAT OF
COLUMBUS PARK PHASE 1

A SUBDIVISION IN SECTION 32, TOWNSHIP 50 NORTH, RANGE 33 WEST, KANSAS CITY, JACKSON COUNTY, MISSOURI

TRAVERSE TABLE

CL-70		N 327469.425	E 842116.546
	S 67°16'37" E 1609.950m		
POB		N 326847.543	E 843601.533

EXISTING STREET GRADES

STREET	ORD. NO.	DATE
3RD STREET HOLMES ST. TO CAMPBELL ST.	11226	JAN. 17, 1912
4TH STREET CHERRY ST. TO HOLMES ST.	35585	SEPT. 19, 1919
HOLMES ST. TO CAMPBELL ST.	11227	JAN. 17, 1912
5TH STREET CHERRY ST. TO CAMPBELL ST.	26367	MAR. 08, 1884
CHERRY STREET 3RD ST. TO 5TH ST.	5249.2	APR. 11, 1872
HOLMES STREET 3RD ST. TO 5TH ST.	5249.2	APR. 11, 1872
CHARLOTTE STREET 3RD ST. TO 5TH ST.	11102	JAN. 04, 1912
CAMPBELL STREET 3RD ST. TO 5TH ST.	5249.2	APR. 11, 1872

STATE PLANE COODINATES IN METERS

① NO.	NORTHING	EASTING
1	326847.5429	843601.5330
2	326735.1382	843630.8473
3	326723.2975	843584.1638
4	326578.8450	843595.7872
5	326653.7198	843497.1352
6	326695.2109	843486.2873
7	326879.4788	843424.6774
8	326661.6942	843429.5145
9	326642.8155	843355.6939
10	326707.9300	843338.7058
11	326730.6250	843427.2900
12	326798.6800	843409.5133
13	326821.4191	843498.0868
14	326824.9965	843512.9918

HATCH LEGEND

RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT

RIGHT-OF-WAY TO BE VACATED BY THIS PLAT

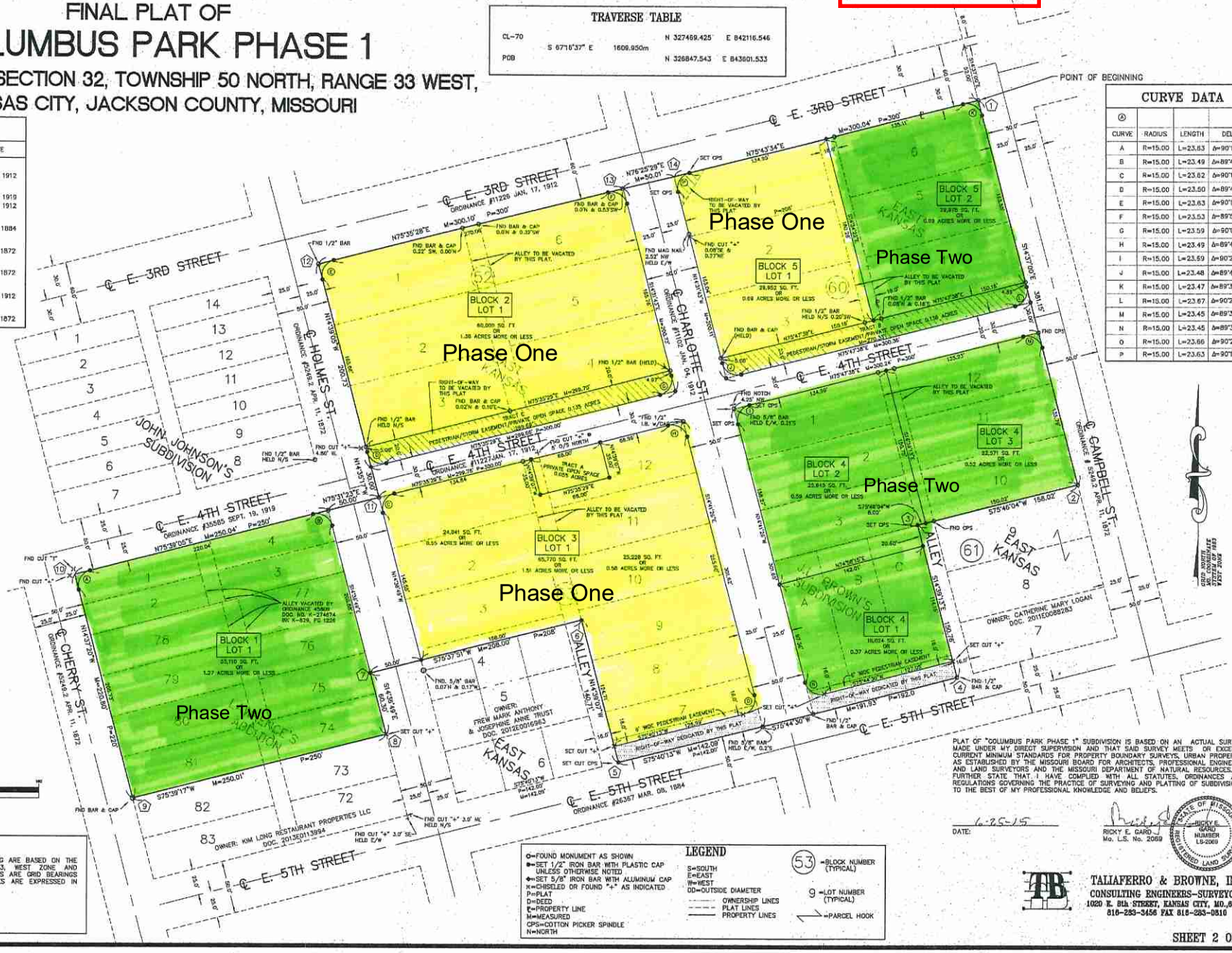
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

STATE PLANE NOTE

COORDINATES AND BEARINGS SHOWN ON THIS DRAWING ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE AND ESTABLISHED USING GPS OBSERVATIONS. ALL BEARINGS ARE GRID BEARINGS AND ALL COORDINATES AND STATE PLANE DISTANCES ARE EXPRESSED IN METERS.

REFERENCE STATION: CL-70 (2003 ADJUSTMENT)
GRID FACTOR: 0.9999116
CONVERGENCE: -00°03'27"
1 METER = 3.28083333 FEET



CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
A	R=15.00	L=23.63	Δ=90°16'25"
B	R=15.00	L=23.49	Δ=89°44'06"
C	R=15.00	L=23.62	Δ=90°12'18"
D	R=15.00	L=23.50	Δ=89°45'26"
E	R=15.00	L=23.63	Δ=90°14'33"
F	R=15.00	L=23.53	Δ=89°52'50"
G	R=15.00	L=23.59	Δ=90°07'11"
H	R=15.00	L=23.49	Δ=89°43'05"
I	R=15.00	L=23.59	Δ=90°29'04"
J	R=15.00	L=23.48	Δ=89°40'40"
K	R=15.00	L=23.47	Δ=89°39'26"
L	R=15.00	L=23.67	Δ=90°24'38"
M	R=15.00	L=23.45	Δ=89°35'22"
N	R=15.00	L=23.45	Δ=89°34'04"
O	R=15.00	L=23.66	Δ=90°21'39"
P	R=15.00	L=23.63	Δ=90°15'16"

LEGEND

⊙=FOUND MONUMENT AS SHOWN
●=SET 1/2" IRON BAR WITH PLASTIC CAP UNLESS OTHERWISE NOTED
◆=SET 5/8" IRON BAR WITH ALUMINUM CAP
x=CHISELED OR FOUND "+" AS INDICATED
P=PLAT
D=DEED
E=PROPERTY LINE
M=MEASURED
CPS=COTTON PICKER SPINDLE
N=NORTH
S=SOUTH
E=EAST
W=WEST
OD=OUTSIDE DIAMETER
OWNERSHIP LINES
PLAT LINES
PROPERTY LINES
(53) =BLOCK NUMBER (TYPICAL)
9 =LOT NUMBER (TYPICAL)
=PARCEL HOOK

PLAT OF "COLUMBUS PARK PHASE 1" 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: 6-25-15

RICKY E. GARD
Mo. L.S. No. 2069

STATE OF MISSOURI RICKY E. GARD NUMBER LS-2069 REGISTERED LAND SURVEYOR

TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 8th STREET, KANSAS CITY, MO. 64106
816-283-3456 FAX 816-283-0510

6/25/2015 6:38:09 AM - S:\NET JOB\25-0042-006\CURRENT WORKING DWG\CP1PL002.DWG - MARTY ISABELL