



CITY PLAN COMMISSION STAFF REPORT

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

June 5th, 2024

Project Name
KCI Logistics Park Second Plat

Docket #C4

Request
CLD-FnPlat-2024-00007
Final Plat

Applicant
Jacob Hodson
Olsson

Owner
Aaron Schmidt
Hunt Midwest Real Estate Development
Inc.

Location 13201 NW Roanridge
Area About 209 acres
Zoning MPD
Council District 1st
County Platte
School District Platte County R-III

Surrounding Land Uses

North: Undeveloped, zoned MPD
South: Undeveloped, zoned MPD
East: Undeveloped, zoned MPD
West: Industrial Use, zoned MPD

Major Street Plan

The City's Major Street Plan identifies Mexico City Ave as a thoroughfare with four lanes at this location

Land Use Plan

The KCIA Area Plan recommends Industrial/Open Space/Buffer uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on March 11th, 2024.
Scheduling deviations from 2024 Cycle 4.2 have occurred.

- Applicant failed multiple QCR, pushing CPC date back.
- CompassKC was temporarily down

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 project site is a combination of parcels totaling about 269 acres generally located on the north side of I-29/I-435 & NW 132nd St, specially at the terminus of North Mexico City Ave. The subject site is currently undeveloped and used as agricultural farmland. It is within the existing KCI 29 Logistics Park Development. There is an associated regulated stream with the subject site.

Surrounding land uses are general agricultural farmland with an industrial intent for the future. To the south is Kansas City International Airport. To the east is the existing Marietta-Stamper quarry and to the west is KCI 29 Logistics First Plat and Project Gateway.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District MPD on about 209 acres generally located at the northeast corner of Mexico City Ave and NW 132nd St., allowing for the creation of three lots and two tracts.

CONTROLLING CASE

Case No. CD-CPC-2022-00097 – Ordinance No. 220882 passed by City Council on October 6th, 2022, rezoned about 2,136 acres from Districts M1-5 and AG-R to District MPD.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C4 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. CD-AA-2024-00029 – Minor Amendment to allow for a change in phasing of the KCI 29 Logistics Park Second Plat. This change in phasing created smaller acreages of phases to allow flexibility to the extension of Mexico City Avenue.

Case No. CD-CPC-2022-00097 – Resolution No. 220882 adopted by City Council on October 6th, 2022, amended the Kansas City International Area Plan by changing the recommended land use from Residential Very Low Density to Industrial land use designation on about 290 acres in an area generally located on the northside of NW 128th Street, south of the extension of NW 136th Street, east N. Winan Road and west of NW Interurban Road.

Case No. CD-CPC-2022-00096 – Ordinance No. 220884 passed by City Council on October 6, 2022, approved an amendment to the major street plan for the realignment of NW 128th Street, NW 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of NW 132nd Street, in the area bordered by MO Route 92 on the north, I-29/I-435 & NW 128th Street on the south, NW Interurban Road on the east and N. Bethel Avenue on the west.

PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD on about 209 acres generally located at the northeast corner of Mexico City Ave and NW 132nd Street creating three (3) industrial lots and two (2) tracts to allow for an industrial development. This use was approved by Ordinance No. 220883 passes by City Council on October 6th, 2022, which served as the Preliminary Plat that allowed for 20 million square foot of commercial space and warehouse development on 32 lots in multiple phases. The plan also proposes to construct the extension of Mexico City Avenue and other arterial streets such as NW 132nd Street and NW 136th Street. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of the Master Planned Development Approved by City Council.

PLAT ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (MPD)	Yes	Yes	The proposed Final Plat is in conformance with the approved MPD Plan
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		This phase does not propose any residential development.

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,



Justin Smith
Planner



Plan Conditions

Report Date: May 29, 2024

Case Number: CLD-FnPlat-2024-00007

Project: KCI 29 LOGISTICS PARK SECOND PLAT

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. Paid Tax Receipt - That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent year applicable.
2. Signature Block Update - That prior to submitting documents for final approval the applicant updates 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-2024-00007.
3. Title Report - 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.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
5. 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.

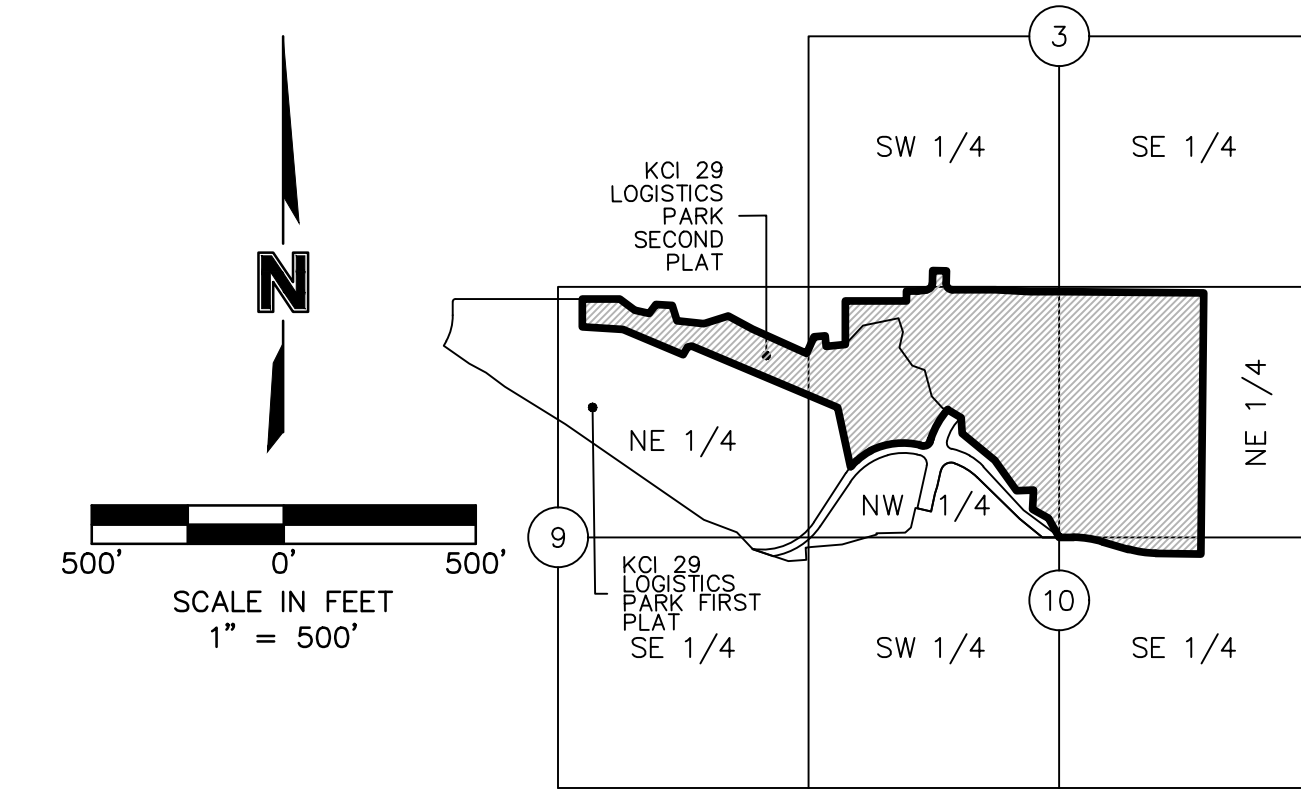
6. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. The developer shall dedicate right of way for the applicable streets as required by the adopted Major Street Plan and/or Chapter 88, so as to provide sufficient right of way as measured from the centerline, along those areas being platted.
13. 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.

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

14. 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.
15. 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.
16. 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.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

17. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, for review and acceptance for the disturbed 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.
18. The developer must grant any BMP and/or Surface Drainage Easements to the City, prior to recording the plat or issuance of any building permits.
19. 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, prior to recording the plat or issuance of a building permit whichever occurs first.
20. 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.
21. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
22. The developer shall submit a final stream buffer plan 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.
23. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88, prior to issuance of any stream buffer permits.
24. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
25. 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.
26. The developer must submit covenants, conditions and restrictions for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or storm water detention area tracts, prior to recording the plat.



LOCATION MAP
SEC. 3, 9 & 10, T52N., R34W.
(N.T.S.)

BOUNDARY LINE TABLE		
BOUNDARY LINE ID	BEARING	DISTANCE
1	S00°28'01"W	2,636.70'
2	N30°15'58"W	218.16'
3	N61°27'24"W	192.72'
4	N02°06'52"E	201.89'
5	S87°15'13"W	179.10'
6	N36°21'37"W	390.77'
7	N51°08'12"W	444.61'
8	N04°26'43"W	166.70'
9	N60°42'18"W	164.79'
10	S17°24'47"W	7.48'
11	N76°55'30"W	23.29'
12	S44°15'05"W	72.99'
13	N13°09'59"W	638.30'
14	N67°55'00"W	1,665.49'
15	S75°48'40"W	43.88'
16	S29°58'16"W	91.90'
17	N68°05'50"W	686.69'
18	N87°24'53"W	429.45'
19	N00°47'32"W	293.22'
20	N89°12'28"E	393.32'
21	S54°44'47"E	196.04'
22	S77°14'09"E	155.29'
23	N36°46'07"E	119.94'
24	S87°08'48"E	169.74'
25	S18°11'33"E	168.25'
26	S84°24'29"E	285.55'
27	N71°25'28"E	269.96'
28	S62°35'14"E	291.18'
29	S66°21'26"E	622.48'
30	N23°38'34"E	193.24'
31	N84°22'19"E	117.07'
32	S05°37'41"E	112.23'
33	N82°54'32"E	202.67'
34	N00°47'32"W	457.24'
35	N89°12'28"E	644.31'
36	N00°47'32"W	105.00'
37	N89°12'28"E	118.84'
38	N83°29'49"E	92.02'
39	N00°29'51"W	136.98'
40	S89°30'09"E	144.00'
41	S00°29'51"E	132.51'
42	N89°12'28"E	452.49'
43	S87°59'18"E	367.94'
44	N89°12'28"E	363.00'
45	N89°49'32"E	1,463.34'
46	S00°10'28"E	2,746.35'
47	S89°46'03"W	480.83'
48	N74°19'26"W	286.67'
49	S89°46'03"W	153.89'
50	N00°28'01"E	11.33'

PROPERTY DESCRIPTION

ALL OF LOT 3 AND TRACT A, OF KCI 29 LOGISTICS PARK FIRST PLAT, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER, NORTHEAST AND SOUTHWEST QUARTER OF SECTION 9, AND NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 52 NORTH, RANGE 34 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY MISSOURI RECORDED DECEMBER 20, 2023 AS INSTRUMENT NUMBER 2023012474 IN BOOK 23 AT PAGE 78 IN THE OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI AND UN-PLATTED TRACT OF LAND IN SAID NORTHWEST QUARTER, SAID NORTHEAST QUARTER AND SOUTHWEST QUARTER OF SAID SECTION 10, AND SOUTHWEST QUARTER OF SECTION 3, ALL IN SAID TOWNSHIP 52 NORTH AND SAID RANGE 34 WEST OF SAID 5TH PRINCIPAL MERIDIAN IN SAID KANSAS CITY BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUBEUSH, P.L.S. 2002014092 AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 10, ALSO BEING THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 10, ALSO BEING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 3, AND ALSO BEING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 00°28'01" WEST, ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 10, ALSO BEING THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2,636.70 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NW 132ND STREET, AS ESTABLISHED BY GENERAL WARRANTY DEED RECORDED MAY 18, 2023 AS INSTRUMENT NUMBER 2023004683 IN BOOK 1392 AT PAGE 898 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED: THENCE WESTERLY, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF 00°34'42" WEST WITH A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 00°34'42" AND AN ARC DISTANCE OF 6.66 FEET TO THE EASTERN MOST CORNER OF TRACT B, OF SAID KCI 29 LOGISTICS PARK FIRST PLAT; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 30°15'58" WEST, ON THE NORTHEASTERLY LINE OF SAID TRACT B, 218.16 FEET; THENCE NORTH 61°27'24" WEST, ON SAID NORTHEASTERLY LINE, 192.72 FEET; THENCE NORTH 02°06'52" EAST, ON SAID NORTHEASTERLY LINE, 201.89 FEET; THENCE SOUTH 87°15'13" WEST, ON SAID NORTHEASTERLY LINE, 179.10 FEET; THENCE SOUTH 36°21'37" WEST, ON SAID NORTHEASTERLY LINE, 390.77 FEET; THENCE NORTH 51°08'12" WEST, ON SAID NORTHEASTERLY LINE, 444.61 FEET; THENCE NORTH 04°26'43" WEST, ON SAID NORTHEASTERLY LINE, 166.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT B ALSO BEING THE NORTHEAST CORNER OF N. MEXICO CITY AVENUE RIGHT-OF-WAY LINE, ESTABLISHED BY SAID GENERAL WARRANTY DEED; THENCE NORTH 60°42'18" WEST, ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF SAID N. MEXICO CITY AVENUE, 164.79 FEET TO THE NORTHWEST CORNER OF N. MEXICO CITY AVENUE RIGHT-OF-WAY LINE, ESTABLISHED BY SAID GENERAL WARRANTY DEED, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTHWESTERLY, ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID N. MEXICO CITY AVENUE, ESTABLISHED BY SAID GENERAL WARRANTY, ALSO BEING THE EASTERLY LINE OF SAID TRACT A AND EASTERLY LINE OF SAID LOT 3, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 40°41'02" WEST WITH A RADIUS OF 886.00 FEET, A CENTRAL ANGLE OF 23°16'15" AND AN ARC DISTANCE OF 359.85 FEET; THENCE SOUTH 17°24'47" WEST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, AND SAID EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 7.48 FEET; THENCE SOUTHERLY, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 886.00 FEET, A CENTRAL ANGLE OF 01°19'25" AND AN ARC DISTANCE OF 20.47 FEET; THENCE SOUTHWESTERLY ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LINE, ON A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 86°59'09" AND AN ARC DISTANCE OF 98.68 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF NW. ROANRIDGE ROAD ESTABLISHED BY SAID GENERAL WARRANTY DEED; THENCE NORTH 76°55'30" WEST, ON SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE 23.29 FEET; THENCE WESTERLY, ON SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 773.00 FEET, A CENTRAL ANGLE OF 40°09'07" AND AN ARC DISTANCE OF 541.71 FEET; THENCE SOUTHWESTERLY, ON SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE, ON A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 18°40'18" AND AN ARC DISTANCE OF 177.61 FEET; THENCE SOUTH 44°15'05" WEST, ON SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE, 72.99 FEET; THENCE SOUTHWESTERLY, ON SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 761.00 FEET, A CENTRAL ANGLE OF 01°24'09" AND AN ARC DISTANCE OF 18.63 FEET TO THE SOUTHERN MOST POINT OF SAID LOT 3, ALSO BEING THE EASTERN MOST POINT OF LOT 2, OF SAID KCI 29 LOGISTICS PARK FIRST PLAT; THENCE LEAVING SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY, NORTH 13°09'59" WEST, ON THE WESTERLY LINE OF SAID LOT 3, ALSO BEING THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 638.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID TRACT A; THENCE NORTH 67°55'00" WEST, ON SAID SOUTHERLY LINE, ALSO BEING THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 1,665.49 FEET; THENCE SOUTH 75°48'40" WEST, ON SAID SOUTHERLY LINE AND SAID NORTHERLY LINE, 43.88 FEET; THENCE SOUTH 29°58'16" WEST, ON SAID SOUTHERLY LINE AND SAID NORTHERLY LINE, 91.90 FEET; THENCE NORTH 68°05'50" WEST, ON SAID SOUTHERLY LINE AND SAID NORTHERLY LINE, 686.69 FEET; THENCE NORTH 87°24'53" WEST, ON SAID SOUTHERLY LINE AND SAID NORTHERLY LINE, 429.45 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 00°47'32" WEST, ON SAID NORTHERLY LINE, ALSO BEING THE WEST LINE OF SAID TRACT A, 293.22 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE LEAVING SAID NORTHERLY LINE, NORTH 89°12'28" EAST, ON THE NORTHERLY LINE OF SAID TRACT A, 393.32 FEET; THENCE SOUTH 54°44'47" EAST, ON SAID NORTHERLY LINE, 196.04 FEET; THENCE SOUTH 77°14'09" EAST, ON SAID NORTHERLY LINE, 155.29 FEET; THENCE NORTH 36°46'07" EAST, ON SAID NORTHERLY LINE, 119.94 FEET; THENCE SOUTH 87°08'48" EAST, ON SAID NORTHERLY LINE, 169.74 FEET; THENCE SOUTH 18°11'33" EAST, ON SAID NORTHERLY LINE, 168.25 FEET; THENCE SOUTH 84°24'29" EAST, ON SAID NORTHERLY LINE, 285.55 FEET; THENCE NORTH 71°25'28" EAST, ON SAID NORTHERLY LINE, 269.96 FEET; THENCE SOUTH 62°35'14" EAST ON SAID NORTHERLY LINE, 291.18 FEET; THENCE SOUTH 66°21'26" EAST, ON SAID NORTHERLY LINE, 622.48 FEET; THENCE NORTH 23°38'34" EAST, ON SAID NORTHERLY LINE, 193.24 FEET; THENCE NORTH 84°22'19" EAST, ON SAID NORTHERLY LINE, 117.07 FEET; THENCE SOUTH 05°37'41" EAST, ON SAID NORTHERLY LINE, 112.23 FEET; THENCE NORTH 82°54'32" EAST, ON SAID NORTHERLY LINE, 202.67 FEET; THENCE LEAVING SAID NORTHERLY LINE, NORTH 00°47'32" WEST, 457.24 FEET; THENCE NORTH 89°12'28" EAST, 644.31 FEET; THENCE NORTH 00°47'32" WEST, 105.00 FEET; THENCE NORTH 89°12'28" EAST, 118.84 FEET; THENCE NORTH 83°29'49" EAST, 92.02 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 82°59'59" AND AN ARC DISTANCE OF 101.40 FEET; THENCE NORTH 00°29'51" WEST, 136.98 FEET; THENCE SOUTH 89°30'09" EAST, 144.00 FEET; THENCE SOUTH 00°29'51" EAST, 132.51 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 91°17'23" AND AN ARC DISTANCE OF 103.56 FEET; THENCE NORTH 89°12'28" EAST, 452.49 FEET; THENCE SOUTH 87°59'18" EAST, 367.94 FEET; THENCE NORTH 89°12'28" EAST, 363.00 FEET; THENCE NORTH 89°49'32" EAST, 1,463.34 FEET; THENCE SOUTH 00°10'28" EAST, 2,746.35 FEET TO POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NW. 132ND STREET, ESTABLISHED BY GENERAL WARRANTY DEED RECORDED NOVEMBER 18, 1987 AS INSTRUMENT NUMBER 049132 IN BOOK 711 AT PAGE 502 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE SOUTH 89°46'03" WEST, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 480.83 FEET; THENCE WESTERLY, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,033.52 FEET, A CENTRAL ANGLE OF 15°54'31" AND AN ARC DISTANCE OF 286.96 FEET; THENCE NORTH 74°19'26" WEST, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 286.67 FEET; THENCE WESTERLY, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,092.38 FEET, A CENTRAL ANGLE OF 15°54'31" AND AN ARC DISTANCE OF 303.31 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 10, ALSO BEING THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°46'03" WEST, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, SAID SOUTH LINE AND SAID NORTH LINE, 153.89 FEET TO THE CENTER OF SAID SECTION 10, ALSO BEING A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF NW. 132ND STREET ESTABLISHED BY SAID GENERAL WARRANTY DEED, INSTRUMENT NUMBER 2023004683 IN BOOK 1392 AT PAGE 898; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE ESTABLISHED BY SAID GENERAL WARRANTY DEED INSTRUMENT NUMBER 049132 IN BOOK 711 AT PAGE 502, NORTH 00°28'01" EAST, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, ALSO BEING THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 10, ALSO BEING THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 11.33 FEET TO THE POINT OF BEGINNING. ALL LYING ABOVE THE WINTERSSET LEDGE OF LIMESTONE ROCK. IN AREAS WHERE THE WINTERSSET LEDGE IS ABSENT, ALL LYING ABOVE THE BETHANY FALLS LEDGE OF LIMESTONE ROCK. IN AREAS WHERE THE BETHANY FALLS LEDGE IS ABSENT, ALL LYING ABOVE THE ELEVATION 720 (NAVD88). CONTAINING 9,134,162 SQUARE FEET OR 209.69 ACRES, MORE OR LESS.

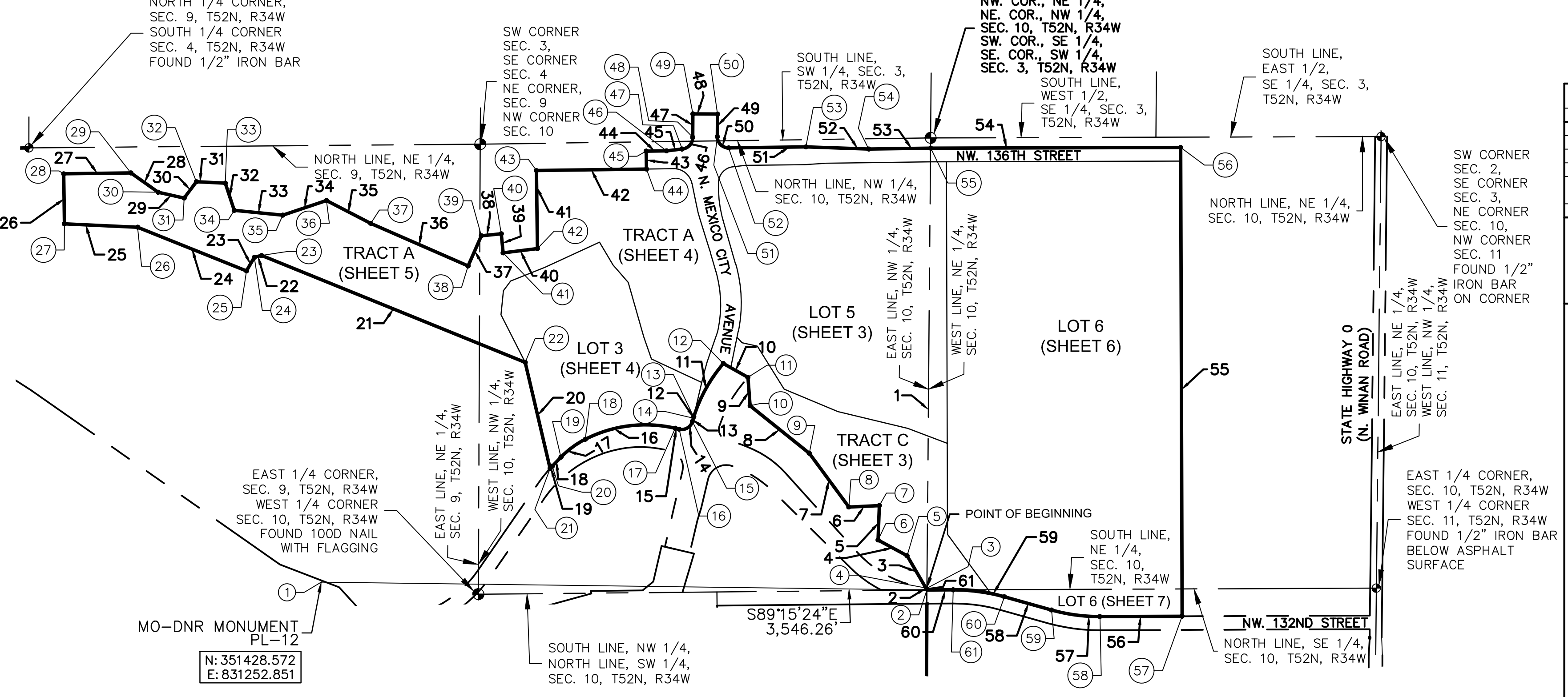
PLAT DEDICATION: KCI 29 LOGISTICS PARK SECOND PLAT	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: PLAT	

LEGEND	
○ FND	FOUND MONUMENT
⊕ SCR	SECTION CORNER
● SET	SET MONUMENT
ROW	RIGHT OF WAY MARKER
---	BOUNDARIES
---	SECTION LINE

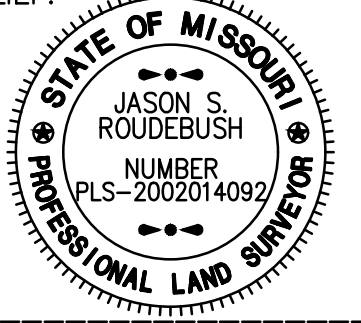
LAND DATA		AREA
TOTAL LAND AREA	209.69 ACRES±	
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	11.08 ACRES±	
NET LAND AREA	198.61 ACRES±	

PLAT DATA		COUNT
NUMBER OF LOTS	3	
NUMBER OF TRACTS	2	

BOUNDARY CURVE TABLE				
BOUNDARY CURVE ID	INITIAL TANGENT BEARING	RADIUS	DELTA	LENGTH
2	N83°09'47"W	660.00'	00°34'42"	6.66'
11	S40°41'02"W	886.00'	23°16'15"	359.85'
13	---	886.00'	01°19'25"	20.47'
14	---	65.00'	86°59'09"	98.68'
16	---	773.00'	40°09'07"	541.71'
17	---	545.00'	18°40'18"	177.61'
19	---	761.00'	01°24'09"	18.63'
46	---	70.00'	82°59'59"	101.40'
50	---	65.00'	91°17'23"	103.56'
57	---	1,033.52'	15°54'31"	286.96'
59	---	1,092.38'	15°54'31"	303.31'



THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK SECOND 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 Roubush, MO PLS 2002014092
APRIL 30, 2024
JROUBEUSH@OLSSON.COM

DATE OF SURVEY	
03-10-2024	To HMW for Review
03-11-2024	- 1st Submittal
03-18-2024	- Title Report Request
04-03-2024	- To HMW for Review
04-05-2024	- 2nd Submittal
04-29-2024	- Revised Plat Boundary to HMW for Review
04-30-2024	- 3rd Submittal

drawn by: NRW
surveyed by: AHNZRN.TG
checked by: JPM
approved by: JSR
project no.: B21-06168
file name: V_PLAT_B2106168.DWG

Olsson
Olsson, Land Surveyors - MO 366, KS 114, MO Certificate of Authority-001992
3301 Burlington Street
North Kansas City, MO 64116
TEL: 816.361.1177
FAX: 816.361.1888
www.olsson.com

DWG: F:\2021\06001-06500\021-06168-B\40-Design\Survey\SRV\Sheets\Plat\V_PLAT_B2106168.dwg
USER: nwilloughby
DATE: Apr 30, 2024 6:51PM

FINAL PLAT OF
KCI 29 LOGISTICS PARK SECOND PLAT
SW 1/4, SEC 3, T52N, R34W
NE 1/4, SEC 9, T52N, R34W
SE 1/4, NE 1/4 & NW 1/4, SEC 10, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

IN WITNESS WHEREOF:
MC WINAN ROAD, 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

MC WINAN ROAD, LLC
A MISSOURI LIMITED LIABILITY COMPANY

BY: BLANKENBAKER LOGISTICS LLC
A KENTUCKY LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
ITS SOLE MEMBER

BY: VINCENT T. JOHNSTON, SENIOR VICE PRESIDENT

STATE OF SS:
COUNTY OF

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 VINCENT T. JOHNSTON TO ME PERSONALLY
KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS
SENIOR VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE
DEVELOPMENT, INC. A SOLE MEMBER OF BLANKENBAKER
LOGISTICS LLC, A KENTUCKY LIMITED LIABILITY COMPANY, A
SOLE MEMBER OF MC WINAN ROAD, LLC, A MISSOURI LIMITED
LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED
IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID
VINCENT T. JOHNSTON, ACKNOWLEDGED SAID INSTRUMENT TO
BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY
COMPANY.

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

CITY PLAN COMMISSION:

APPROVED DATE: _____
CASE NUMBER: _____

PUBLIC WORKS:

MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

CITY 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 20

MAYOR QUINTON LUCAS
CITY CLERK MARILYN SANDERS

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:

KCI 29 LOGISTICS PARK SECOND PLAT

SURVEYORS NOTES:

- 1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. KCC240449, WITH A COMMITMENT DATE OF MARCH 22, 2024 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. THE TERM "PER PLAT" IS IN REFERENCE TO KCI LOGISTICS PARK FIRST PLAT, RECORDED DECEMBER 20, 2023 AS INSTRUMENT NUMBER 2023012474 IN BOOK 23 AT PAGE 78 IN PLATTE COUNTY, MISSOURI.
4. NO BUILDINGS WITHIN 20' R/W, 10' OF REAR AND SIDE LINES OF LOT 3 AND TRACT A, KCI 29 LOGISTICS PARK FIRST PLAT PER ARTICLE V MINIMUM BUILDING AND SETBACK LINES, MAXIMUM HEIGHT DECLARATIONS SECTION 5.01 PER COVENANTS, CONDITIONS & RESTRICTIONS AFFECTING PROPERTY WITHIN KCI 29 LOGISTICS PARK DOCUMENT RECORDED DECEMBER 20, 2023 AS INSTRUMENT # 2023012477 IN BOOK 1400 AT PAGE 632.

STATE PLANE COORDINATE TABLE
Table with 3 columns: Point Number, Grid Northing, Grid Easting. Contains 61 rows of coordinate data.

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 TO INTERFERE 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 COVER OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES 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.

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 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 THE 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 AND REPAIR OF WATER MAINS AND ALL APPURTENANCES THERETO UNDER, 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 ROADWAYS, 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, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS) WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

FLOODPLAIN:
ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2909500035G, MAP 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. THE LANDS HEREIN PLATTED LIE TOTALLY OR PARTIALLY WITHIN THE LIMITS OF THE REGULATORY FLOODPLAIN, AS DESIGNATED ON THE OFFICIAL FLOODPLAIN DOCUMENTS AND ARE SUBJECT TO THE RESTRICTIONS OF CHAPTER 28, CODE OF ORDINANCES OF KANSAS CITY, MISSOURI, AND ARE FURTHER SUBJECT TO THE REVISIONS OF CHAPTER X - FEDERAL INSURANCE ADMINISTRATION, SUBCHAPTER B - NATIONAL FLOOD INSURANCE PROGRAM FOR ELIGIBILITY THEREOF. HOWEVER, DUE TO CHANGE IN CIRCUMSTANCES, THE BOUNDARIES AS SHOWN HEREON MAY BE MODIFIED FROM TIME TO TIME. THEREFORE, SPECIFIC INFORMATION CONCERNING THE LOCATION OF THE FLOODPLAIN BOUNDARIES SHOULD BE ASCERTAINED AT THE PERTINENT TIME FROM THE APPROPRIATE AUTHORITIES, THE CITY OF KANSAS CITY, MISSOURI AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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.

MAINTENANCE OF TRACTS:
TRACT A (42.17 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 KCI 29 LOGISTICS PARK SECOND PLAT.

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

STREET GRADES:
STREET GRADES FOR A PORTION OF NW 132ND STREET, NW ROANRIDGE ROAD & N. MEXICO CITY AVENUE WERE UNAVAILABLE THROUGH A SEARCH OF CITY ORDINANCES.

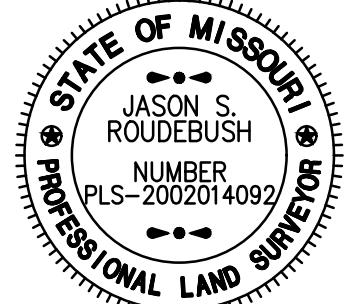
N. MEXICO CITY AVENUE
Table with 4 columns: GRADE POINT, ELEV., DESC., V.C.T. Contains data for points 152+09.93 to 655+27.64.

NW. 136TH STREET (N. MEXICO CITY AVENUE IMPROVEMENTS)
Table with 4 columns: GRADE POINT, ELEV., DESC., V.C.T. Contains data for points 650+50.03 to 655+27.64.

NW. 136TH STREET (NW. 136TH STREET IMPROVEMENTS)
Table with 4 columns: GRADE POINT, ELEV., DESC., V.C.T. Contains data for points 655+27.64 to 683+33.93.

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

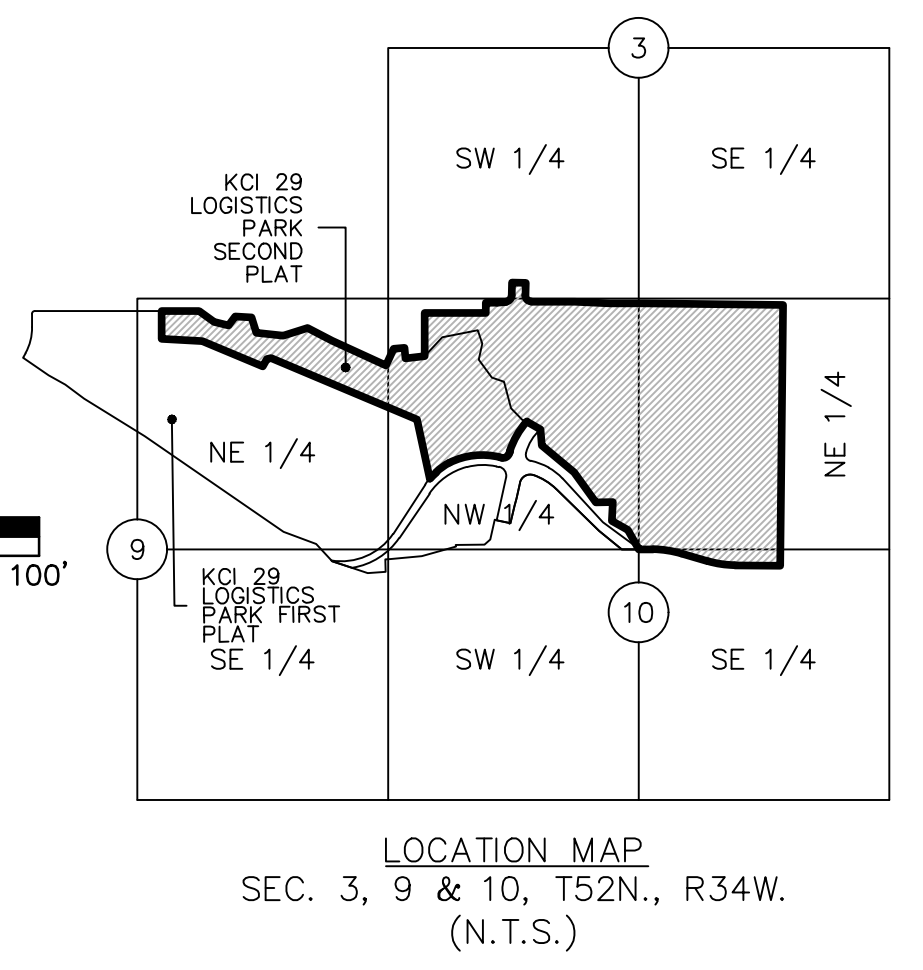
I HEREBY CERTIFY THAT THE PLAT OF KCI 29 LOGISTICS PARK SECOND PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, 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.



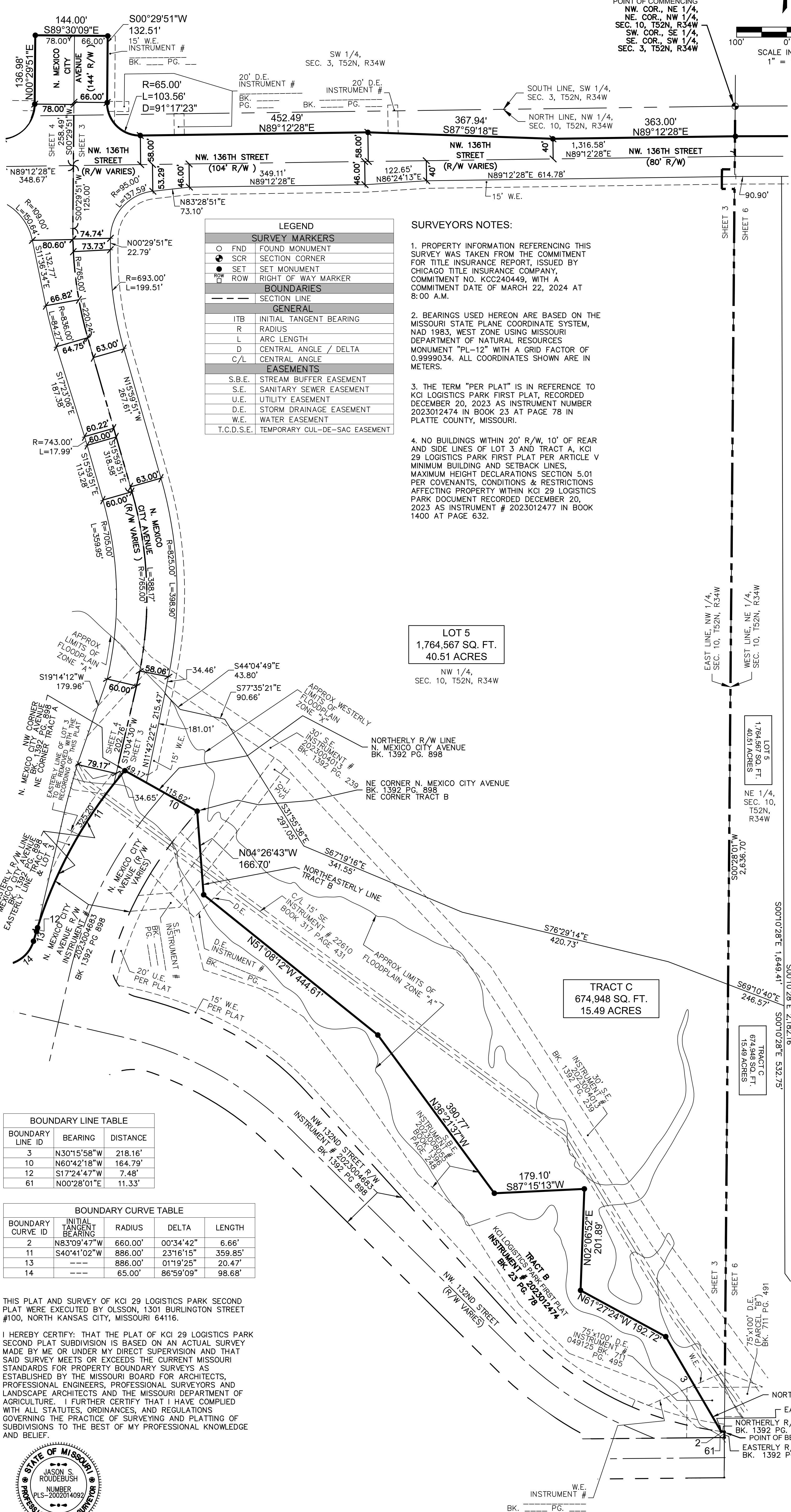
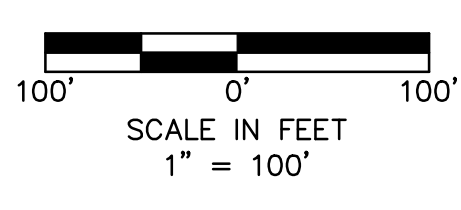
OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
APRIL 30, 2024
J.ROUDEBUSH@OLSSON.COM

Date of Survey table, Olsson logo, and SHEET 2 of 7 information.

FINAL PLAT OF
KCI 29 LOGISTICS PARK SECOND PLAT
 SW 1/4, SEC 3, T52N, R34W
 NE 1/4, SEC 9, T52N, R34W
 SE 1/4, NE 1/4 & NW 1/4, SEC 10, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI



POINT OF COMMENCING
 NW. COR., NE 1/4,
 NE. COR., NW 1/4,
 SEC. 10, T52N, R34W
 SW. COR., SE 1/4,
 SE. COR., SW 1/4,
 SEC. 3, T52N, R34W



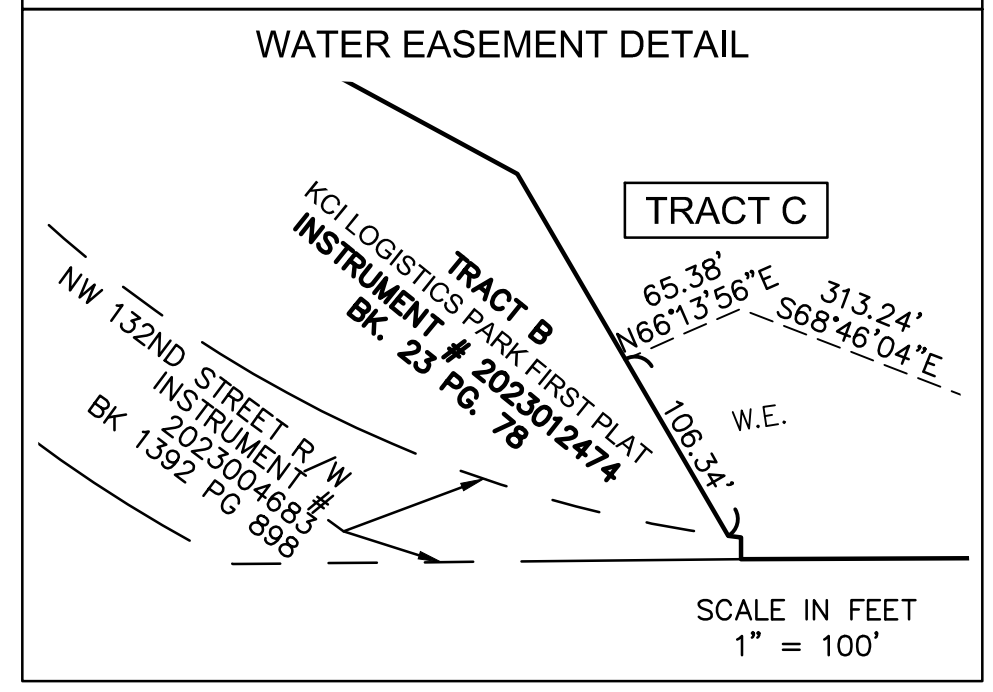
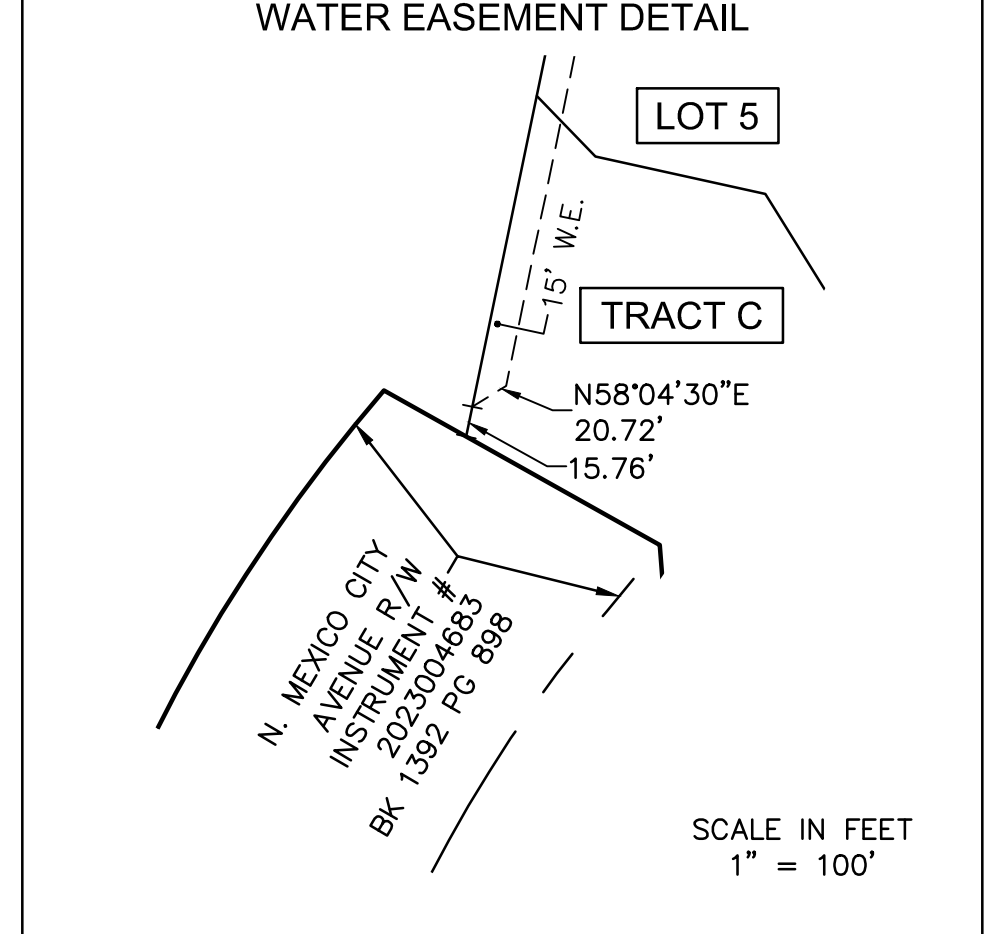
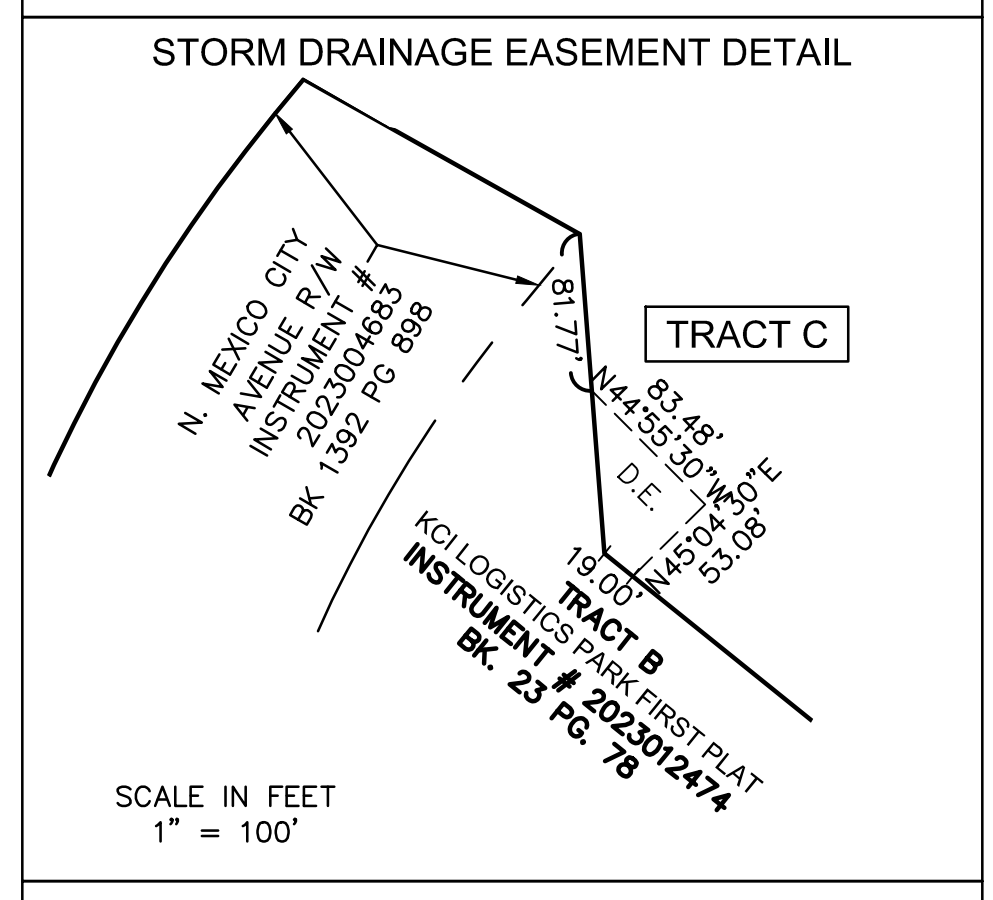
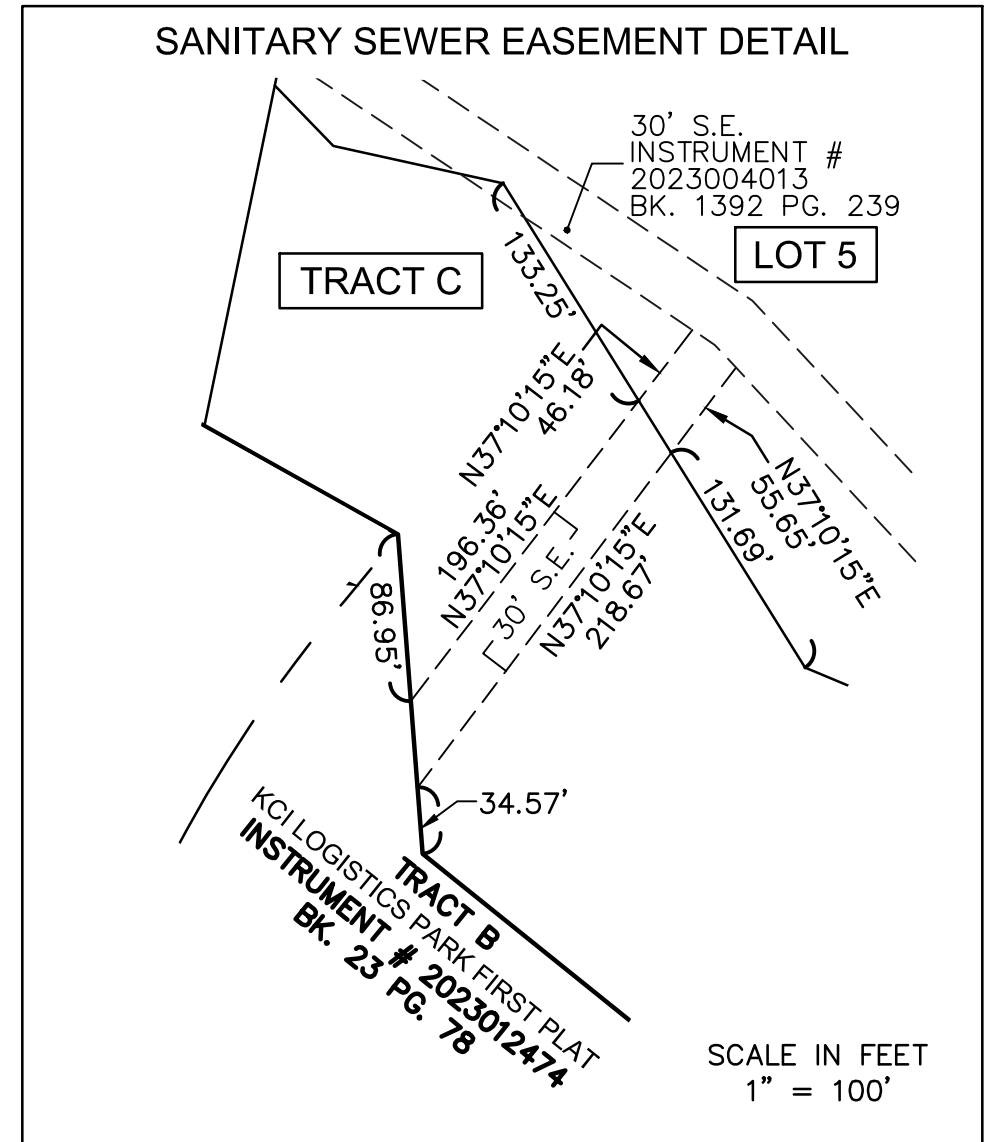
LEGEND

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
T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. KCC240449, WITH A COMMITMENT DATE OF MARCH 22, 2024 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 "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.
- THE TERM "PER PLAT" IS IN REFERENCE TO KCI LOGISTICS PARK FIRST PLAT, RECORDED DECEMBER 20, 2023 AS INSTRUMENT NUMBER 2023012474 IN BOOK 23 AT PAGE 78 IN PLATTE COUNTY, MISSOURI.
- NO BUILDINGS WITHIN 20' R/W, 10' OF REAR AND SIDE LINES OF LOT 5 AND TRACT A, KCI 29 LOGISTICS PARK FIRST PLAT PER ARTICLE V MINIMUM BUILDING AND SETBACK LINES, MAXIMUM HEIGHT DECLARATIONS SECTION 5.01 PER COVENANTS, CONDITIONS & RESTRICTIONS AFFECTING PROPERTY WITHIN KCI 29 LOGISTICS PARK DOCUMENT RECORDED DECEMBER 20, 2023 AS INSTRUMENT # 2023012477 IN BOOK 1400 AT PAGE 632.

LOT 5
 1,764,567 SQ. FT.
 40.51 ACRES



BOUNDARY LINE TABLE

BOUNDARY LINE ID	BEARING	DISTANCE
3	N30°15'58"W	218.16'
10	N60°42'18"W	164.79'
12	S17°24'47"W	7.48'
61	N00°28'01"E	11.33'

BOUNDARY CURVE TABLE

BOUNDARY CURVE ID	INITIAL TANGENT BEARING	RADIUS	DELTA	LENGTH
2	N83°09'47"W	660.00'	00°34'42"	6.66'
11	S40°41'02"W	886.00'	23°16'15"	359.85'
13	---	886.00'	01°19'25"	20.47'
14	---	65.00'	86°59'09"	98.68'

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK SECOND 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.



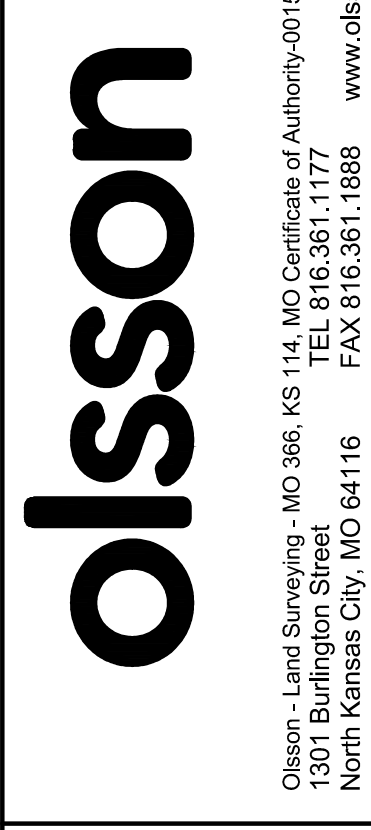
OLSSON, MO CLS 366
 Jason Roudebush, MO PLS 2002014092
 APRIL 30, 2024
 JROUDEBUSH@OLSSON.COM

DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161
 816-455-2500

DATE OF SURVEY

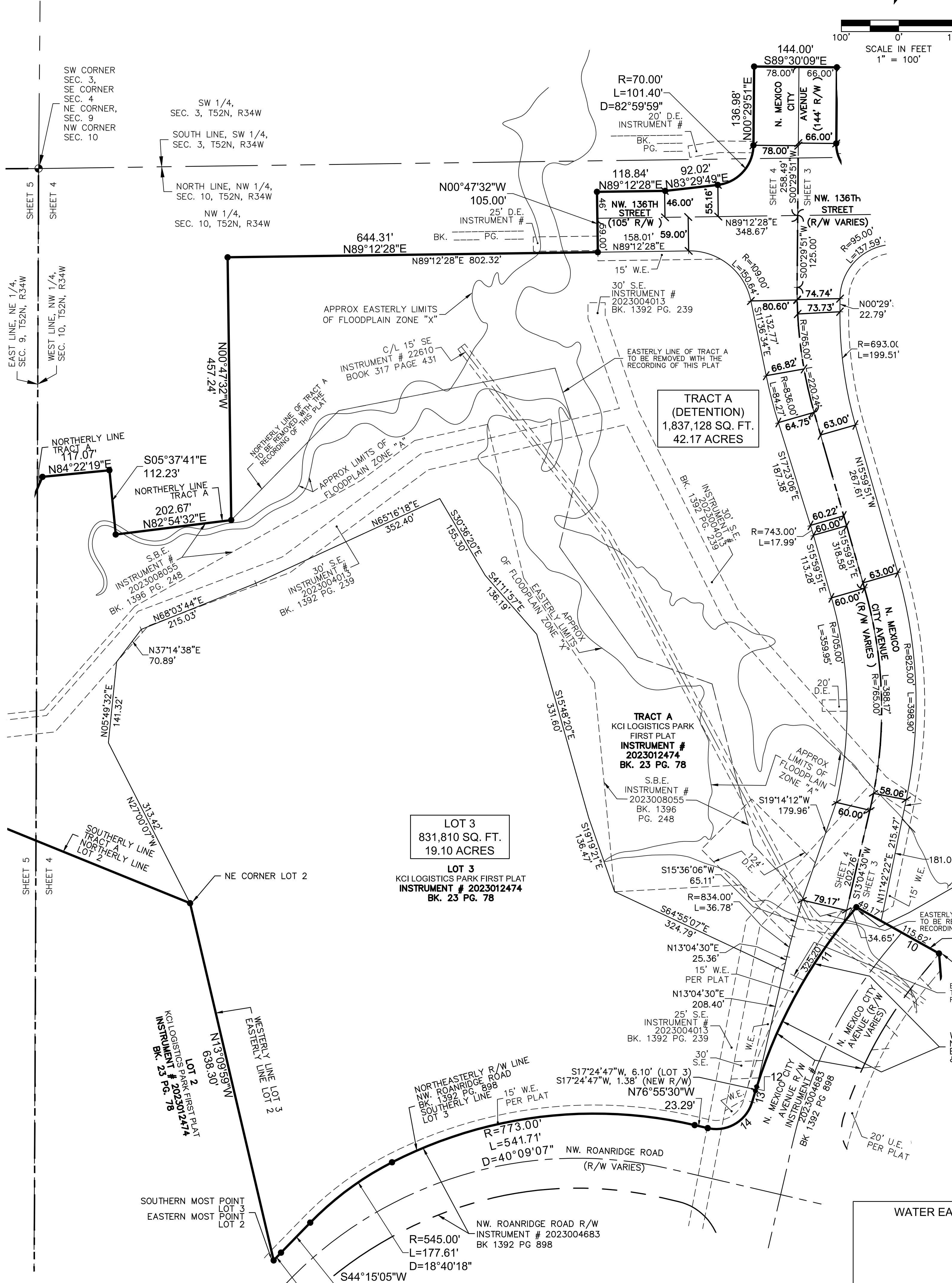
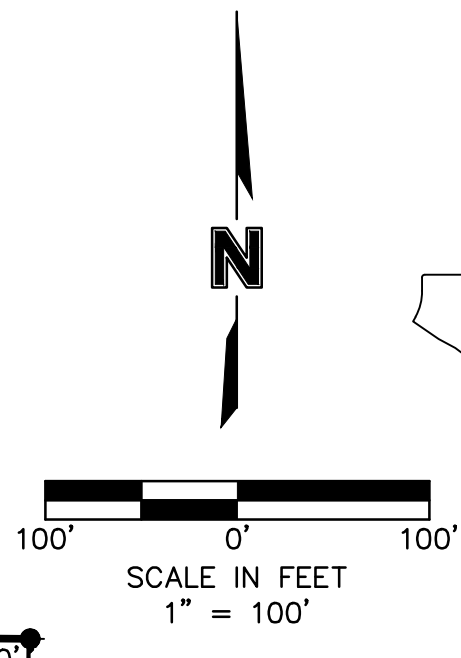
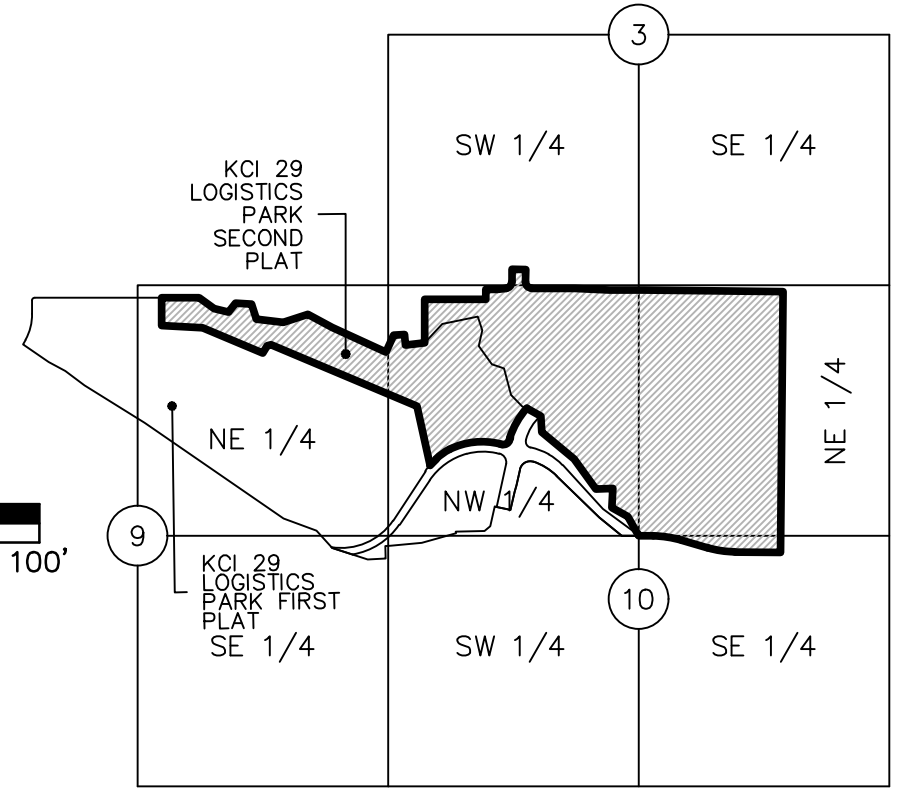
03-10-2024	To HMW for Review
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drawn by: NBRW
 surveyed by: AH-NZ-RN-TG
 checked by: JPM
 approved by: JSR
 project no.: B21-06168
 file name: V_PLAT_B2106168.DWG



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 USER: nwilloughby
 DATE: Apr 30, 2024 6:53PM

FINAL PLAT OF
KCI 29 LOGISTICS PARK SECOND PLAT
 SW 1/4, SEC 3, T52N, R34W
 NE 1/4, SEC 9, T52N, R34W
 SE 1/4, NE 1/4 & NW 1/4, SEC 10, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI



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
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EASEMENTS	
S.B.E.	STREAM BUFFER EASEMENT
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T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT

- SURVEYORS NOTES:**
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- DEVELOPER:**
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161
 816-455-2500

BOUNDARY LINE ID	BEARING	DISTANCE
10	N60°42'18"W	164.79'
12	S17°24'47"W	7.48'

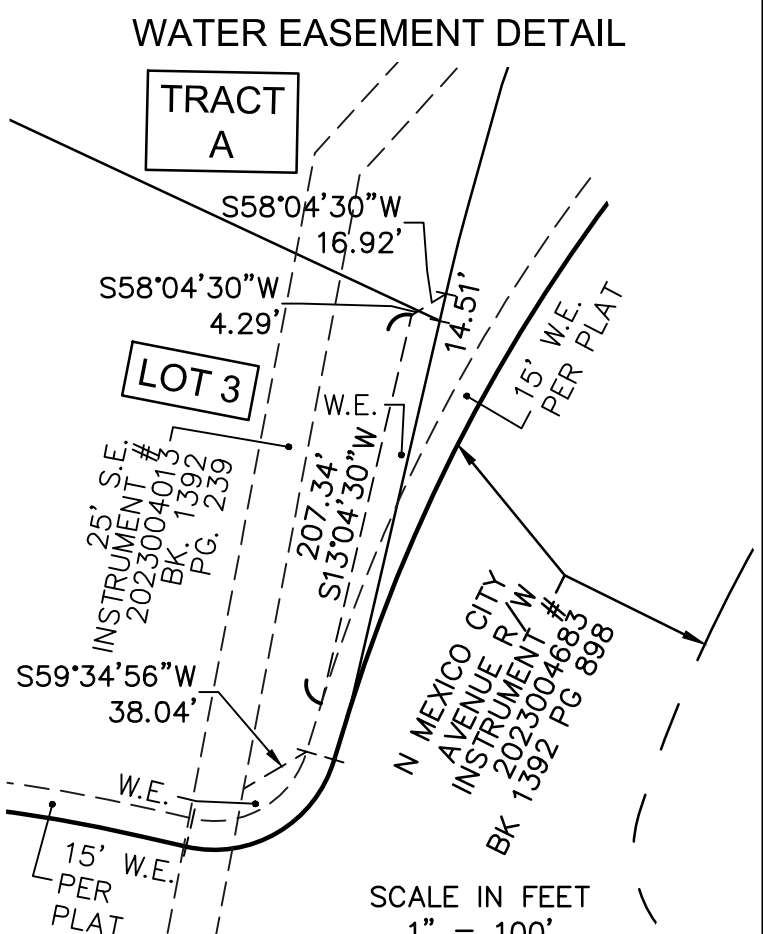
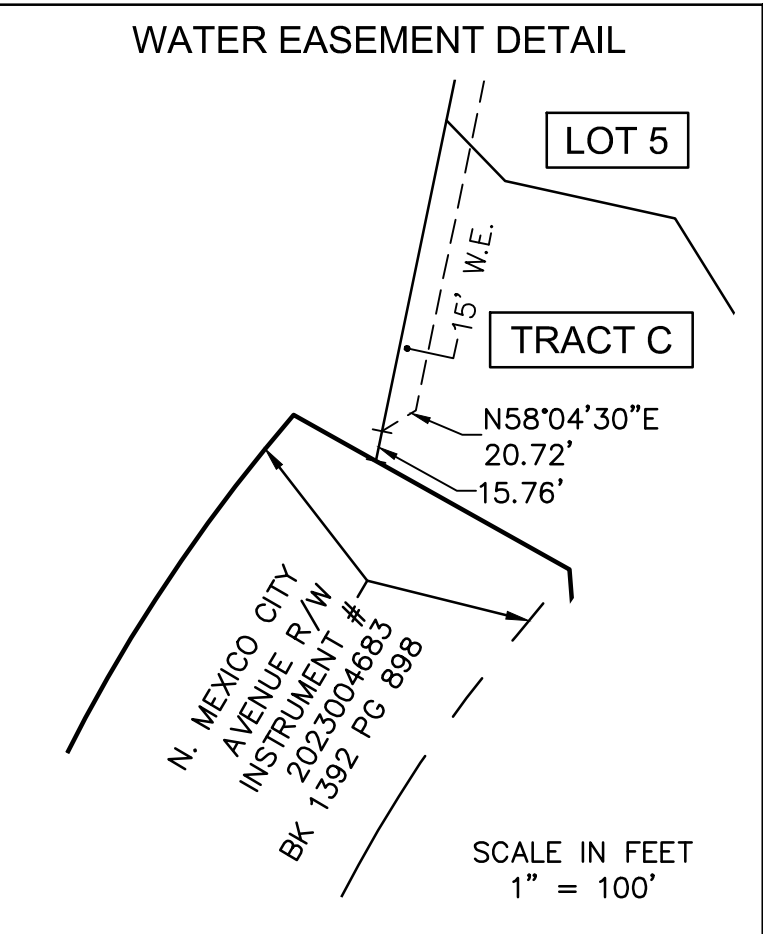
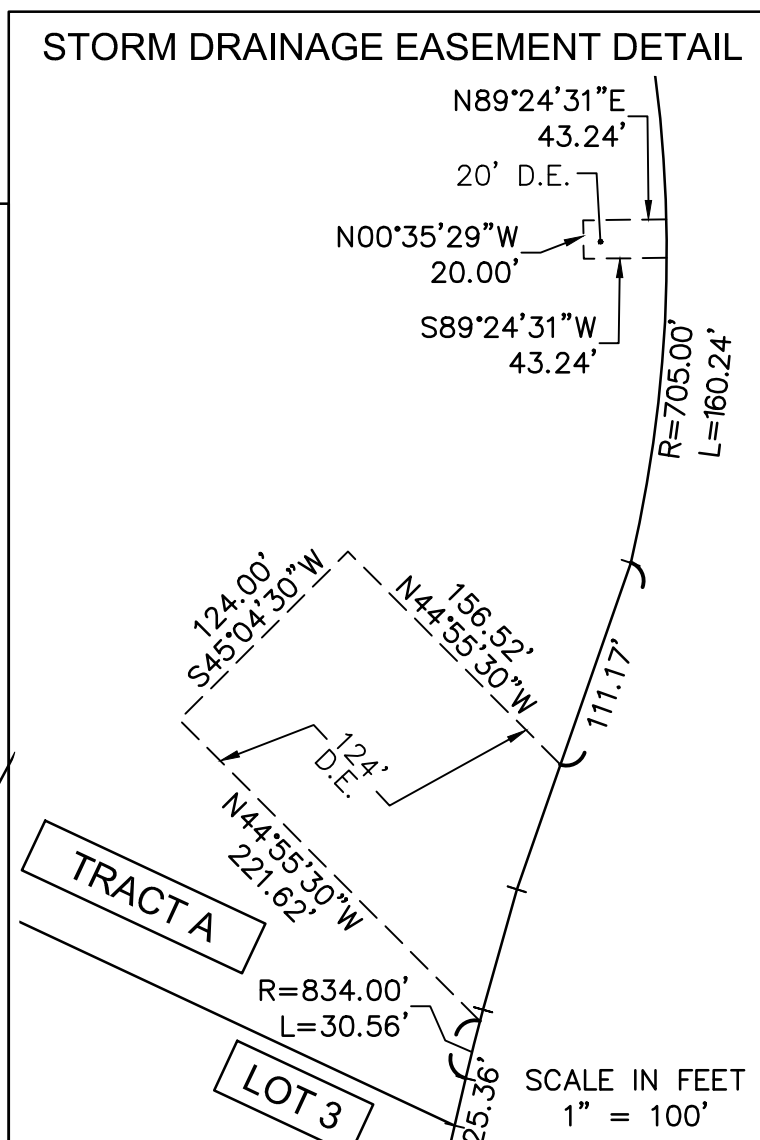
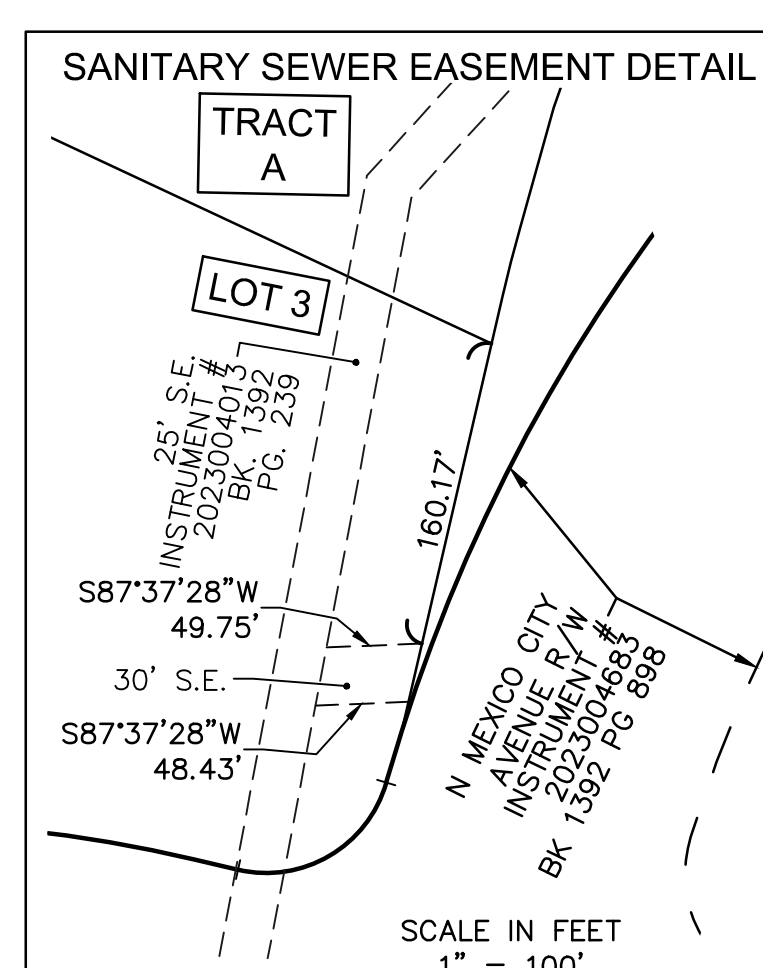
BOUNDARY CURVE ID	INITIAL TANGENT BEARING	RADIUS	DELTA	LENGTH
11	S40°41'02"W	886.00'	23°16'15"	359.85'
13	---	886.00'	01°19'25"	20.47'
14	---	65.00'	86°59'09"	98.68'

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK SECOND 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.

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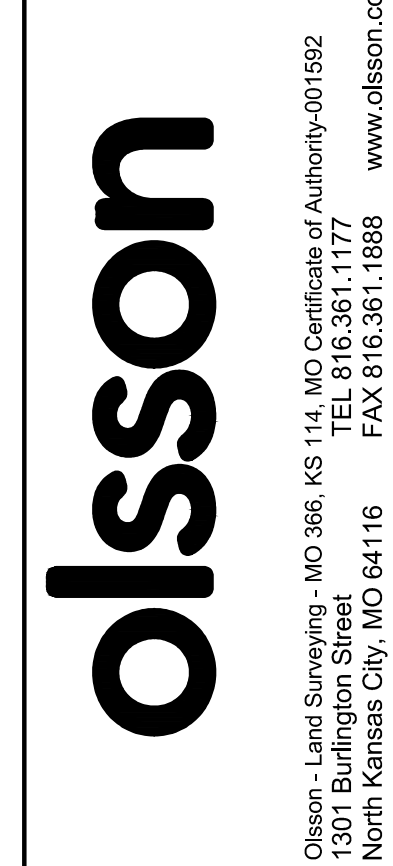


OLSSON, MO CLS 366
 Jason Roudebush, MO PLS 2002014092
 APRIL 30, 2024
 JROUDEBUSH@OLSSON.COM



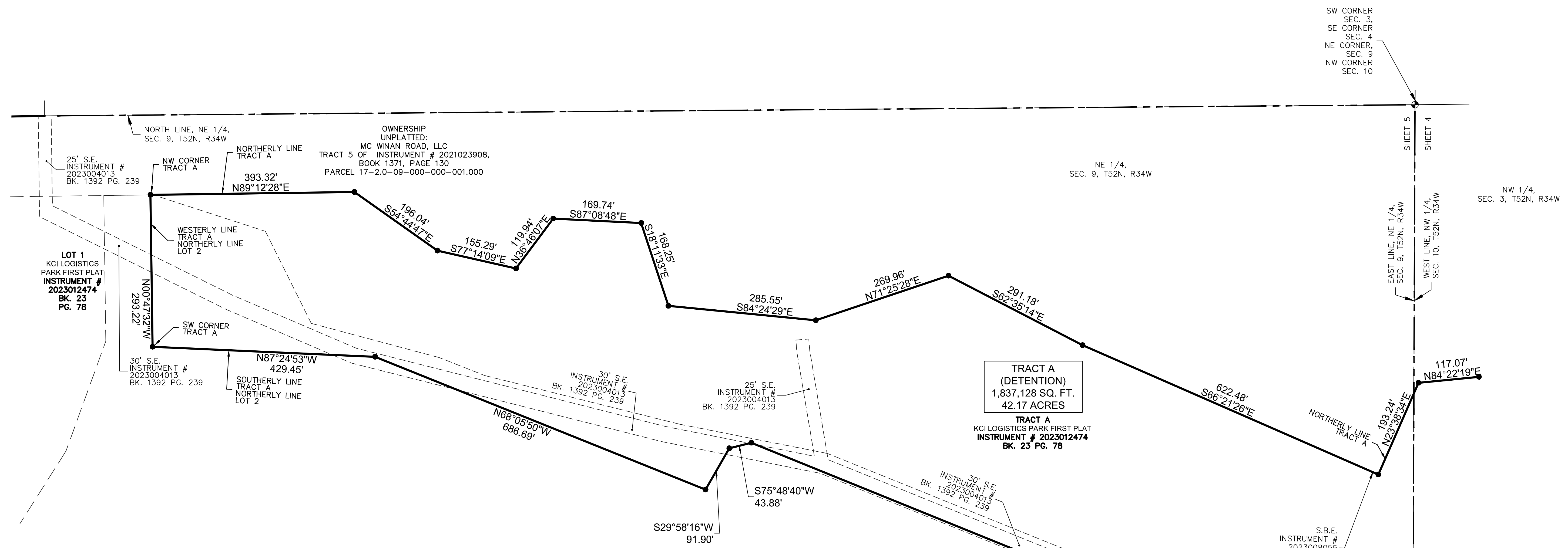
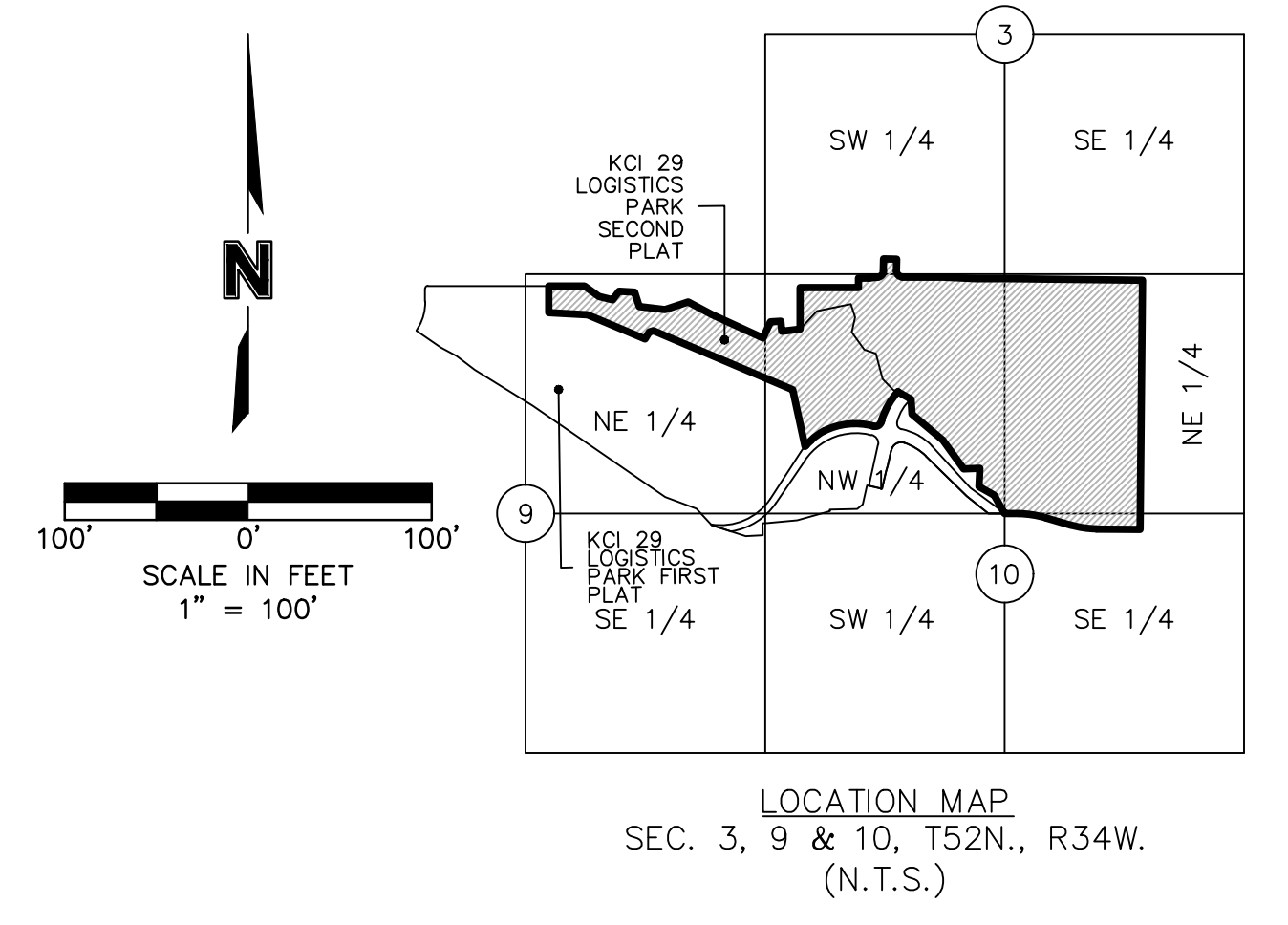
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drawn by: NBRW
 surveyed by: AH-NZ-RN-TG
 checked by: JPM
 approved by: JSR
 project no.: B21-06168
 file name: V_PLAT_B2106168.DWG



DWG: F:\2021\06001-06500\021-06168-B\40-Design\Survey\SRV\Sheets\Plat_V_PLAT_B2106168.dwg
 USER: nwilloughby
 DATE: Apr 30, 2024 6:54PM

FINAL PLAT OF
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 NE 1/4, SEC 9, T52N, R34W
 SE 1/4, NE 1/4 & NW 1/4, SEC 10, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI



THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK SECOND 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.

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ROW	RIGHT OF WAY MARKER
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OLSSON, MO OLS 366
 Jason Roudsbush, MO PLS 2002014092
 APRIL 30, 2024
 JROUDBUSH@OLSSON.COM

DATE OF SURVEY	
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03-11-2024	1st Submittal
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drawn by: NRW
 surveyed by: AH-NZ-RN-TG
 checked by: JPM
 approved by: JBR
 project no.: B21-06168
 file name: V_PPLAT_B2106168.DWG

olsson

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

DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161
 816-455-2500

SHEET
 5 of 7

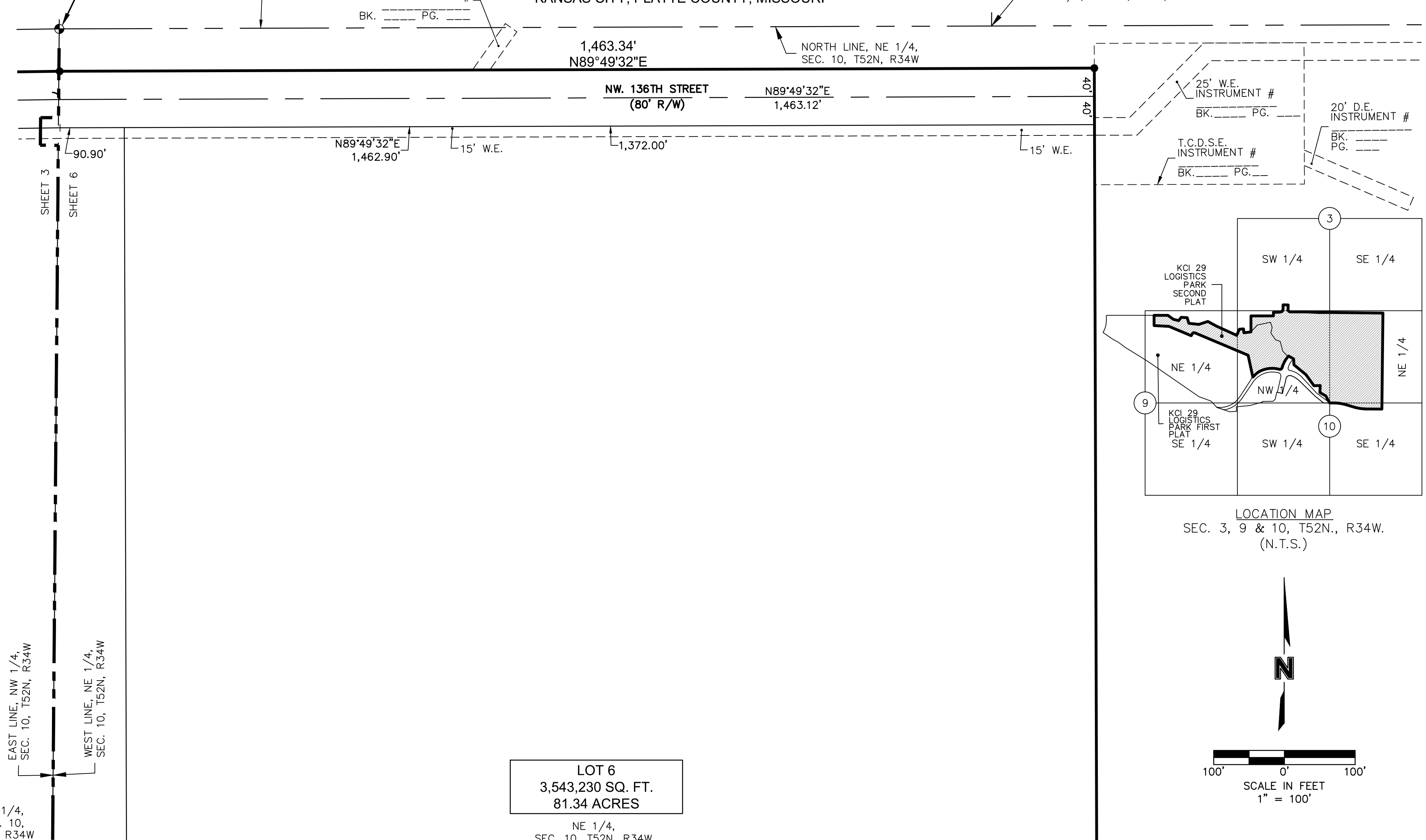
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 DATE: Apr 30, 2024 6:55pm

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 NE 1/4, SEC 9, T52N, R34W
 SE 1/4, NE 1/4 & NW 1/4, SEC 10, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI

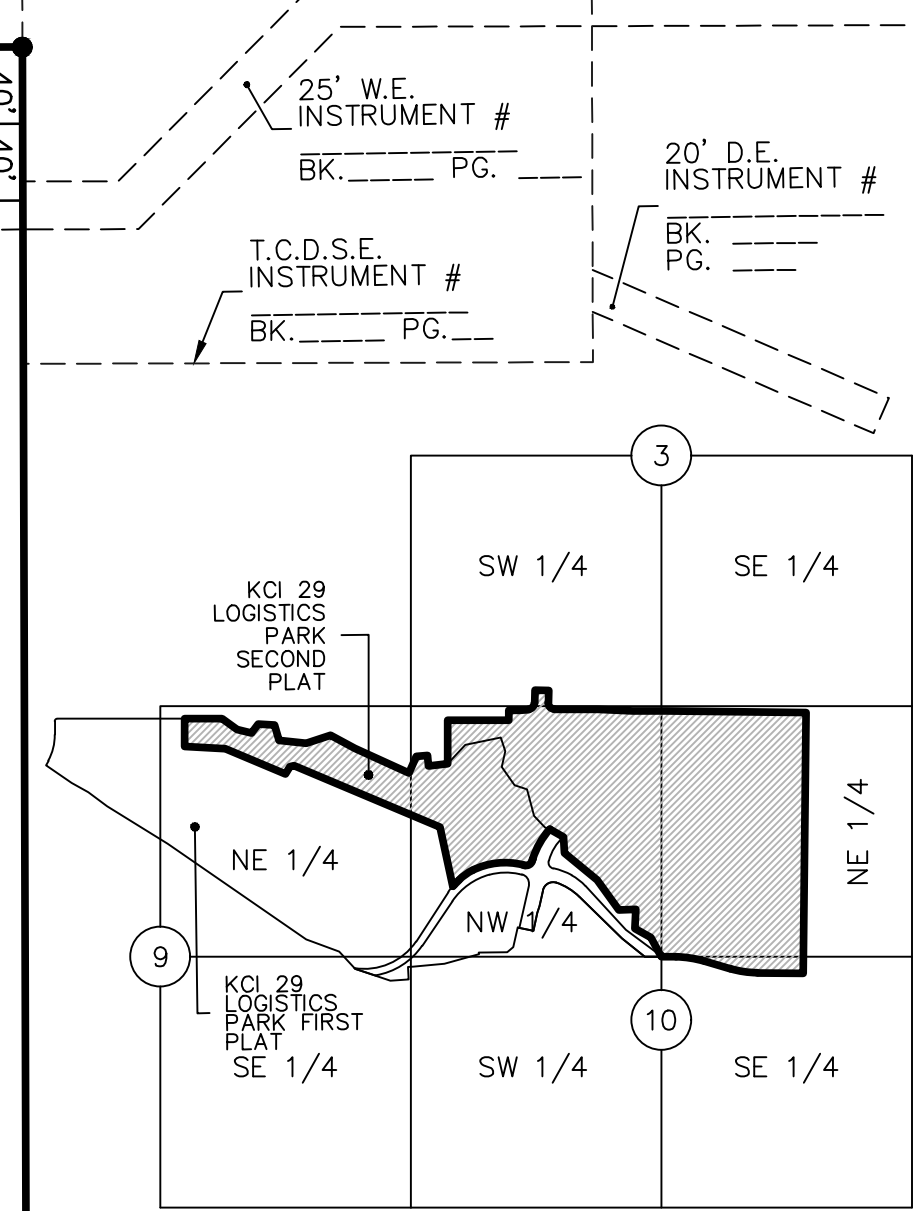
POINT OF COMMENCING
 NW COR., NE 1/4,
 NE COR., NW 1/4,
 SEC. 10, T52N, R34W
 SW COR., SE 1/4,
 SE COR., SW 1/4,
 SEC. 3, T52N, R34W

SOUTH LINE, WEST 1/2, SE 1/4,
 SEC. 3, T52N, R34W

SE CORNER WEST 1/2
 SW CORNER EAST 1/2
 SE 1/4, SEC. 3, T52N, R34W



LOT 6
 3,543,230 SQ. FT.
 81.34 ACRES
 NE 1/4,
 SEC. 10, T52N, R34W

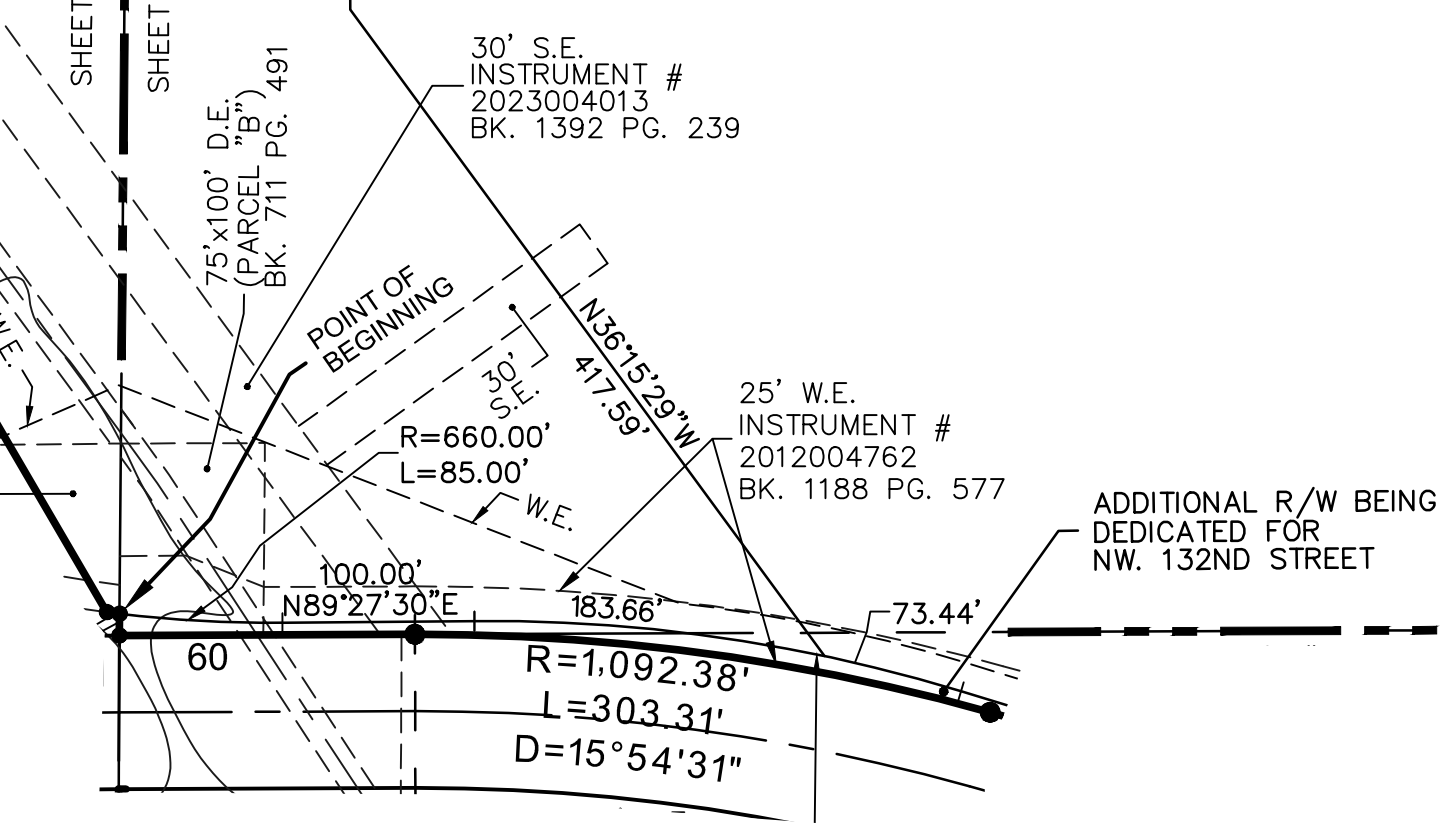
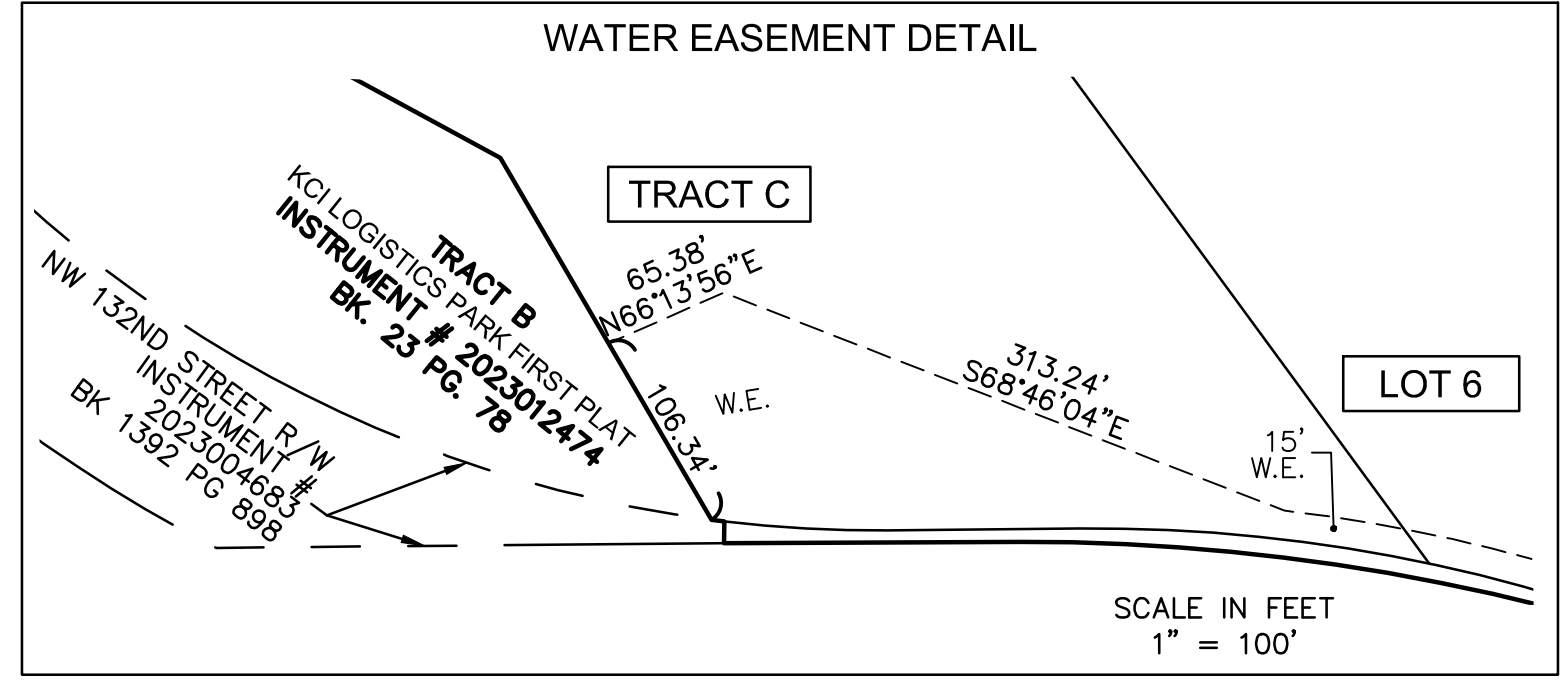
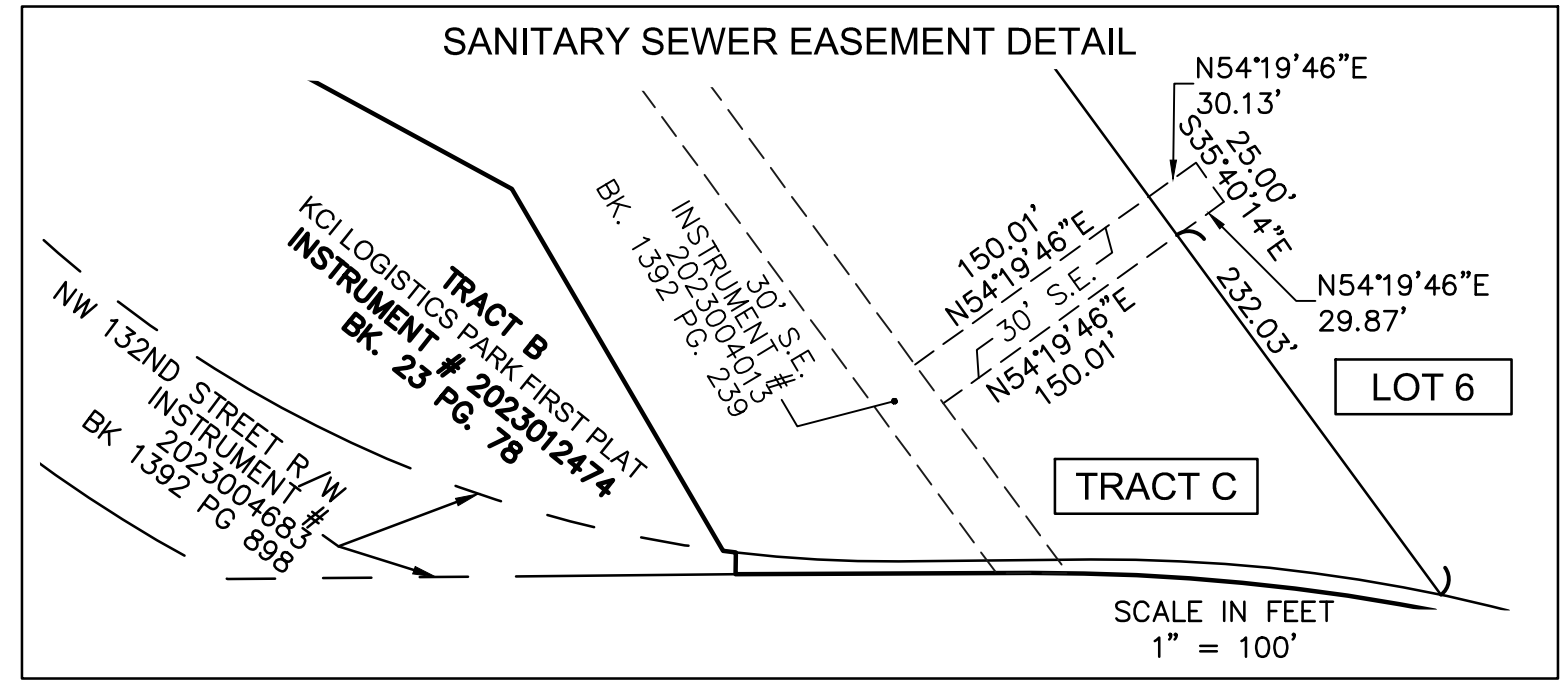


LOCATION MAP
 SEC. 3, 9 & 10, T52N., R34W.
 (N.T.S.)

LEGEND	
SURVEY MARKERS	
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S.B.E.	STREAM BUFFER EASEMENT
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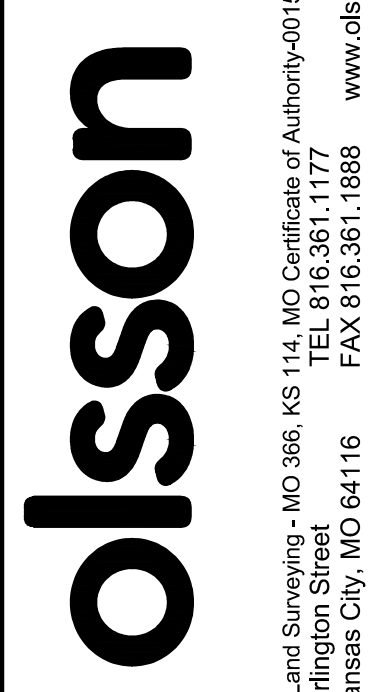


BOUNDARY LINE TABLE		
BOUNDARY LINE ID	BEARING	DISTANCE
3	N30°15'58"W	218.16'
60	S89°46'03"W	153.89'

DEVELOPER:
 HUNT MIDWEST REAL
 ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64111
 816-455-2500

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drawn by: NRW
 surveyed by: AH-NZ-RN-TG
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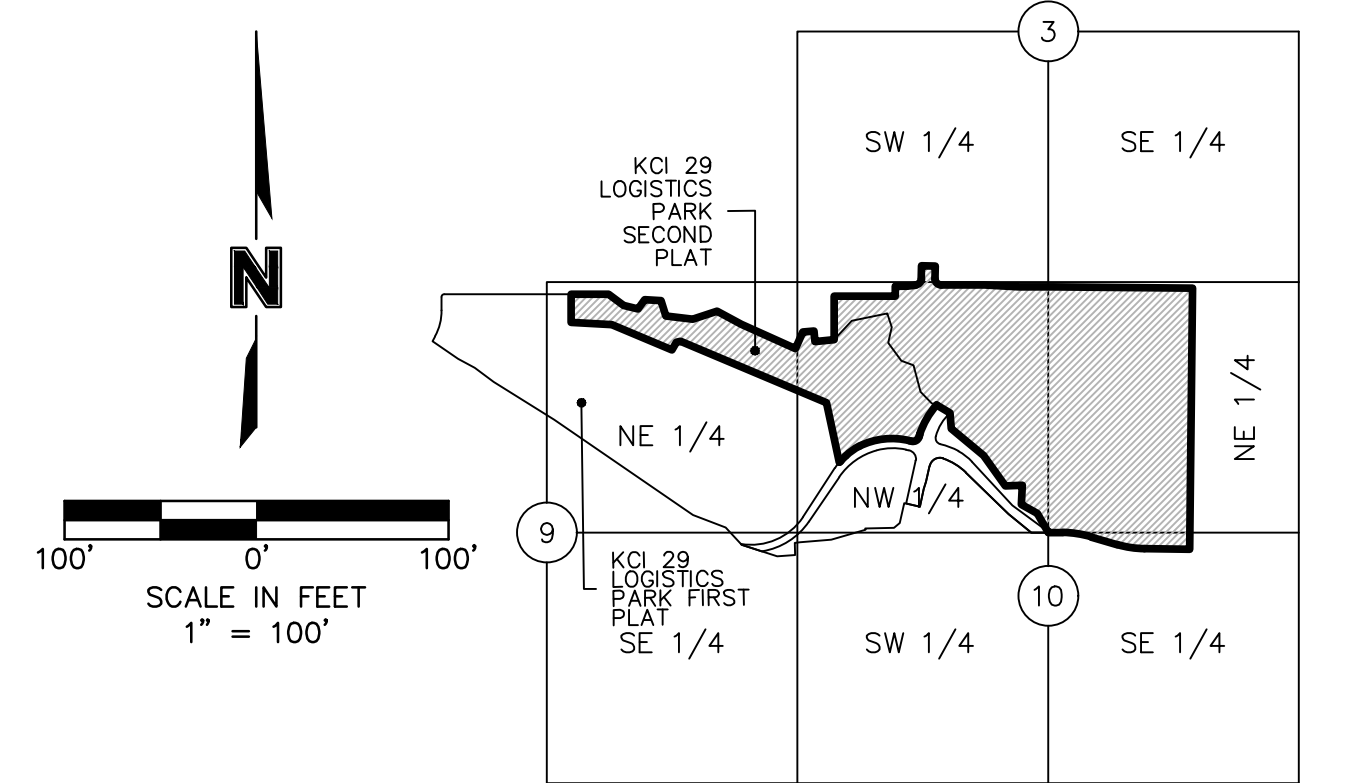


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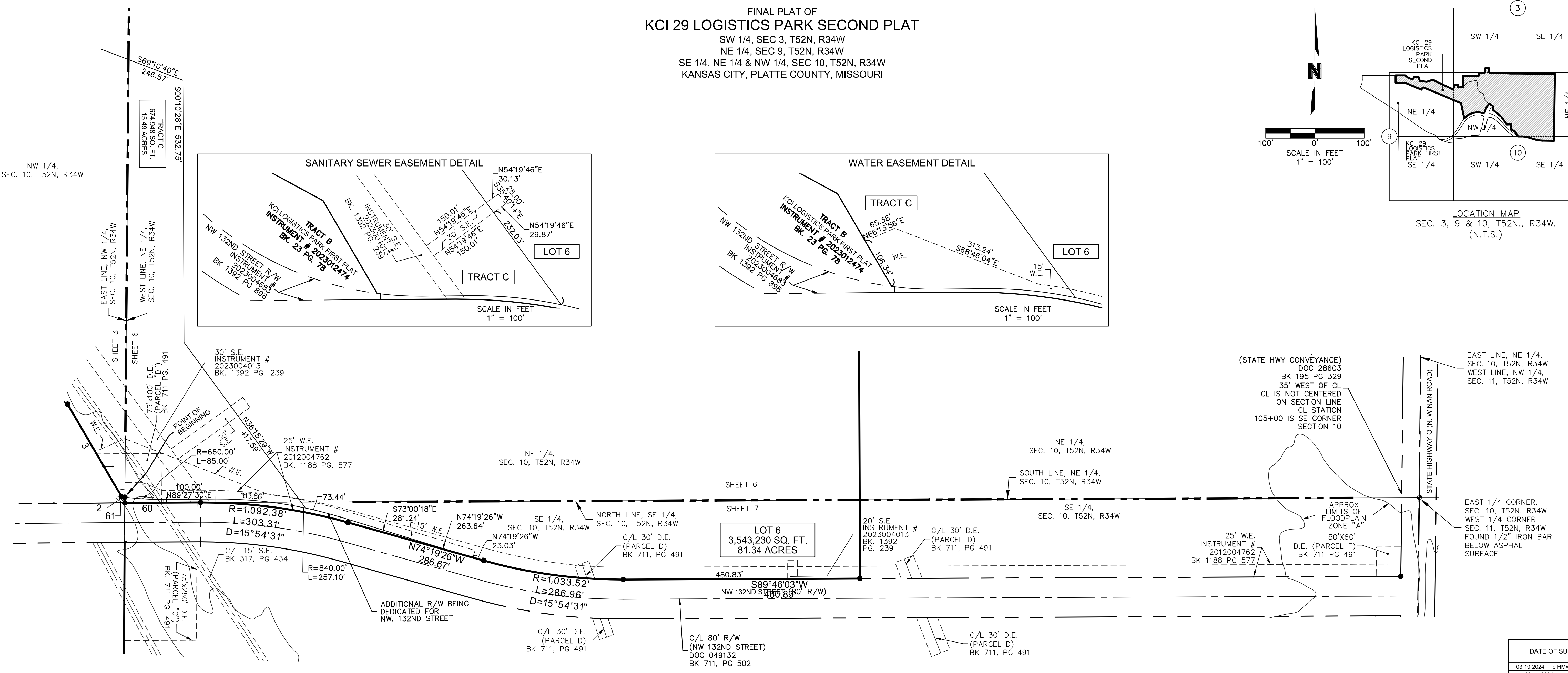
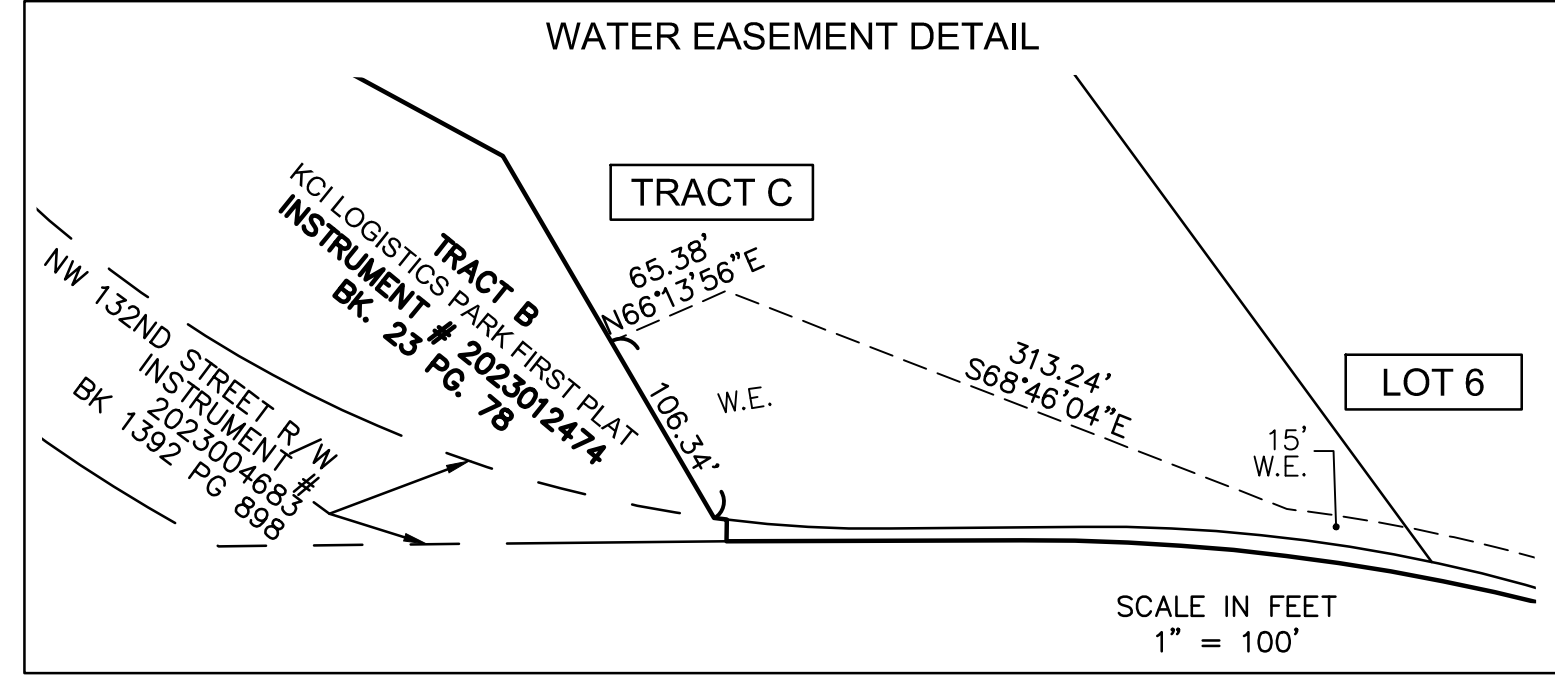
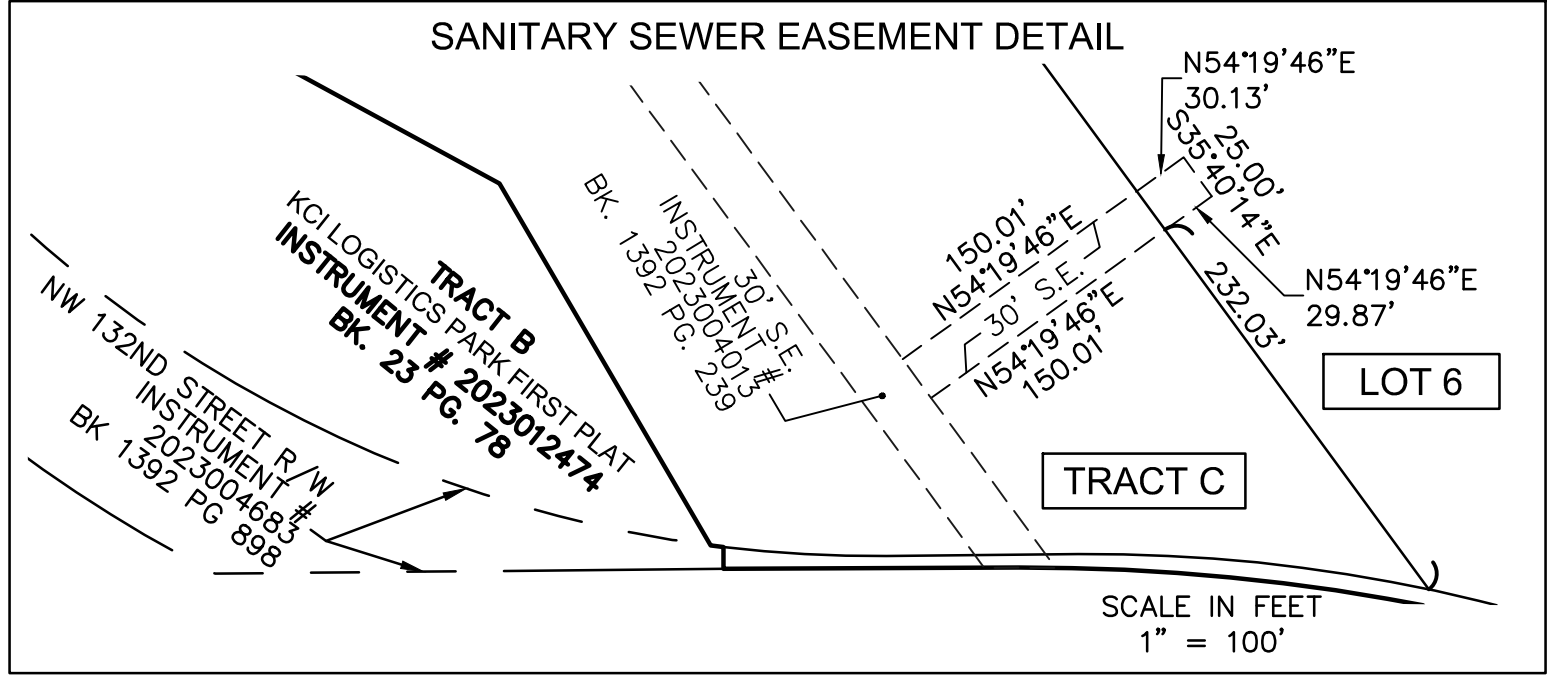


OLSSON, MO CLS 366
 Jason Roudebush, MO PLS 2002014092
 APRIL 30, 2024
 JROUDEBUSH@OLSSON.COM

FINAL PLAT OF
KCI 29 LOGISTICS PARK SECOND PLAT
 SW 1/4, SEC 3, T52N, R34W
 NE 1/4, SEC 9, T52N, R34W
 SE 1/4, NE 1/4 & NW 1/4, SEC 10, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI



LOCATION MAP
 SEC. 3, 9 & 10, T52N., R34W.
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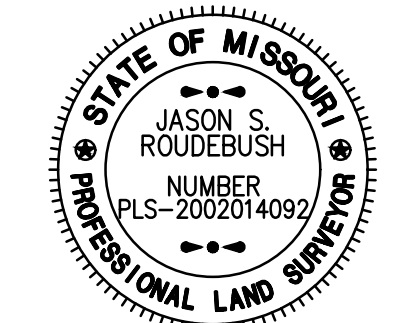
BOUNDARY CURVE TABLE				
BOUNDARY CURVE ID	INITIAL TANGENT BEARING	RADIUS	DELTA	LENGTH
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T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK SECOND 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.



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olsson

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

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