



CITY PLAN COMMISSION STAFF REPORT

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

June 21, 2022

PROJECT NAME

Ideker Asphalt

DOCKET #C1

CLD-FnPlat-2022-00023 – Final Plat

REQUEST

APPLICANT

Paul Osborne
MEC

OWNER

Ideker, Inc.
Port Authority of Kansas City

Location	15001 Andrews Rd
Area	About 43 acres
Zoning	M105
Council District	6 th
County	Jackson
School District	Grandview

SURROUNDING LAND USES

North: Centerpoint Intermodal, zoned M1-5

East: Undeveloped, zoned R-80

South: Undeveloped, zoned R-80

West: Commercial/Industrial, zoned M1-5

MAJOR STREET PLAN

There are no streets identified by the City's Major Street Plan adjacent to this plat.

LAND USE PLAN

The Martin City Area Plan recommends Light Industrial use for most of the subject site. The request conforms to this recommendation.

APPROVAL PROCESS



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 located south and east of Andrews Road, which runs along the north and east portions of the site. The property is currently zoned M1-5 and is currently undeveloped. Overall, the site is very large, approximately 125 acres and is heavily wooded. There is also a regulated stream that runs through the far southeast corner of the site and runs diagonally further to the south and east of the site. There is also a dirt road that runs east-west through the site and is accessed off of Andrews Road.

SUMMARY OF REQUEST

The applicant is seeking approval of a Final Plat in District M1-5 (Manufacturing) creating one industrial lot and one tract on about 43 acres, generally located at the southeast corner of Andrews Road and Botts Road.

KEY POINTS

- Applicant is proposing 1 lot and 1 tract for this phase.

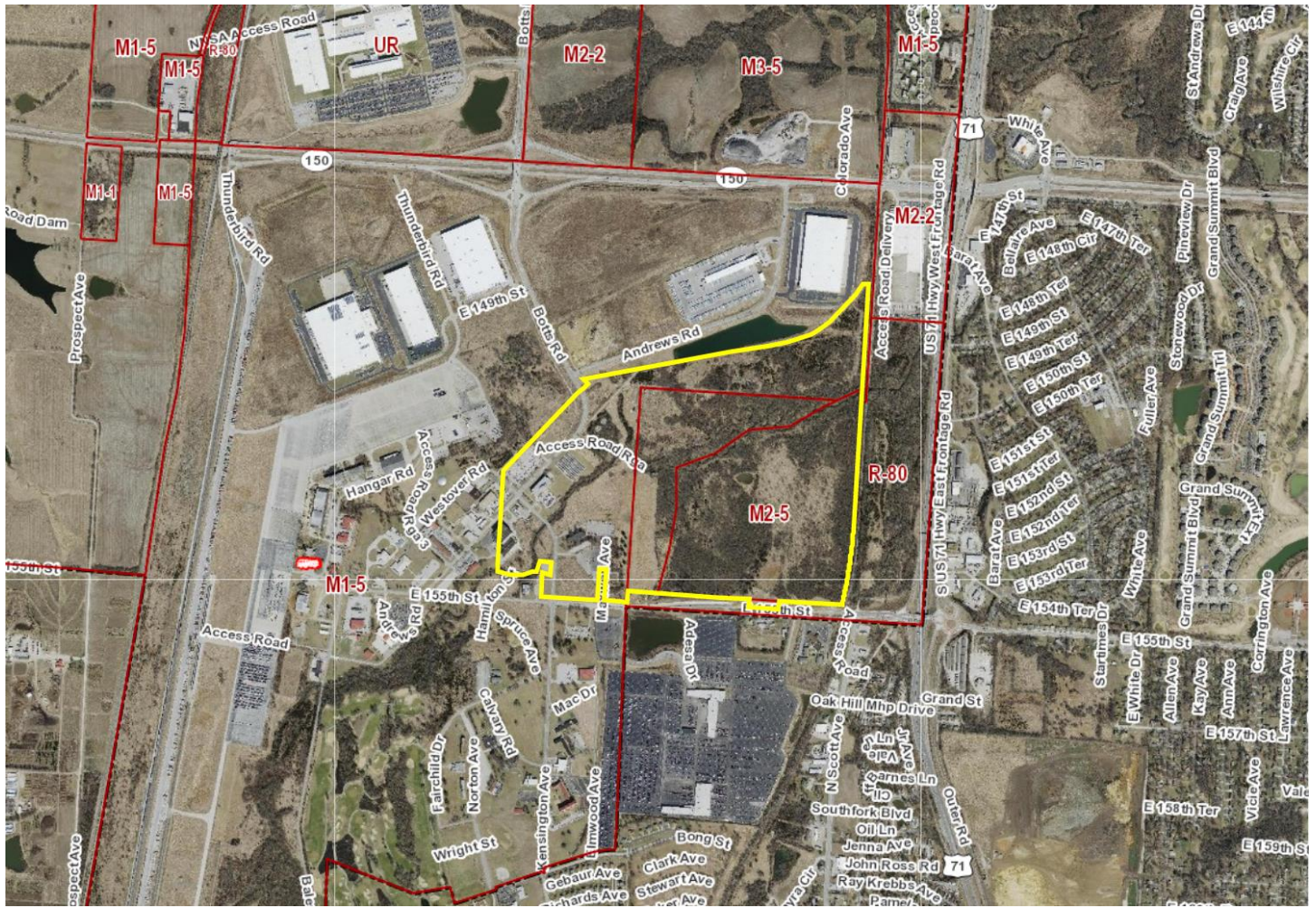
PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: Approval with Conditions.

CONTROLLING CASE

Case No. CD SUP 2021 00065 - On November 9, 2021, the Board of Zoning Adjustment granted approval of a special use permit on about 42 acres in District M1 5 (Manufacturing 1 dash 5) located at 5300 E. 155th Street, to allow for general manufacturing (Ideker Asphalt batch plan).

PLAT LOCATION



PLAT REVIEW

The approved SUP also served as a preliminary plat and required platting of this parcel for the asphalt batch plant. The plat proposes to create one lot and one tract out of the 275-acre parcel. Access will be off Botts Road.

PLAT ANALYSIS: Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	NO		
Parkland Dedication (88-408)	NO		
Parking and Loading Standards (88-420)	NO		
Landscape and Screening Standards (88-425)	NO		
Outdoor Lighting Standards (88-430)	NO		
Sign Standards (88-445)	NO		
Pedestrian Standards (88-450)	NO		

REQUESTED DEVIATIONS

None

COMMENT

Proposed plan and plat is in substantial conformance with the current approved plan.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **Approval Subject to the Corrections and Conditions** as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions

Report Date: June 16, 2022

Case Number: CLD-FnPlat-2022-00023

Project: Ideker Asphalt

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

1. 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.
2. 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.
3. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
4. 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.
5. 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.
6. The developer must grant any necessary BMP and/or Surface Drainage Easements 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 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 a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
9. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
10. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard 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.
11. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
12. 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.

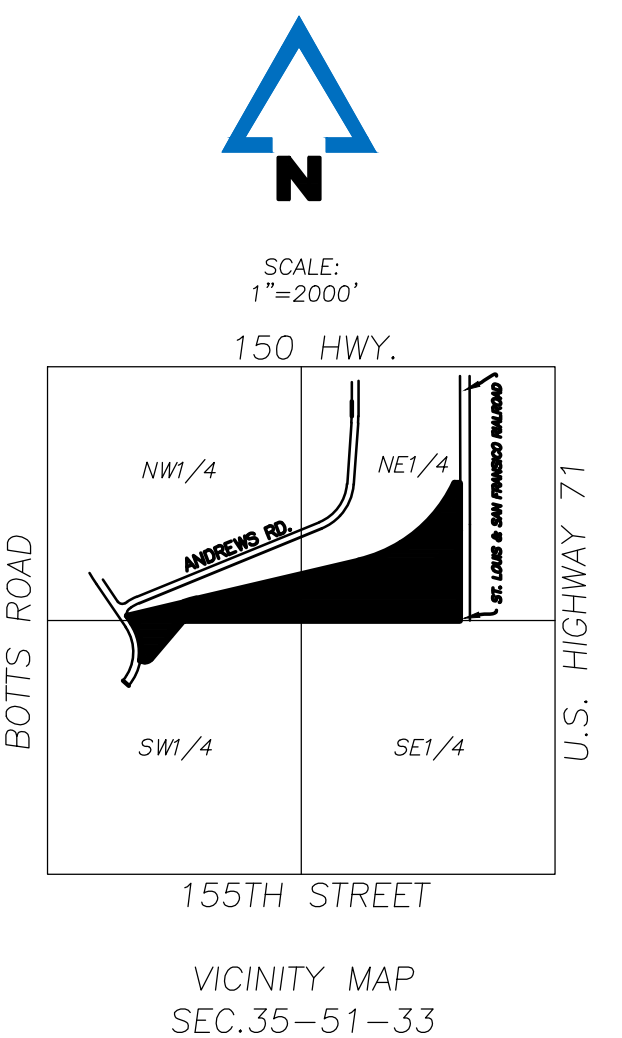
FINAL PLAT OF ANDREWS ROAD INDUSTRIAL FIRST PLAT, LOT 1

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 30°27'36" 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	NORTHING	
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

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS FINAL PLAT TITLED "LOT 1, BOTTS ROAD INDUSTRIAL," A SUBDIVISION, IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PUBLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THAT IT MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN "URBAN" TYPE PROPERTY BOUNDARY SURVEY AS OF THE DATE OF THIS SURVEY. 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.
I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THAT IT MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN "URBAN" TYPE PROPERTY BOUNDARY SURVEY AS OF THE DATE OF THIS SURVEY.

STEVEN R. WHITTAKER, MO. PLS. NO. 2005019220
MCCLURE ENGINEERING COMPANY CORPORATION
CERTIFICATE LICENSE NO. 201200935
SWHITTAKER@MCCLUREVISION.COM
DATE SURVEYED: FEBRUARY 11, 2022

0 50 100 200
1 inch = 200 ft.

ENGINEER: P. OSBORNE
SURVEYOR: S. WHITTAKER
DRAWING NO. _____
SHEET NO. 01/01

DRAWN BY: W. HUNTER
CREW CHIEF: K. MADRID
REVISIONS: _____
ANDREWS ROAD INDUSTRIAL FIRST PLAT, LOT 1
KANSAS CITY, MISSOURI
JACKSON COUNTY
211405-000
APRIL 23, 2022

making lives better.
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