



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

May 8, 2024

Project Name
Berkley Riverfront East

Docket #C2

Request
CLD-FnPlat-2021-00014
Final Plat

Applicant
Sam Sahlfeld
Olsson

Owner
City of Kansas City, Missouri

Location 1800 E Front Street
Area About 30 acres
Zoning MPD
Council District 4th
County Jackson
School District KCMO

Surrounding Land Uses
North: The Missouri River
South: KCS/IMRL Railroad, Zoned M1-5
East: Evergy Substation, Zoned M1-5
West: Interstate 29/35 (Bond Bridge)

KC Spirit Playbook Alignment
Not Applicable.

Land Use Plan
The Riverfront Industrial Area Plan recommends Commercial land use at this location. This proposal is consistent with the future land use plan.

Major Street Plan
The City's Major Street Plan identifies front street as a 4 through lane Thoroughfare at this location. Interstate 29/ 35 is classified as a freeway.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on April 27, 2021. Scheduling deviations have occurred. Plan was previously approved by the City Plan Commission on July 6, 2021. Due to staff error this case was not placed on the agenda of City Council. Due to Code requirements the CPC approval has lapsed and must be reapproved.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject property is Bally's Casino located at the northeast corner of E. Front Street and I-29/35. The site is bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 (Kit Bond bridge) on the west. The site is bisected by a stub of old Front Street which acts as the main access to the site. The eastern portion of the site adjacent to the bridge and freeway is currently a parking lot. The exiting casino has been renovated and has future approved plans for additional development on site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District MPD on about 30 acres generally located at the northeast corner of East Front Street and Interstate 29/35, allowing for the creation of one lot.

CONTROLLING CASE

Case No. CD-CPC-2020-00196 – Ordinance 210569- On July 15, 2021 City Council approved a request to rezone from District M1-5 to District MPD to allow for renovation of the existing casino to a mixed use development that includes retail and hotel, on about 30 acres in an area generally located at the northeast corner of East Front Street and Interstate 29/35.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C2 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. CD-ROW-2024-00005 - A request to approve a vacation of public right of way in District MPD (Master Planned Development) on about 80,783 SF generally located north of East Front Street at the vehicular entrance to Bally's Casino. This case is scheduled for the City Plan Commission on May 8, 2024.

Case No. CD-CPC-2021-00175 – Ordinance 220097 On February 3, 2022, City Council approved a Council Approved Signage Plan in District MPD to allow for a digital oversized monument sign pursuant to Section 88-445-11-E on about 30 acres generally located at the northeast corner of E. Front Street and I-29/35.

Case No. 12963-A-1 – 1800 E. Front Street – On January 9, 2018, the Board of Zoning Adjustment GRANTED a variance to the maximum allowed area of a monument sign for Variance Requests A and B and withdrew Variance Requests C and D in accordance with Exhibit 12.

Case No. 12963-A – 1800 E. Front Street - On June 10, 2003, the Board of Zoning Adjustment approved a variance to the required background of a roof sign and granted a variance to the maximum horizontal dimension of a roof sign in the amount of 24 feet, 6 inches, all to allow an existing roof sign with individual letters and no background to remain.

PLAT REVIEW

The request is to consider approval of a final plat in District MPD (Master Planned Development), creating one commercial lot to allow for renovation of the existing casino to a mixed-use development that includes retail and a hotel. The rezoning and preliminary MPD development plan was approved by City Council on July 15, 2021.

The plat proposes Lot 1 is to be about 28.54 acres and will retain the existing casino building, parking lot and future developments. Lot one has 1,200 feet of frontage along East Front Street, subject to the alignment of the new right of way. Building setbacks is shown in the amounts of 40 feet front yard setbacks along public right of way.

The preliminary plat shows the vacation of the realigned Front Street and the consolidation of the unplatted parcels that make up the 30-acre development site. The preliminary also established building setbacks and established a new street frontage along E. Front Street. The plan shows the realignment of the main access drive around the west property line allowing for the existing Front Street right of way to become a pedestrian plaza with direct access to the casino.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards	No		MPD Standards
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Matthew Barnes', with a large, stylized flourish at the end.

Matthew Barnes
Planner



Plan Conditions

Report Date: May 01, 2024

Case Number: CLD-FnPlat-2021-00014

Project: Berkley Riverfront East

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2585 / stacey.lowe@kcmo.org with questions.

1. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
2. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
3. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
4. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
5. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
6. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
7. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
8. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
9. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
10. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
11. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
12. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
13. The developer must petition for the vacation of East Front Street as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2585 / stacey.lowe@kcmo.org with questions.

14. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
15. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.

FINAL PLAT OF
BERKLEY RIVERFRONT EAST
 SW 1/4, SEC. 28 - Twp. 50 N. - Rge. 33 W.
 NW & NE 1/4, SEC. 33 - Twp. 50 N. - Rge. 33 W.
 KANSAS CITY, JACKSON COUNTY, MISSOURI

SURVEYORS NOTES

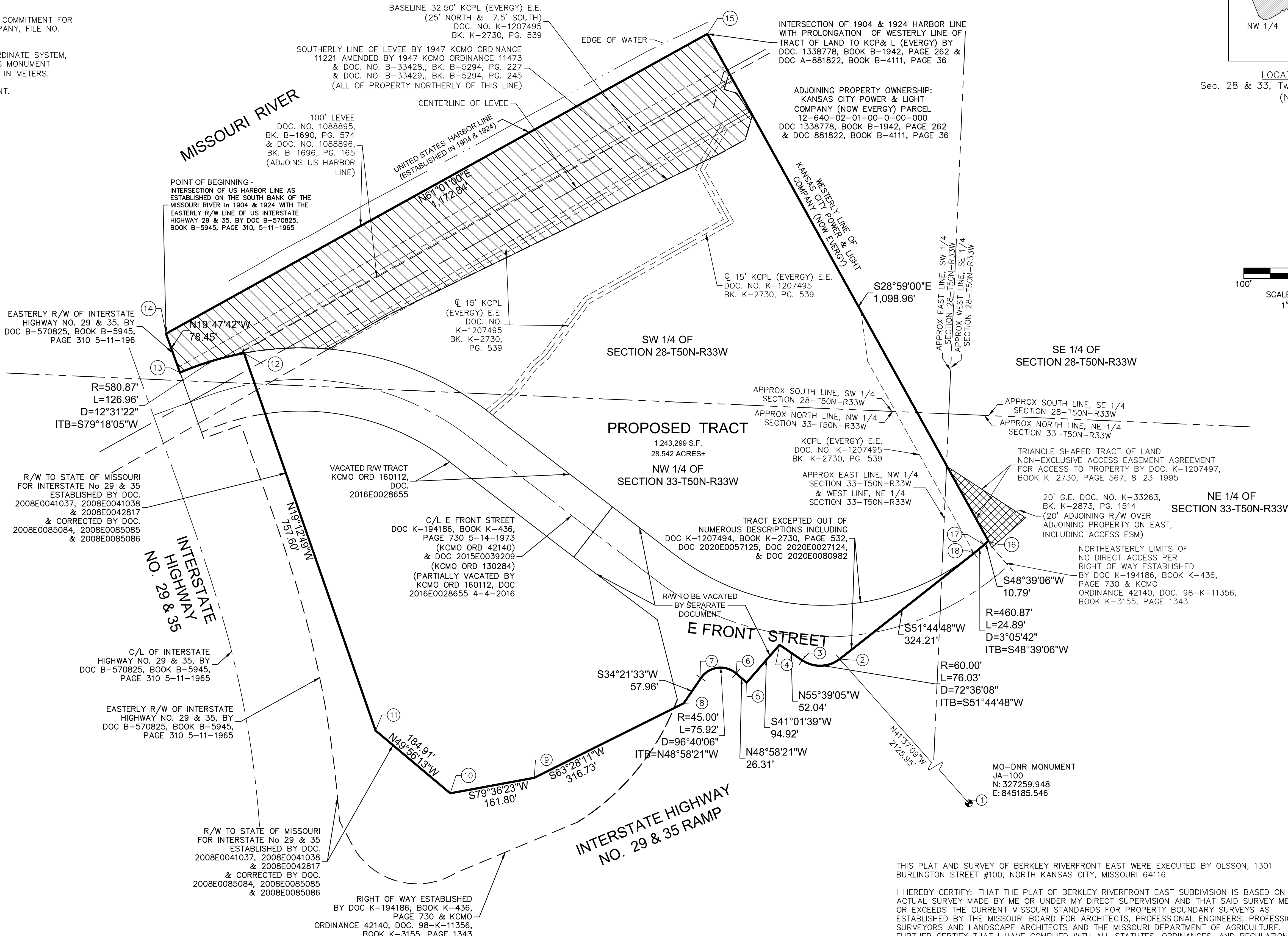
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1031898-KCTY, EFFECTIVE SEPTEMBER 18, 2020 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-100" WITH A GRID FACTOR OF 0.9999010. ALL COORDINATES SHOWN ARE IN METERS.

3. A PORTION OF E. FRONT STREET WILL BE VACATED BY SEPARATE DOCUMENT

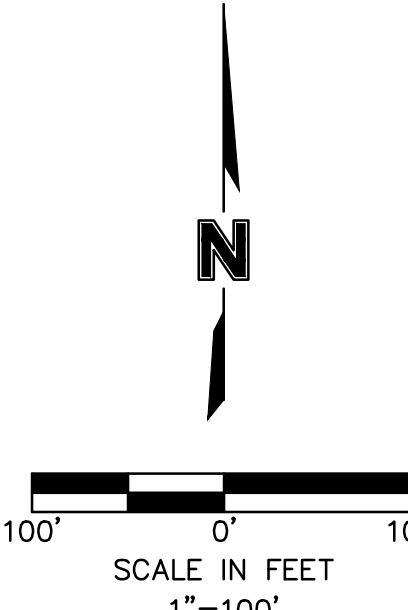
PLAN LEGEND

- E.E. POWER/ELECTRIC EASEMENT
- R RADIUS
- L ARC DISTANCE
- D DELTA / CENTRAL ANGLE
- I.T.B. INITIAL TANGENT BEARING
- C/L CENTERLINE
- R/W RIGHT OF WAY
- FOUND 1/2" IRON BAR WITH PLASTIC CAP PLS # 94 OR PLS# 227 ON CORNER
- MO DNR SURVEY MONUMENT
- SET 1/2" IRON BAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION.



LOCATION MAP

Sec. 28 & 33, Twp. 50 N., Rge. 3
(N.T.S.)



THIS PLAT AND SURVEY OF BERKLEY RIVERFRONT EAST WERE EXECUTED BY OLSSON, 130
BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF BERKLEY RIVERFRONT EAST SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY 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 BELIEF.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
APRIL 27, 2021
JROUDEBUSH@OLSSON.COM

DEVELOPER:
PORT AUTHORITY OF KANSAS CITY
110 BERKLEY PLAZA
KANSAS CITY, MO 64120

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
301 Burlington Street
TEL 816.361.1177
FAX 816.361.1989
North Kansas City, MO 64116
www.olsson.com

olson

SHEET
1 of 2

FINAL PLAT OF
BERKLEY RIVERFRONT EAST
SW 1/4, SEC. 28 - Twp. 50 N. - Rge. 33 W.
NW & NE 1/4, SEC. 33 - Twp. 50 N. - Rge. 33 W.
KANSAS CITY, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 28 AND THE FRACTIONAL NORTHEAST QUARTER AND FRACTIONAL NORTHWEST QUARTER OF SECTION 33, INCLUDING PART OF LOTS 51 AND 52, HURCK'S SUBDIVISION OF GUINOTTE BLUFF, A SUBDIVISION OF LAND RECORDED MAY 21, 1869 AS DOCUMENT NO. 1869R0020006, ALL IN TOWNSHIP 50 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE UNITED STATE HARBOR LINE, AS ESTABLISHED ON THE SOUTH BANK OF THE MISSOURI RIVER IN 1904 AND 1924 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY ROUTE NO. 29 AND 35, AS RECORDED MAY 11, 1965 AS DOCUMENT NO. B-570825, IN IN BOOK B-5945, AT PAGE 310; THENCE NORTH 61°01'00" EAST, ALONG SAID SOUTH UNITED STATES HARBOR LINE, 1172.84 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO THE KANSAS CITY POWER AND LIGHT COMPANY, RECORDED AS DOCUMENT NO. 1338778, IN BOOK B-1942, AT PAGE 262 AND DOCUMENT NO A-881822, IN BOOK B-4111, AT PAGE 36; THENCE SOUTH 28°59'00" EAST, ALONG SAID NORTHWESTERLY PROLONGATION AND ALONG SAID SOUTHWESTERLY LINES, 1098.96 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF RIVER FRONT ROAD AS ESTABLISHED BY DOCUMENT NO. K-194186, IN BOOK K-436 AT PAGE 730 AND BY KANSAS CITY, MISSOURI ORDINANCE NO. 42140, RECORDED AS DOCUMENT NO. 98-K-11356, IN BOOK K-3155, AT PAGE 1343; THENCE SOUTH 48°39'08" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY, LINE, 10.79 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 460.87 FEET, A CENTRAL ANGLE OF 03°05'42" AND AN ARC DISTANCE OF 24.89 FEET; THENCE SOUTH 51°44'48" WEST, 324.21 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 72°36'08" AND AN ARC DISTANCE OF 76.03 FEET; THENCE NORTH 55°39'05" WEST, 52.04 FEET; THENCE SOUTH 41°01'39" WEST, 94.92 FEET; THENCE NORTH 48°58'21" WEST, 26.31 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 96°40'06" AND AN ARC DISTANCE OF 75.92 FEET; THENCE SOUTH 34°21'33" WEST, 57.96 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY ROUTE NO. 29 AND 35, AS ESTABLISHED BY DOCUMENT NO. 2008E0041037, RECORDED APRIL 16, 2008, DOCUMENT NO. 2008E004138 RECORDED APRIL 16, 2008 AND DOCUMENT NO. 2008E0042817 RECORDED APRIL 21, 2008, (ALL THREE DOCUMENTS BEING CORRECTED BY AFFIDAVITS TO CORRECT LEGAL DESCRIPTIONS RECORDED AUGUST 8, 2008 BY DOCUMENT NO. 20080085084, DOCUMENT NO. 2008E0085085 AND DOCUMENT NO. 2008E0085086); THENCE SOUTH 63°28'11" WEST, ALONG LAST SAID NORTHWESTERLY EXTENSION AND LAST SAID NORTHWESTERLY RIGHT OF WAY LINE, 316.73 FEET; THENCE SOUTH 79°36'23" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 161.80 FEET; THENCE NORTH 49°56'13" WEST, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. INTERSTATE HIGHWAY ROUTE NO. 29 AND 35, AS ESTABLISHED BY LAST SAID DOCUMENTS, 184.91 FEET; THENCE NORTH 19°12'49" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ITS NORTHWESTERLY EXTENSION, 757.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF E FRONT STREET AS ESTABLISHED BY DOCUMENT NO. K-194186, IN BOOK K-436 AT PAGE 730 AND BY KANSAS CITY, MISSOURI ORDINANCE NO. 42140, RECORDED AS DOCUMENT NO. 98-K-11356, IN BOOK K-3155, AT PAGE 1343; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 79°18'05" WEST WITH A RADIUS OF 580.87 FEET, A CENTRAL ANGLE OF 12°31'22" AND AN ARC DISTANCE OF 126.96 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. INTERSTATE HIGHWAY ROUTE NO. 29 AND 35, AS ESTABLISHED BY AFORESAID DOCUMENT NO. B-570825, IN IN BOOK B-5945, AT PAGE 310; THENCE NORTH 19°47'42" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 78.45 FEET TO THE POINT OF BEGINNING. CONTAINING 1,243,299 SQUARE FEET OR 28.542 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:

BERKLEY RIVERFRONT EAST

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1031898-KCTY, EFFECTIVE SEPTEMBER 18, 2020 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-100" WITH A GRID FACTOR OF 0.9999010. ALL COORDINATES SHOWN ARE IN METERS.
- A PORTION OF E. FRONT STREET WILL BE VACATED BY SEPARATE DOCUMENT.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG 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 U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

CROSS ACCESS: THE RIGHT OF INGRESS-EGRESS BETWEEN LOTS AND ALONG THE ACCESS DRIVES OR THROUGH THE PARKING LOTS IS HEREBY GRANTED.

STREET GRADES:

STREET GRADES FOR A PORTION OF E. FRONT STREET HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 130284 BEING PASSED ON MAY 11, 2015 AND ORDINANCE 42140 BEING PASSED ON JANUARY 19, 1973.

DEVELOPER:

PORT AUTHORITY OF KANSAS CITY
110 BERKLEY PLAZA
KANSAS CITY, MO 64120

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TOINTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), 29095C0256G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 01, 2017.

CITY PLAN COMMISSION:

PUBLIC WORKS:

CITY COUNCIL:

APPROVED: _____

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 201044 DULY AUTHENTICATED AS PASSED THIS 17TH DAY OF DECEMBER 2020.

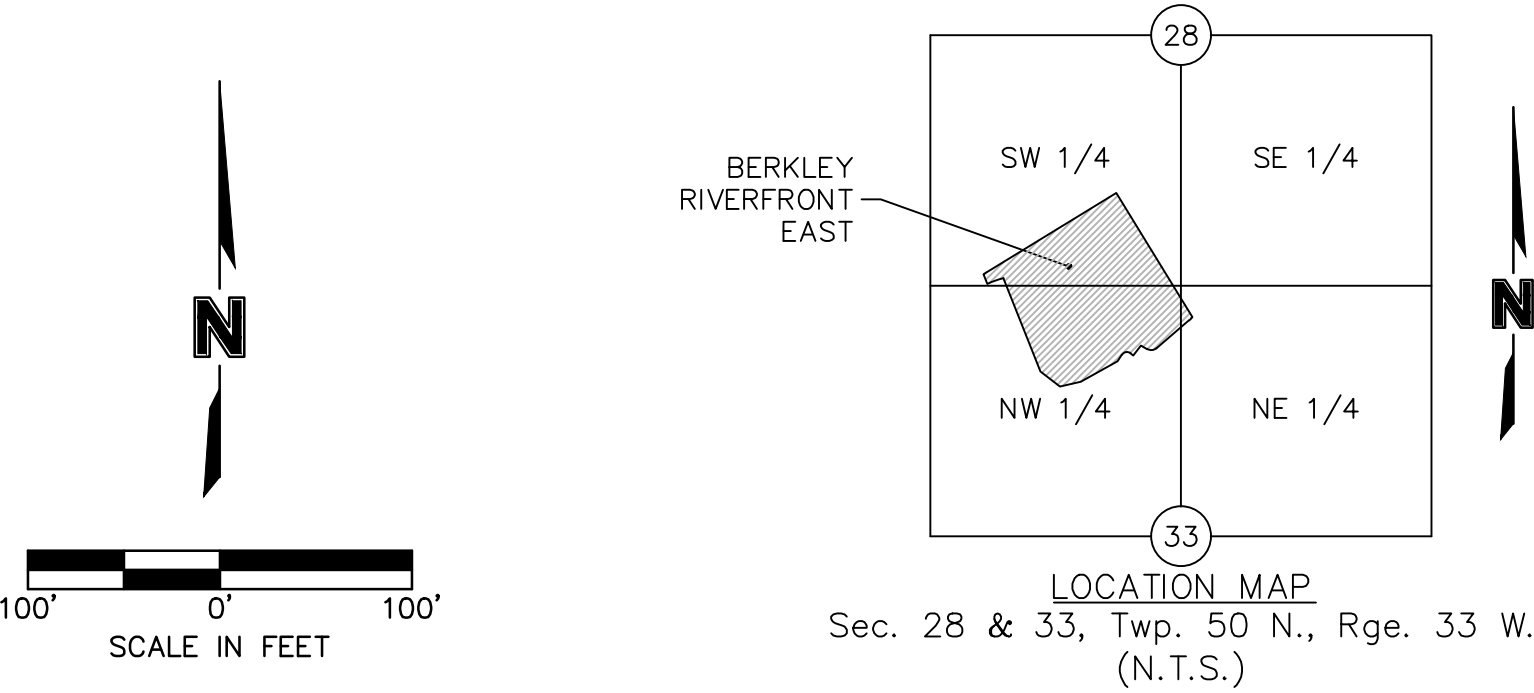
MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

QUINTON LUCAS
MAYOR

MARILYN SANDERS
CITY CLERK

JACKSON COUNTY GIS DEPARTMENT

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	327259.292	2771438.544
2	327743.713	2771008.164
3	327742.975	2770986.522
4	327751.924	2770973.427
5	327730.099	2770954.436
6	327735.364	2770948.386
7	327732.757	2770928.060
8	327718.174	2770918.090
9	327675.052	2770831.715
10	327666.155	2770783.208
11	327702.431	2770740.073
12	327920.485	2770664.080
13	327909.220	2770627.140
14	327931.718	2770619.042
15	328104.938	2770931.754
16	327811.925	2771094.062
17	327809.752	2771091.593
18	327804.895	2771085.764



IN WITNESS WHEREOF:

PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2021.

PORT AUTHORITY OF KANSAS CITY, MISSOURI

JON. D STEPHENS, PRESIDENT & CEO

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JON D. STEPHENS TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT & CEO, OF PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF PORT AUTHORITY OF KANSAS CITY, MISSOURI AND THAT SAID JON. D. STEPHENS, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

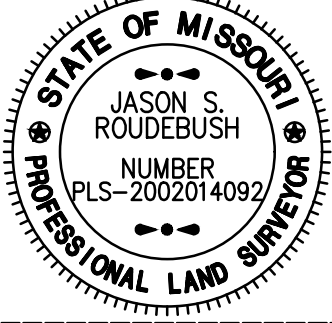
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THIS PLAT AND SURVEY OF BERKLEY RIVERFRONT EAST WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF BERKLEY RIVERFRONT EAST SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY 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 BELIEF.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
APRIL 27, 2021
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY

04-27-2021 1ST SUBMITTAL

drawn by: SFS

surveyed by: RNL/SLH

checked by: JRM

approved by: JSR

project no.: 020-2805

file name: P_PLAT_0202805.DWG

olsson

Olsson - Land Surveying - MO 366 KS 114, MO Certificate of Authority-001692
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

SHEET

2 of 2