



CITY PLAN COMMISSION STAFF REPORT

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

May 8, 2024

Project Name
Chaves Development 1st Plat

Docket #C1

Request
CLD-FnPlat-2024-00008
Final Plat

Applicant
Rachelle Biondo
Rouse, Frets, White, Goss, Gentile, Rhodes

Owner
Richard Chaves
Ambassador Building LLC

Location 12001 NW Roanridge
Area About 88 acres
Zoning B3-3
Council District 1st
County Platte
School District Platte County R-III

Surrounding Land Uses

North: I-435, Zoned AG-R
South: I-29, Zoned AG-R
East: Parking for Airport, Zoned B3-3
West: I-29, Zoned AG-R

KC Spirit Playbook Alignment

Not Applicable- Reviewed under Controlling Case.

Land Use Plan

The KCIA Area Plan recommends Commercial/Industrial uses for the subject property.

Major Street Plan

The City's Major Street Plan identifies North Ambassador Drive as a Thoroughfare with 4 lanes at this location and Northwest Cookingham Drive as a Thoroughfare with 6 lanes at this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on March 27, 2024. No scheduling deviations from 2024 Cycle 5.1 have occurred.

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 site is currently partially developed. The existing Ambassador Building at KCI is on the southeast corner of the subject property. To the north, south, and west are Interstates 29 and 435. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District B3-3 on about 88 acres generally located at the northeast corner of Northwest Roanridge Road and Northwest Cookingham Drive, allowing for the creation of 5 lots and 1 tract.

CONTROLLING CASE

Case No. CD-CPC-2020-000067 – Ordinance 220529, approved by City Council on 6/30/2022, rezoned an approximately 86 acre tract of land generally located at the northwest corner of N. Ambassador Drive and N.W. Cookingham Drive from B3-3 and AG-R to B3-3 and approved a development plan for the same which also serves as a preliminary plat to allow for 762,000 square foot of mixed office/commercial development on 12 Lots and 4 tracts.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. 12285-GP – Ordinance No. 990694 passed by City Council on June 10, 1999, rezoned approximately 128 acres located east of Interstate 29, south of Interstate 435, and north of N.W. Cookingham Drive (Missouri Highway 291) from Districts GP7 (Agricultural and low density residential uses) and GP3 (Regional business) to District GP3 and approved a development plan for 1,154,000 sq. ft. of commercial office and retail development.

Case No. 12285-P-6 – Ordinance No. 18746 passed by City Council on October 11, 2018, approved a major amendment to a development plan on approximately 40.0 acres generally located east of N. Ambassador Avenue, south of Interstate 435, and north of N.W. Cookingham Drive to allow development of a vehicle parking facility in District B3-3 (Community Business, dash 3).

Case No. CD-CPC-2020-00066- Ordinance 220530, approved by City Council on 6/30/2024, approved a Council approved signage plan for the Ambassador/Chaves Development to allow a comprehensive sign plan associated with the development of property generally located at the northwest corner of N. Ambassador Drive and N.W. Cookingham Drive

PLAT REVIEW

The request is to consider approval of a Final Plat in District B3-3 on about 88 acres generally located at the northeast corner of Northwest Roanridge Road and Northwest Cookingham Drive, creating five (5) lots and one (1) tract to allow for a mixed-use development. This use was approved in Case No. CD-CPC-2020-000067 which served as the Preliminary Plat. The development plan proposed 3 phases with the existing office building to remain as phase I. Phase II is proposed to be the construction of the parking facility and the commercial development along I-29. These will be developed as market demands. The plan proposes public streets to be able to serve each individual out lot with utilities. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
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-2024-00008

Project: Chaves Development 1st Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

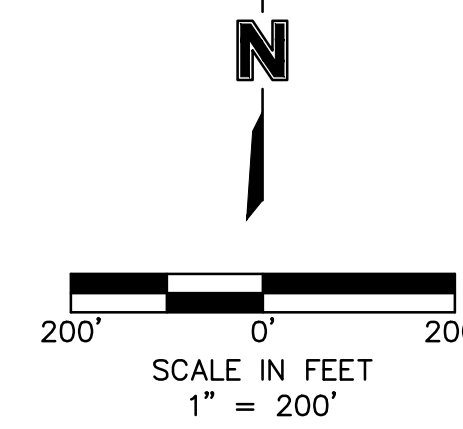
1. Prior to recording of the plat submit an executed original (hard copy) of the Covenant to Maintain Storm Water Detention and BMP Facilities. The covenants will be recorded simultaneously with the final plat.
2. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
3. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert Case No. CLD-FnPlat-2024-00008.
4. That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
5. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

7. The developer shall 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.
8. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
9. The developer shall 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.
10. The developer shall 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.
11. 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.
12. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

13. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
14. 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 as may be required.
15. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
16. The developer shall 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.
17. The developer shall 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.
18. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
19. 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.

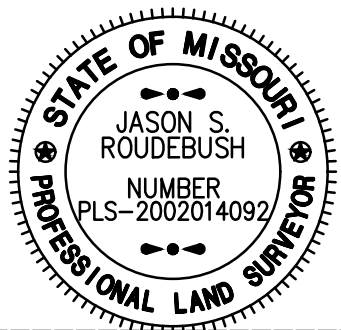


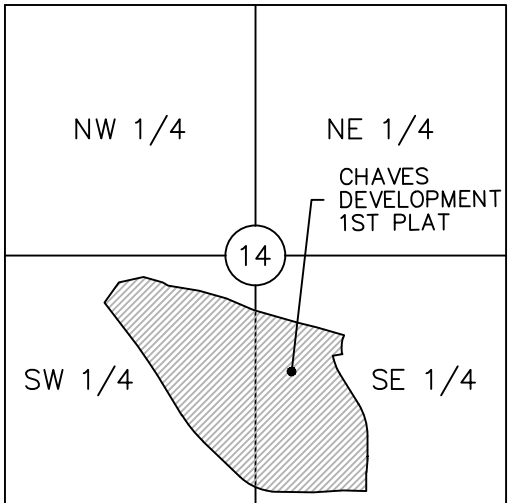
Point Number	Grid Northing	Grid Easting
1	351429.575	831251.631
2	349625.912	833924.811
3	349585.928	834062.335
4	349571.837	834121.719
5	349545.960	834210.726
6	349537.662	834208.484
7	349485.137	834205.642
8	349479.469	834175.075
9	349468.601	834177.466
10	349438.212	834187.756
11	349421.847	834196.619
12	349323.541	834257.125
13	349220.204	834286.431
14	349154.875	834286.492
15	349155.258	834286.823
16	349147.593	834286.830
17	349142.227	834286.579
18	349103.789	834282.938
19	349097.615	834282.646
20	349042.690	834282.642
21	349045.088	834207.649
22	349038.624	834112.040
23	349040.529	833979.262
24	349042.680	833968.914
25	349045.071	833957.432
26	349088.147	833875.605
27	349204.131	833754.555
28	349287.109	833687.801
29	349415.692	833609.289
30	349458.422	833581.371
31	349511.053	833544.634
32	349651.128	833347.189
33	349716.853	833484.287
34	349734.264	833563.050
35	349716.009	833625.836
36	349706.142	833643.398
37	349689.770	833743.381
38	349664.243	833831.181
39	349628.469	833916.018

PLAT DEDICATION: CHAVEZ DEVELOPMENT 1ST PLAT	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: PLAT	

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
⊕ SCR	SECTION CORNER
● SET	SET MONUMENT
ROW □	RIGHT OF WAY MARKER
BOUNDARIES	
— — —	SECTION LINE

LAND DATA	AREA
TOTAL LAND AREA	87.66 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	3.44 ACRES±
NET LAND AREA	84.22 ACRES±
PLAT DATA	COUNT
NUMBER OF LOTS	5
NUMBER OF TRACTS	1

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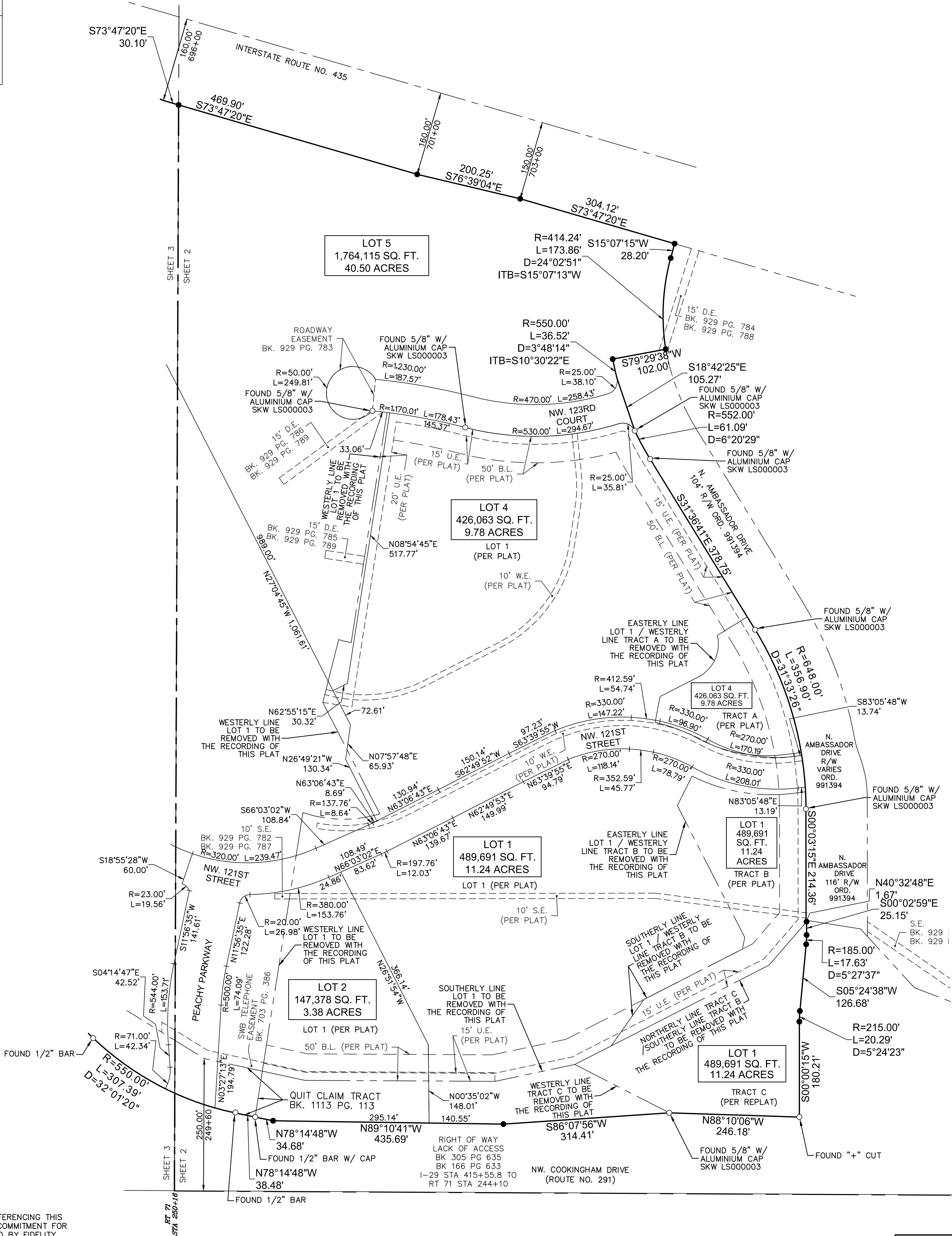


LOCATION MAP
SEC. 14, T52N., R34W.
(N.T.S.)

N

SCALE IN FEET
1" = 100'

FINAL PLAT OF
CHAVES DEVELOPMENT 1ST PLAT
SW 1/4 & SE 1/4, SEC 14, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI



SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCE THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. _____ WITH A COMMITMENT DATE OF JANUARY 16, 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 "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.

3. "PER PLAT" IS IN REFERENCE TO FARMLAND INDUSTRIES CORPORATE HEADQUARTERS RECORDED NOVEMBER 30, 1999 AS INSTRUMENT NUMBER 0020324 IN BOOK 19 AT PAGE 142 AND "PER REPLAT" IS IN REFERENCE TO REPLAT OF LOT 1 FARMLAND INDUSTRIES CORPORATE HEADQUARTER RECORDED JANUARY 24, 2001 AS INSTRUMENT NUMBER 0091105 IN BOOK 19 AT PAGE 222 EACH IN PLATTE COUNTY, MISSOURI.

THIS PLAT AND SURVEY OF CHAVES DEVELOPMENT 1ST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CHAVES DEVELOPMENT 1ST PLAT 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 Roudebush, MO PLS 2002014092
MARCH 26, 2024
JROUDEBUSH@OLSSON.COM

LEGEND	
SURVEY MARKERS	
	FND FOUND MONUMENT
	SCR SECTION CORNER
	SET SET MONUMENT
	ROW RIGHT OF WAY MARKER
BOUNDARIES	
	SECTION LINE
GENERAL	
ITB	INITIAL TANGENT BEARING
R	RADIUS
L	ARC LENGTH
D	CENTRAL ANGLE / DELTA
C/L	CENTRAL ANGLE
EASEMENTS	
S.B.E.	STREAM BUFFER EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
W.E.	WATER EASEMENT

DEVELOPER:
PCA-KC LLC
12200 N. AMBASSADOR DRIVE
KANSAS CITY, MO 64163
972-251-0440

DATE OF SURVEY
03-21-2024 - For Client Review
03-26-2024 - Lot 2, 3, 5 & R/W Revisions

drawn by: NRW
surveyed by: _____
checked by: JPM
approved by: JSR
project no.: 023-04686
file name: V_PPLAT_023-04686.DWG

olsson

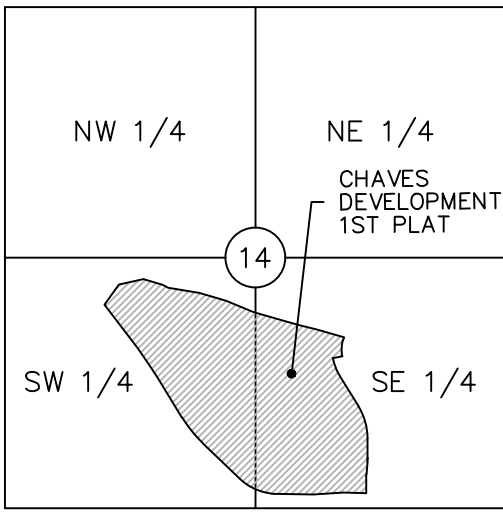
Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street, TEL 916.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 916.361.1888

SHEET
2 of 4

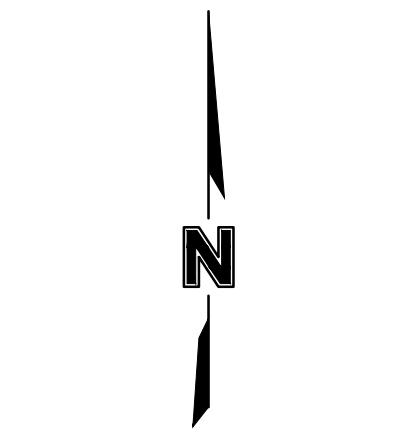
USER: nwilloughby

DWG: F:\2023\04501-05000\023-04686\40-Design\Survey\SRV\Sheets\Final Plat\V_PPLAT_023-04686.dwg
DATE: Mar 26, 2024 1:57PM

SW 1/4 & SE 1/4, SEC 14, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI



LOCATION MAP
SEC. 14, T52N., R34W.
(N.T.S.)



00' 50' 100'

SCALE IN FEET

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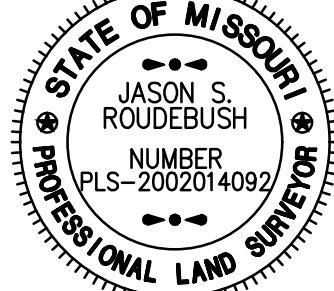
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EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS
CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CHAVES DEVELOPMENT 1ST PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF THE MISSOURI LAND SURVEYING AND PLATTING ACT 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 THE PLAT OF CHAVES DEVELOPMENT 1ST PLAT SUBDIVISION IS IN ACCORDANCE WITH THE MISSOURI LAND SURVEYING AND PLATTING REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



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MARCH 26, 2024
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[illegible]

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FINAL PLAT OF
AVES DEVELOPMENT 1ST PL
 SW 1/4 & SE 1/4, SEC 14, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI

KANSAS CITY AIRPORT PARKING, LLC A MISSOURI LIMITED
LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE
OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS _____ DAY OF _____, 20____.

BY: RICHARD CHAVES, JR. MANAGING MEMBER

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME RICHARD CHAVES, JR TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS MANAGING MEMBER OF KANSAS CITY AIRPORT PARKING, LLC AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID RICHARD CHAVES, JR, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

NOTARY PUBLIC

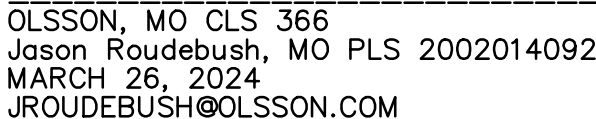
APPROVED DATE: _____
CASE NUMBER: _____

CITY COUNCIL:

MAYOR
QUINTON LUCAS

CITY CLERK
MARILYN SANDERS

I HEREBY CERTIFY: THAT THE PLAT OF CHAVES DEVELOPMENT 1ST PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION. SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL 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.



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:

ASEMENT DEDICATION—AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWER, TELEPHONE, CABLE TV AND SLOPE, 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 EASEMENTS, RIGHTS, AND INTERESTS NOW OR HERETOFORE LOCATED UPON 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 DESIGNATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHEREAS 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 MAINTENANCE OF ANY AND ALL SAID ABOVE EASEMENTS. WHEREAS SAID OTHER EASEMENTS ARE MAINTAINED FOR THE FORESAID 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 TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND THEREON TO PERFORM THE NECESSARY MAINTENANCE AND REPAIRS 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 HEREIN STATED. THE APPROPRIATENESS OF ANY SUCH EXCAVATION OR FILL SHALL BE THE DETERMINATION OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR COMMENT OF APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER THE EASEMENT SHALL BE NECESSARY, NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREBY DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SMALL DRAINAGE FACILITIES MAY BE NECESSARY. NOTHING SHALL AFFECT OR INTERFERE WITH THE LAND AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE USE OF THE SAME AND CONTINUING MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

SEWER EASEMENT: A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES THEREON TO BE LAYED IN, UNDER, ABOVE, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF SEWERAGE IMPROVEMENTS, SUCH AS CURBS, GUTTERS, SIDEWALKS, ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY
 PLAN NO. 290950003030, 290950003535, 290950004040 AND
 290950004160 MAP EACH REVISED JANUARY 20, 2017, AS
 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 THIS SUBJECT PROPERTY LINES WITH FLOOD ZONE "X" (AREAS
 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
 FLOODPLAIN) AND ZONE "A" (THE 1% ANNUAL CHANCE FLOOD
 100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE
 FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR
 EXCEEDED IN ANY GIVEN YEAR. THIS FLOOD IS PLATTED
 EITHER TOTALLY OR PARTIALLY WITHIN THE LIMITS OF THE
 REGULATORY FLOODPLAIN, AS DESIGNATED ON THE OFFICIAL
 FLOODPLAIN DOCUMENTS AND ARE SUBJECT TO THE
 PROVISIONS OF CHAPTER X - FEDERAL INSURANCE
 ADMINISTRATION, SUBCHAPTER X - NATIONAL FLOOD
 INSURANCE PROGRAM FOR ELIGIBILITY THEREOF. HOWEVER, DUE
 TO THE LIMITED INFORMATION AVAILABLE, THE BOUNDARIES SHOWN
 HEREON MAY BE MODIFIED FROM TIME TO TIME. THEREFORE,
 SPECIFIC INFORMATION CONCERNING THE LOCATION OF THE
 FLOODPLAIN BOUNDARIES SHOULD BE ASCERTAINED AT THE
 APPROPRIATE TIME FROM THE APPROPRIATE AUTHORITIES, THE
 CITY OF KANSAS CITY, MISSOURI, AND THE FEDERAL
 EMERGENCY MANAGEMENT AGENCY.

3. "PER PLAT" IS IN REFERENCE TO FARMLAND INDUSTRIES CORPORATE HEADQUARTERS RECORDED NOVEMBER 30, 1999 AS INSTRUMENT NUMBER 0020324 IN BOOK 19 AT PAGE 142 AND "PER REPLAT" IS IN REFERENCE TO REPLAT OF LOT 1 FARMLAND INDUSTRIES CORPORATE HEADQUARTER RECORDED JANUARY 24, 2001 AS INSTRUMENT NUMBER 0091105 IN BOOK 19 AT PAGE 222 EACH IN PLATTE COUNTY, MISSOURI.

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 TRASH AND DEBRIS, AND THE USE OF THE U.S. POSTAL SERVICE 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.

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED
FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY
DEDICATED.

TRACT A (4.04 ACRES) IS TO BE USED FOR STORM WATER DETENTION AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES PLAT OF CHAVEZ DEVELOPMENT 1ST PLAT.

STREET GRADES FOR A PORTION OF N. AMBASSADOR DRIVE
AND NW. 123RD COURT WERE ESTABLISHED BY FARMLAND
INDUSTRIES CORPORATE HEADQUARTERS FINAL PLAT ORDINANCE
991394 BEING PASSED NOVEMBER 4, 1999.

[illegible]