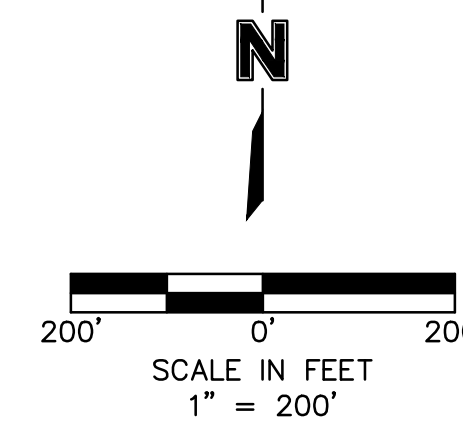
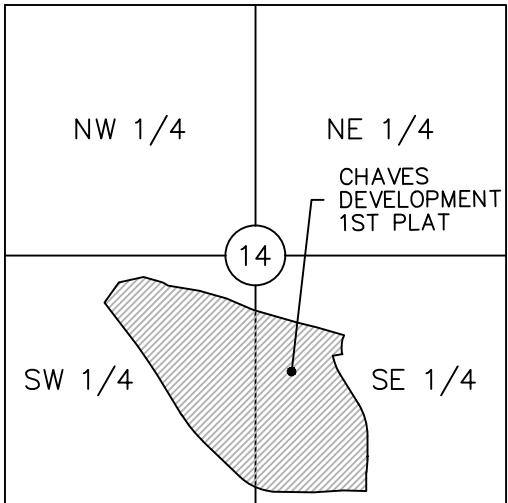


[illegible]

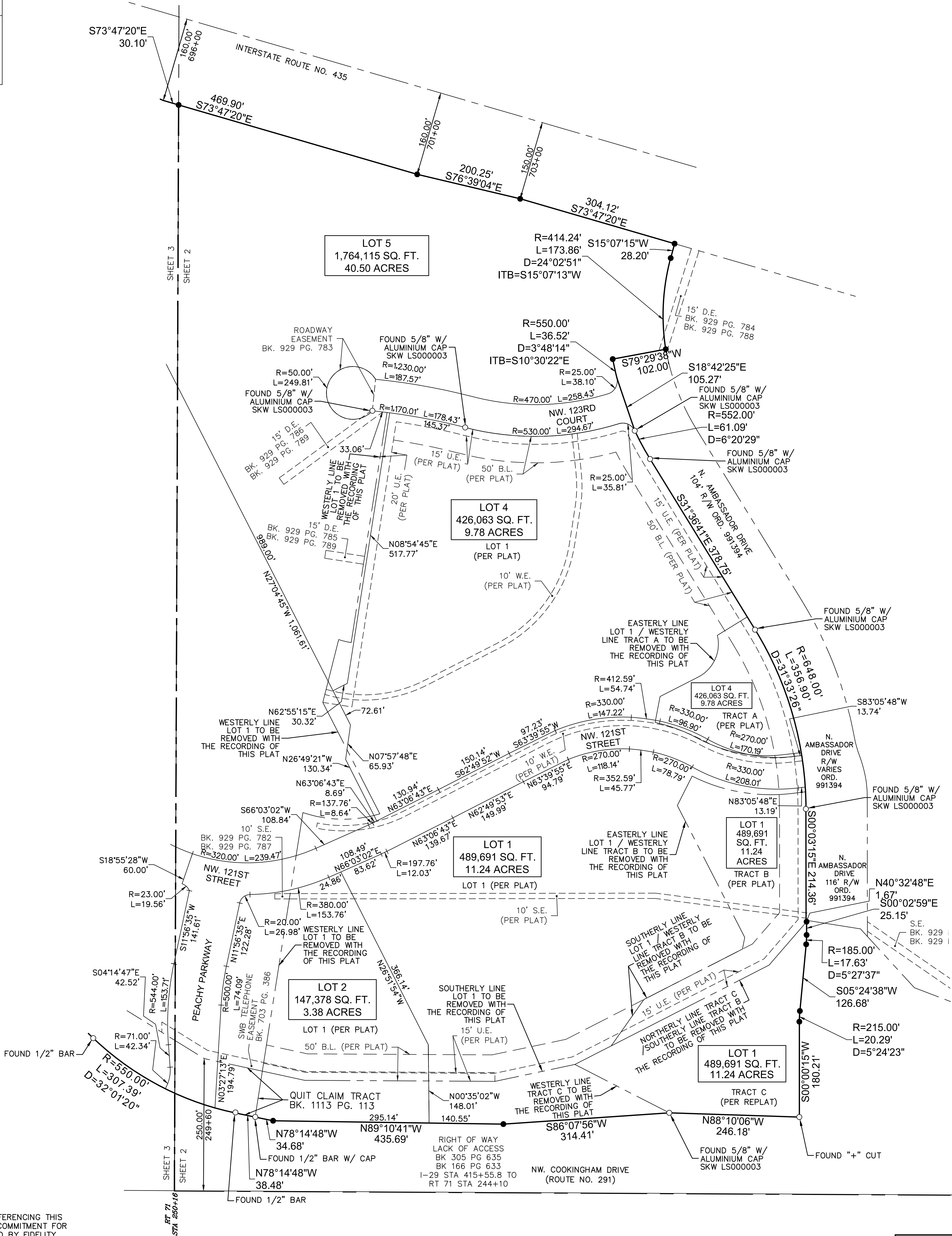


LOCATION MAP
SEC. 14, T52N., R34W.
(N.T.S.)

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

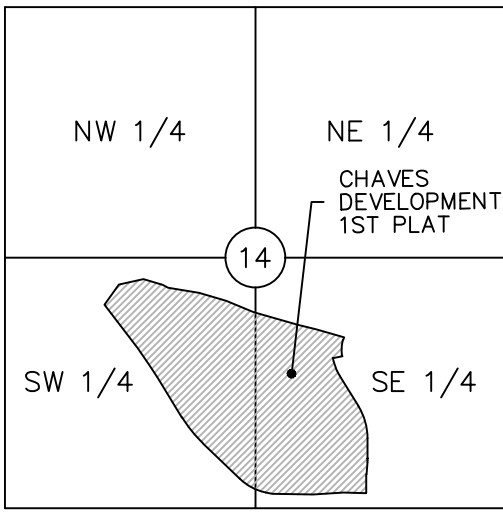
Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street, TEL 916.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 916.361.1888

SHEET
2 of 4

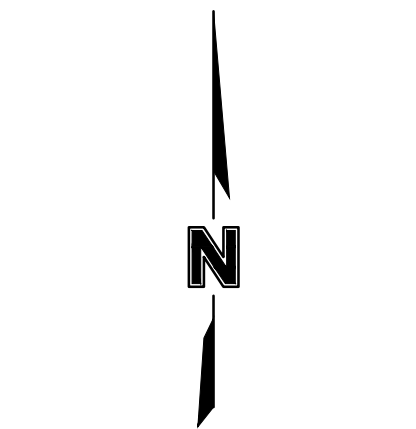
USER: nwilloughby

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

1" = 100'

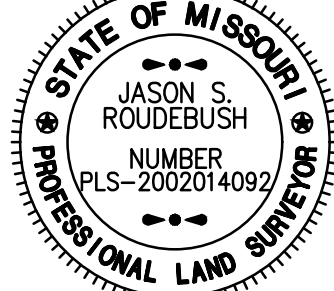
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. , WITH A COMMITMENT DATE OF JANUARY 16, 2020 AT 8:00 A.M.

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 020324 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 REQUIREMENTS OF THE MISSOURI LAND SURVEYING AND PLATTING ACTS 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.



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.F.	WATER EASEMENT

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

[illegible]

olsen

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888 www.olsson.com

