

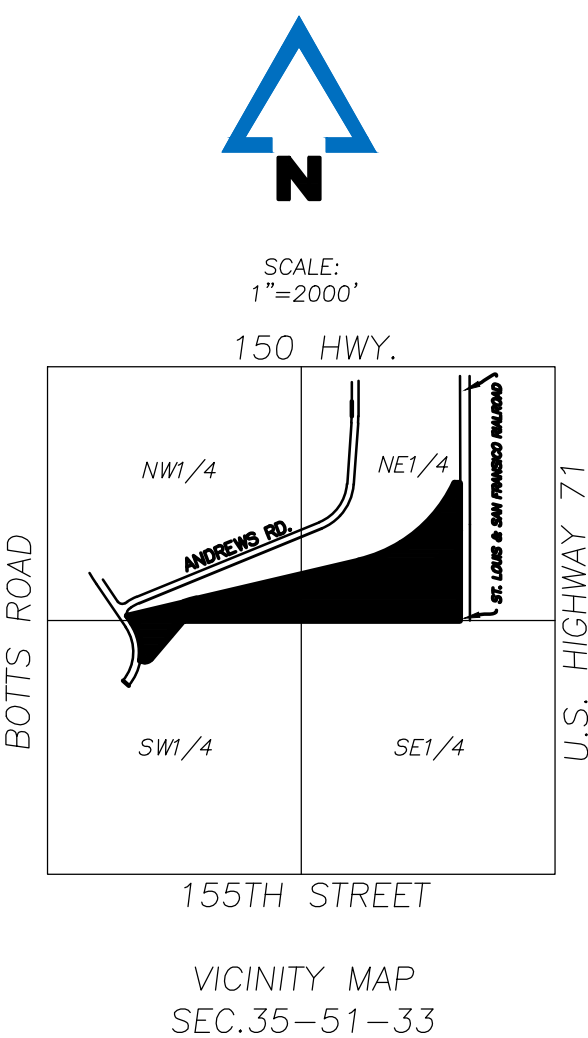
# FINAL PLAT OF ANDREWS ROAD INDUSTRIAL FIRST PLAT, LOT 1

A TRACT OF LAND LOCATED IN A PORTION OF  
SECTION 35-47-33, SOUTH OF  
ANDREWS RD, EAST OF BOTTS RD.

**SURVEY PREPARED FOR**  
C/O DAVID WILKINS  
IDEKER, INC.  
4614 SOUTH 40TH ST.  
ST. JOSEPH, MO. 64503  
PHONE: 816-558-0715  
EMAIL: DWILKINS@IDEKER.NET

**EXISTING SURVEY LEGEND**

- GENERAL SITE FEATURES**
- ⊗ = UTILITY POLE
  - = FOUND 1/2" IRON BAR AND PLASTIC CAP (CLS 2007022754) UNLESS NOTED.
  - = SET 1/2" IRON BAR AND PLASTIC CAP (MEC 201200935)
  - = SET COTTON GIN SPINDLE
  - RAILROAD**
  - +++++ = RAILROAD TRACKS
  - LINEWORK**
  - O— = OVERHEAD ELECTRIC
  - = CHAIN LINK FENCE
  - WATER**
  - ⊙ = MONITORING WELL



**FINAL PLAT DESCRIPTION**  
Information shown on this survey was taken from First American Title Insurance Company Commitment No. NCS-1112279-KCTY, Dated February 25, 2022.  
ALL THAT PART OF SECTION 35, TOWNSHIP 47, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTLY CORNER OF LOT 1, CENTERPOINT INTERMODAL CENTER THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, BEING ALSO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE NORTH 86°23'01" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 50.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF SOUTH 28°48'06" WEST, HAVING A RADIUS OF 1472.69 FEET, A CENTRAL ANGLE OF 33°30'37" AND AN ARC DISTANCE OF 849.54 FEET TO THE SOUTHEASTLY CORNER OF A TRACT OF LAND DESCRIBED AS BASINS "C" & "D" IN DOCUMENT NO. 2009-E-0112424; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES: SOUTHWESTERLY ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 61°51'14" WEST, A RADIUS OF 1472.69 FEET, AN ARC DISTANCE OF 478.78 FEET; THENCE SOUTH 80°28'52" WEST, 1734.98 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1392.40 FEET, AN ARC DISTANCE OF 133.07 FEET; THENCE SOUTH 80°21'57" WEST, 607.44 FEET, MORE OR LESS, TO THE EASTERLY LINE OF BOTTS ROAD; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID BOTTS ROAD, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 25°33'52" EAST, A RADIUS OF 56.00 FEET, AN ARC DISTANCE OF 4.79 FEET; THENCE SOUTH 302°73'58" EAST, CONTINUING ALONG SAID EAST LINE, 83.92 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID EAST LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 409.12 FEET; THENCE SOUTH 79°10'28" EAST, 44.97 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 69.46 FEET; THENCE NORTH 43°58'09" EAST, 521.25 FEET; THENCE SOUTH 86°36'31" EAST, 175.26 FEET, TO A POINT ON THE NORTH HALF OF SAID SECTION 35; THENCE SOUTH 86°19'50" EAST ALONG SAID SOUTH LINE, 2700.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD, THENCE NORTH 3°40'17" EAST ALONG SAID RIGHT-OF-WAY LINE, 1427.17 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

- SURVEY NOTES**
- AS OF FEBRUARY 11, 2022 WE HAVE MADE NO INVESTIGATION FOR, OR LOCATIONS OF, POSSIBLE USABLE SUBSURFACE AREAS OF PRIVATE LAND OR PUBLIC WAYS, INCLUDING, BUT NOT LIMITED TO, UTILITY VAULTS OF ANY NATURE, UTILITY OR PEDESTRIAN TUNNELS, UNDER WALK AREA WAYS, UNDER ALLEY AREA WAYS, FUEL STORAGE BINS OR TANKS, ELEVATOR PITS, AND ALL OR ANY COMBINATION OF THE ABOVE, EXCEPT AS SHOWN, NOTED AND DESCRIBED HEREON.
  - LOCATION OF EXISTING UTILITIES ON OR SERVING THE SURVEYED PROPERTY ARE BY OBSERVED EVIDENCE ONLY. WHEN PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE NEEDED PRIOR TO EXCAVATION OR CONNECTIONS, THE VARIOUS UTILITY COMPANIES CONCERNED ARE TO FURNISH A CREW TO POINT OUT THE LOCATIONS AT THE JOB SITE.
  - INFORMATION SHOWN ON THIS SURVEY WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1112279-KCTY, EFFECTIVE DATE, FEBRUARY 25, 2022.
  - THIS TRACT CONTAINS 1,891,179.33 SQUARE FEET OR 43.416 ACRES, MORE OR LESS.
  - SURVEYOR IS AWARE OF EARTH MOVING WORK, BUILDING CONSTRUCTION WITHIN RECENT MONTHS OR AT THE TIME OF THIS SURVEY.
  - BASIS OF BEARINGS: MISSOURI STATE PLANE, WEST ZONE.
  - CLASS OF SURVEY: URBAN
  - THE SURVEYOR IS NOT AWARE OF PROPOSED CHANGES OF RIGHT-OF-WAY OVER THE SURVEYED PREMISES. IT IS CUSTOMARY FOR THE CITY TO NOT REVEAL PLANS FOR FUTURE ACQUISITIONS OF RIGHT-OF-WAY UNTIL SUCH TIME AS THE PROPERTY IS BEING REDEVELOPED.
  - AT THE TIME OF THIS SURVEY, NO FIELD DELINEATED WETLANDS WERE OBSERVED

**FLOODPLAIN NOTE**  
We have reviewed the "Flood Insurance Rate Map", Community Panel No. 29095C0507, 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 0.2% annual chance." and Zone A which is "No base elevation determined."

**ZONING**  
NO ZONING REPORT LETTER WAS PROVIDED. ACCORDING TO THE KANSAS CITY MO. PARCEL VIEWER THIS PROPERTY IS ZONED M-1-5 AND R-80

**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 U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

**FINAL 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: FINAL PLAT OF ANDREWS ROAD INDUSTRIAL, FIRST PLAT, LOT 1.

**DRAINAGE EASEMENT:**  
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, IN, OVER, AND UPON AS MAY BE 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 HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE 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 PROPER, SAFE AND CONTINUOUS 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.

**WATER MAIN EASEMENT:**  
A WATER MAIN EASEMENT (W/E) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION 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 INCIDENTAL THERETO IN, UNDER, UPON, 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 PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS 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 ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

STATE PLANE COORDINATE TABLE		METRIC STATE PLANE COORDINATE	
POINT NUMBER	NORTHING	EASTING	
1	978751.921	2779690	297971.675 846173.265
2	978755.073	2779640	298325.143 847235.973
3	978166.104	2779044	298145.625 847054.398
4	978012.229	2778593	298098.724 846916.895
5	977725.308	2776882	298011.27 846395.408
6	977697.07	2776752	298002.663 846355.792
7	977595.405	2776153	297971.675 846173.265
8	977591.178	2776156	297970.387 846173.95
9	977518.849	2776198	297948.341 846186.917
10	977124.14	2776259	297828.034 846205.449
11	977115.695	2776303	297825.46 846218.911
12	977135.847	2776367	297831.602 846238.271
13	977510.967	2776729	297945.939 846348.561
14	977500.487	2776905	297942.744 846402.482
15	977327.948	2779600	297890.154 847223.757

**DEDICATIONS:**  
PLAT DEDICATION:  
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "Andrews Road Industrial First Plat, Lot 1".  
IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand. Ideker, Inc., David Wilkins owner/Owner Representative.

By: \_\_\_\_\_  
DAVID WILKINS, Owner/Owners Representative  
County of )  
State of )SS

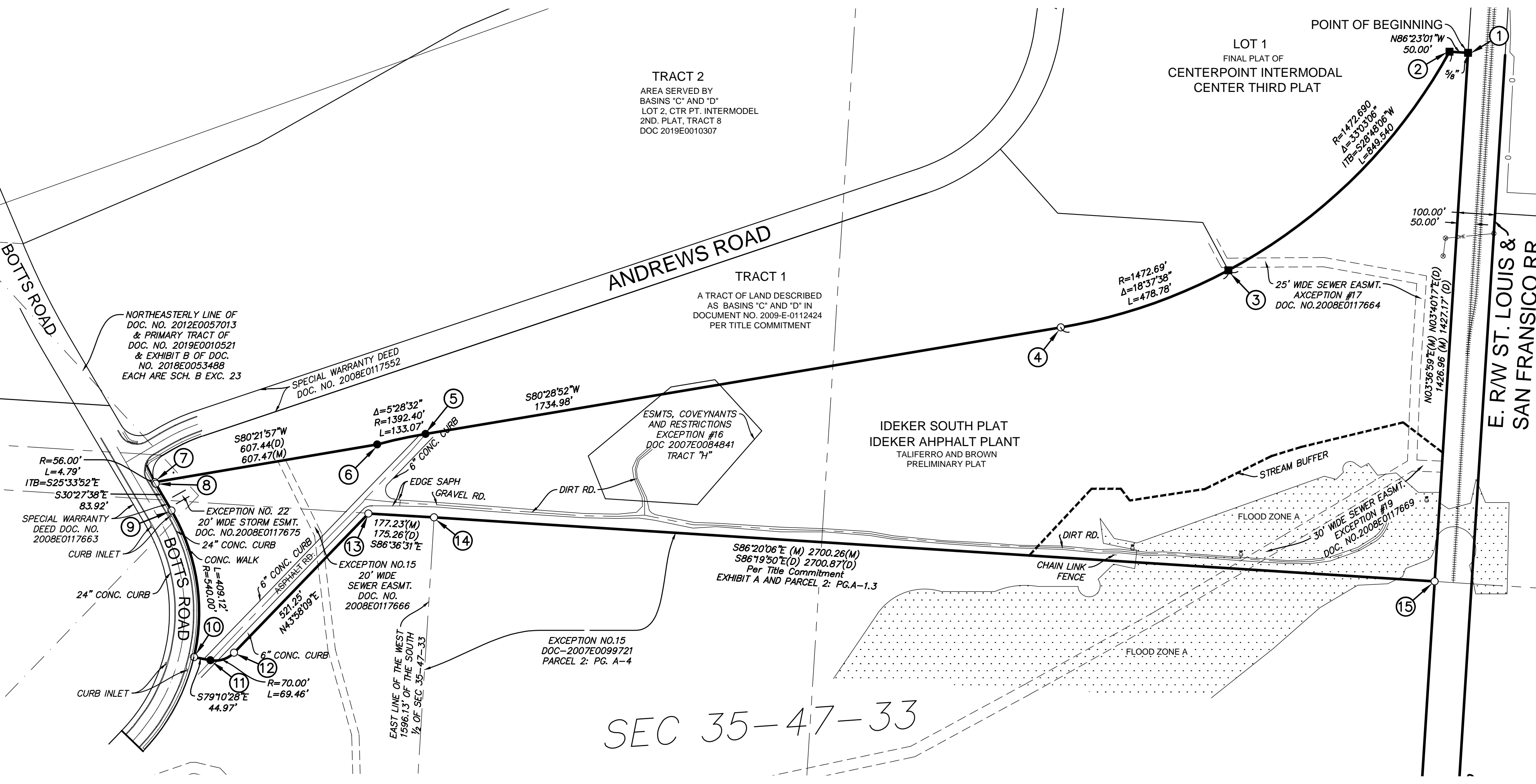
BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came David Wilkins, Member of Ideker Inc., to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Appointment Expires: \_\_\_\_\_  
CITY PLAN COMMISSION PUBLIC WORKS  
Approved: \_\_\_\_\_ Director: Michael J. Shaw

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. \_\_\_\_\_ duly authenticated as passed this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

Mayor: Quinton Lucas  
Sanders  
City Clerk: Marilyn  
Sanders



SEC 35-47-33

0 50 100 200  
1 inch = 200 ft.

ENGINEER: P. OSBORNE  
DRAWN BY: W. HUNTER  
SURVEYOR: S. WHITTAKER  
CREW CHIEF: K. MADRID

REVISIONS:  
ANDREWS ROAD INDUSTRIAL FIRST PLAT, LOT 1  
KANSAS CITY, MISSOURI  
JACKSON COUNTY  
211405-000  
APRIL 28, 2022

making lives better.  
1700 East Shawnee, STE 100  
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