

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00025

KCI 29 Logistics Park Third Plat



KANSAS CITY
Planning & Dev

August 20, 2025

Docket # C10

Request

Final Plat

Applicant

Nelson Willoughby
Olsson

Owner

Aaron Schmidt
Hunt Midwest

Site Information

Location	14000 N Winan Ave
Area	430 Acres
Zoning	MPD
Council District	1 st
County	Platte
School District	Platte County

Surrounding Land Uses

North: Residential, AG-R
South: Undeveloped, MPD
East: Agricultural, AG-R
West: Residential, AG-R

Land Use Plan

The KCI Area Plan recommends Industrial for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

North Winan Road is identified as a Thoroughfare at this location.

Approval Process



Overview

The applicant seeks to gain approval of a Final Plat in District MPD (Master Planned Development) on about 430 acres generally located at the southwest corner of North Winan Road and Highway 92, allowing for the creation of 2 lots for an industrial development.

Existing Conditions

The subject site is currently undeveloped. It is within the existing KCI 29 Industrial Development. There is an associated regulated stream on the eastern side of subject site.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case

CD-AA-2025-00067 – Approved a minor amendment to an approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue, approved July 24, 2025.

Project Timeline

The application for the subject request was filed on July 11, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #C10 Approval Subject to Conditions

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, approved on August 23, 2024.

Case No. CD-CPC-2022-00097 – Resolution No. 220882 adopted by City Council on October 6, 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 north side 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 (Master Planned Development) on about 430 acres generally located at the southwest corner of North Winan Road and Highway 92, allowing for the creation of 2 lots for the purposes of an industrial development. This use was approved in Case No. CD-CPC-2022-00097 and further amended under CD-AA-2025-00067 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a 20 million square foot commercial office and warehouse development. The plan dedicates right-of-way for the future extension of Mexico City Avenue.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-280 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-280)	Yes	The proposed Final Plat meets the lot standards placed by the controlling MPD Plan.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

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 requested 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. Applicant's Submittal Professional Staff Recommendation

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: August 14, 2025

Case Number: CLD-FnPlat-2025-00025

Project: KCI 29 Logistics Park Third Plat

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

1. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00025.
2. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
3. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

4. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
5. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

6. 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.
7. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
8. 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.
9. The developer shall 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.
10. 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.
11. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
12. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

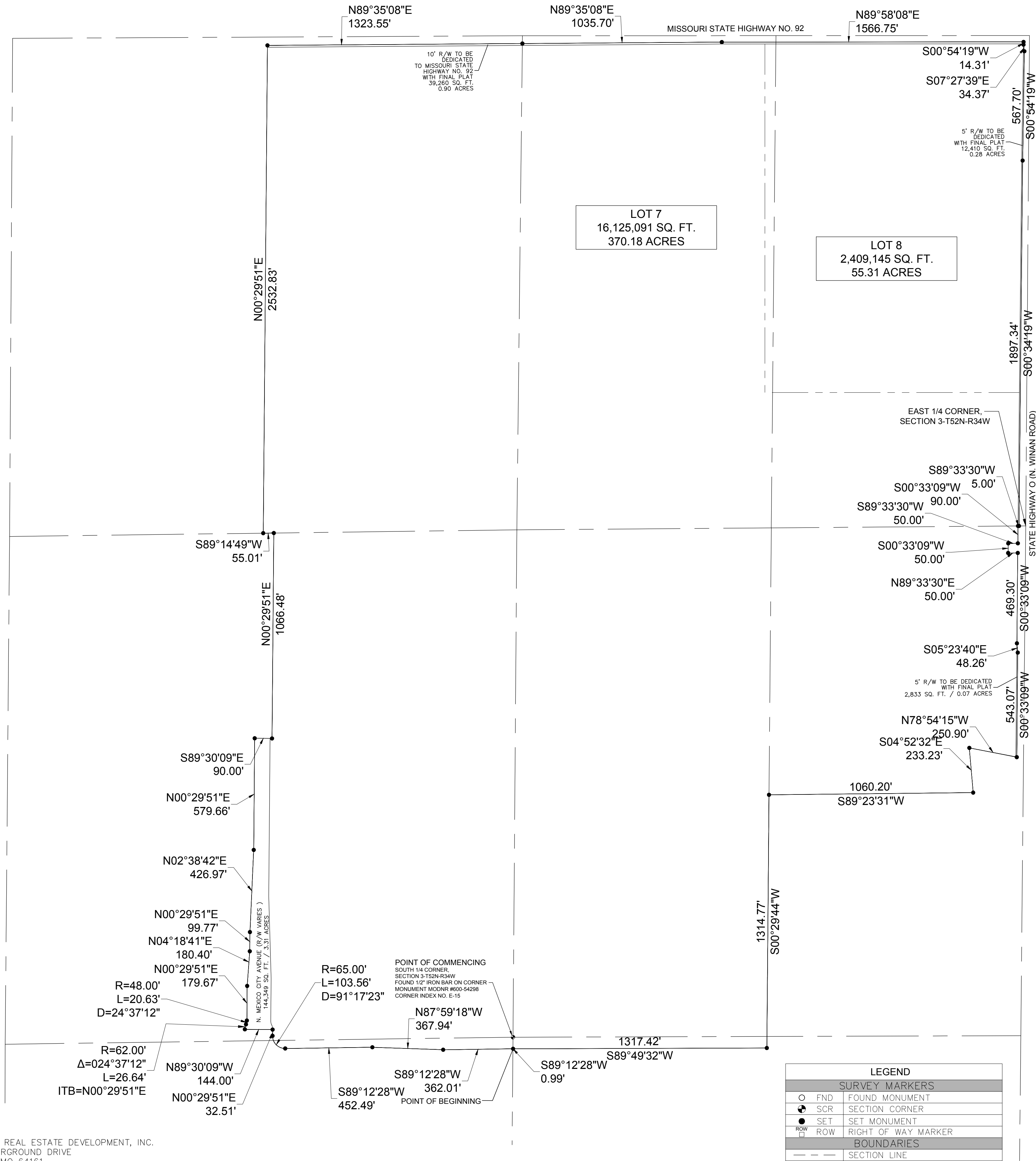
13. The developer shall dedicate right of way [and provide easements] for N. Mexico City Ave and NW 136th St as required by the approved MPD Plan so as to provide an 80 foot minimum corridor along those areas being platted. The developer shall also dedicate additional right of way [and provide easements] for N Winan Road as required by the approved MPD Development Plan so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted.
14. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

15. The developer must grant any 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
16. 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
17. The developer shall submit a final stream buffer plan to the Water Services Department 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
18. 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 as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
19. 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
20. The developer shall submit a Preliminary Stream Buffer plan prior to approval of MPD final plan for in accordance with the Section 88-415 requirements
21. 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
22. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water 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 as required by KC Water.
23. The developer must submit covenants, conditions and restrictions to the Land Development Division 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 stormwater detention area tracts, prior to recording the plat

DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRV\Sheets\V_PPLAT_D2402292.dwg
DATE: Aug 5, 2025 12:40PM
USER: nwilloughby

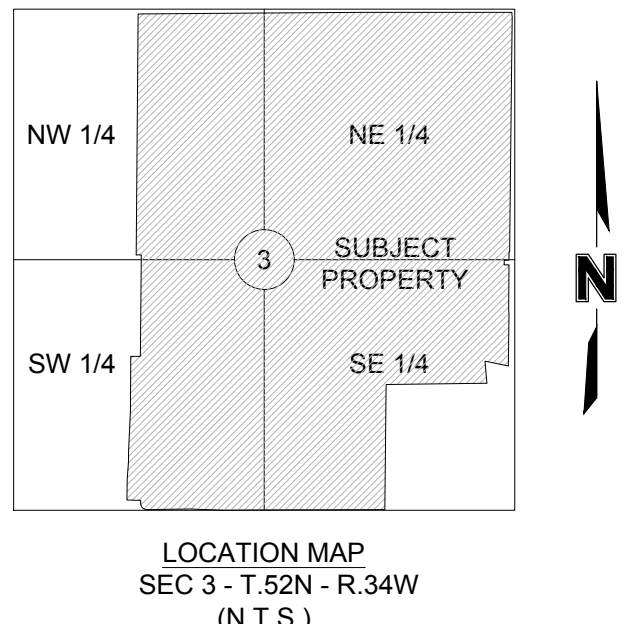
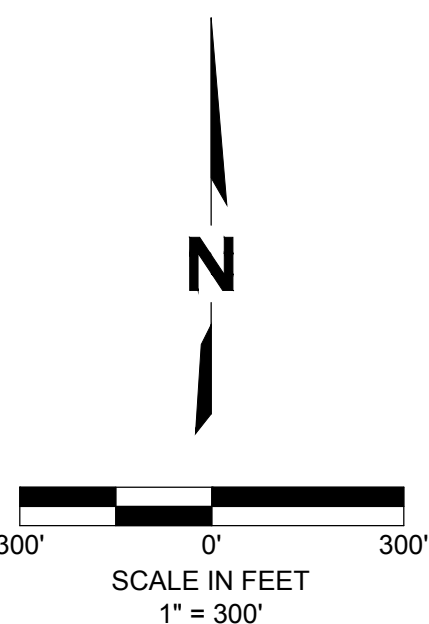
FINAL PLAT OF
KCI 29 LOGISTICS PARK THIRD PLAT
SEC 3, T52N, R34W
NE 1/4 & NW 1/4, SEC 10, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI



PROPERTY DESCRIPTION:

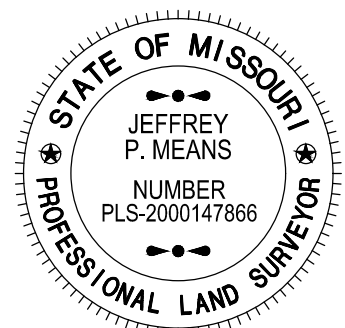
A TRACT OF LAND IN THE NORTHEAST, NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 3 AND THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 10, ALL BEING IN TOWNSHIP 52 NORTH, RANGE 34 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS, P.L.S. 2000147866, UNDER THE AUTHORITY OF OLSSON C.L.S. 366, AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3 ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°28'01" WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 60.01 FEET TO A POINT ON THE NORTHERLY LINE OF KCI 29 LOGISTICS PARK SECOND PLAT, A SUBDIVISION OF LAND IN SAID PLATTE COUNTY RECORDED AS INSTRUMENT NUMBER 2024011073 IN BOOK 23 AT PAGE 142 IN THE PLATTE COUNTY RECORDER OF DEEDS OFFICE, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE ON SAID NORTHERLY LINE FOR THE FOLLOWING SIX CALLS SOUTH 89°12'28" WEST, 362.01 FEET; THENCE NORTH 87°59'18" WEST, 367.94 FEET; THENCE SOUTH 89°12'28" WEST, 452.49 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT 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 00°29'51" EAST, 32.51 FEET; THENCE NORTH 89°30'09" WEST, 144.00 FEET; THENCE LEAVING SAID NORTHERLY LINE, NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARINGS OF NORTH 00°29'51" EAST, WITH A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 024°37'12", AN ARC DISTANCE OF 26.64 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 24°37'12" AND ARC DISTANCE OF 20.63 FEET; THENCE NORTH 00°29'51" EAST, 179.67 FEET; THENCE NORTH 04°18'41" EAST, 180.40 FEET; THENCE NORTH 00°29'51" EAST, 99.77 FEET; THENCE NORTH 02°38'42" EAST, 426.97 FEET; THENCE NORTH 00°29'51" EAST, 579.66 FEET; THENCE SOUTH 89°30'09" WEST, 90.00 FEET; THENCE NORTH 00°29'51" EAST, 1,066.40 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 3 ALSO BEING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89°14'49" WEST ON SAID NORTH AND SOUTH LINES, 55.01 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00°29'51" EAST ON THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 2,532.83 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 92; THENCE NORTH 89°35'08" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 1,323.55 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER ALSO BEING A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE WHICH IS 40.00 FEET SOUTHERLY AND PARALLEL TO THE CENTERLINE OF SAID MISSOURI STATE HIGHWAY NO. 92 ESTABLISHED BY CONVEYANCE FOR STATE HIGHWAY PURPOSE DOCUMENT RECORDED NOVEMBER 10, 1931 IN BOOK 3 AT PAGE 68 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE, THENCE NORTH 89°35'08" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET SOUTHERLY AND PARALLEL TO SAID CENTERLINE, 1,035.70 FEET TO A POINT 40.00 FEET SOUTH OF CENTERLINE STATION 181+00; THENCE NORTH 89°58'08" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET SOUTHERLY AND PARALLEL TO SAID CENTERLINE, 1,566.75 FEET TO A POINT 40.00 FEET WEST OF STATE HIGHWAY O (N. WINAN ROAD) CENTERLINE ESTABLISHED BY BOOK 195 AT PAGE 394 RECORDED JULY 3, 1956 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 00°54'19" WEST BEING 40.00 FEET WESTERLY AND PARALLEL TO SAID STATE HIGHWAY O (N. WINAN ROAD) CENTERLINE, A DISTANCE OF 14.31 FEET TO A POINT 40.00 FEET WEST OF CENTERLINE STATION 0+41.00; THENCE SOUTH 07°27'39" EAST, ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY O (N. WINAN ROAD), ESTABLISHED BY SAID BOOK 195 AT PAGE 394, A DISTANCE OF 34.37 FEET TO A POINT BEING 35.00 FEET WEST OF CENTERLINE STATION 0+75; THENCE SOUTH 00°54'19" WEST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE BEING 35.00 FEET WESTERLY AND PARALLEL TO SAID CENTERLINE, 567.70 FEET TO A POINT 35.00 FEET WEST OF CENTERLINE STATION 6+42.6; THENCE SOUTH 00°34'19" WEST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, BEING 35.00 FEET WESTERLY AND PARALLEL TO SAID CENTERLINE, 1,897.34 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF SAID SECTION 3, ALSO BEING A POINT ON THE NORTH LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 3, ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY O (N. WINAN ROAD) ESTABLISHED BY CONVEYANCE FOR STATE HIGHWAY PURPOSES DOCUMENT RECORDED JUNE 4, 1956 AS DOCUMENT NUMBER 28600 IN BOOK 195 AT PAGE 323 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE IN BOOK 195 AT PAGE 394, SOUTH 89°33'30" WEST ON SAID SOUTH LINE, SAID NORTH LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE DOCUMENT NUMBER 28600 IN BOOK 195 AT PAGE 323, A DISTANCE OF 5.00 FEET; THENCE LEAVING SAID SOUTH LINE AND SAID NORTH LINE SOUTH 00°33'09" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 40.00 FEET WESTERLY AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 3, ALSO BEING 40.00 FEET WESTERLY AND PARALLEL TO STATE HIGHWAY O (N. WINAN ROAD) CENTERLINE, 90.00 FEET TO A POINT ON THE EASTERLY LINE OF GENERAL WARRANTY DEED RECORDED NOVEMBER 11, 2013, AS INSTRUMENT NUMBER 2013017415 IN BOOK 1221 AT PAGE 87, ALSO BEING A POINT ON THE NORTH LINE OF GENERAL WARRANTY DEED RECORDED APRIL 15, 1995 AS DOCUMENT NUMBER 0003711 IN BOOK 826 AT PAGE 687 EACH RECORDED IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE SOUTH 89°33'30" WEST ON SAID EASTERLY LINE AND SAID NORTH LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 50.00 FEET; THENCE SOUTH 00°33'09" WEST ON SAID EASTERLY LINE ALSO BEING THE WEST LINE OF SAID GENERAL WARRANTY DEED DOCUMENT NUMBER 003711 IN BOOK 826 AT PAGE 687, BEING 50.00 FEET WESTERLY AND PARALLEL TO THE SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, ALSO BEING 90.00 FEET WESTERLY TO SAID EAST LINE OF SAID SOUTHEAST QUARTER AND SAID CENTERLINE OF SAID STATE HIGHWAY O (N. WINAN ROAD) 50.00 FEET; THENCE NORTH 89°33'30" EAST ON SAID EASTERLY LINE, ALSO BEING THE SOUTH LINE OF SAID GENERAL WARRANTY DEED DOCUMENT NUMBER 003711 IN BOOK 826 AT PAGE 687, PARALLEL WITH SAID NORTH LINE OF SAID SOUTHEAST QUARTER, 50.00 FEET TO A POINT ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°33'09" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET WESTERLY AND PARALLEL TO SAID EAST LINE OF SAID SOUTHEAST QUARTER AND SAID STATE HIGHWAY O (N. WINAN ROAD) CENTERLINE, 543.07 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID GENERAL WARRANTY DEED INSTRUMENT NUMBER 2013017415 IN BOOK 1221 AT PAGE 87; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, NORTH 78°54'15" WEST ON SAID SOUTHERLY LINE, 250.90 FEET; THENCE SOUTH 04°52'32" EAST ON SAID SOUTHERLY LINE, 233.23 FEET; THENCE SOUTH 89°23'31" WEST ON SAID SOUTHERLY LINE AND ITS WESTERLY EXTENSION 1,062.20 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF, ALSO BEING THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 00°29'44" WEST ON SAID WEST AND EAST LINES, 1,314.77 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID KCI 29 LOGISTICS PARK SECOND PLAT; THENCE SOUTH 89°49'32" WEST ON SAID NORTHERLY LINE, 1,317.42 FEET; THENCE SOUTH 89°12'28" WEST ON SAID NORTHERLY LINE, 0.99 FOOT TO THE POINT OF BEGINNING. ALL LYING ABOVE THE WINTERSET LEDGE OF LIMESTONE ROCK, OR IN AREAS WHERE THE WINTERSET LEDGE IS ABSENT, LYING ABOVE THE BETHANY FALLS LEDGE AND IN ALL OTHER AREAS WHERE NO LEDGE IS PRESENT, LYING ABOVE THE ELEVATION 720 (NAVD 88). CONTAINING 18,733,088 SQUARE FEET OR 430.05 ACRES, MORE OR LESS.

LAND DATA	AREA
TOTAL LAND AREA	430.05 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	4.56 ACRES±
NET LAND AREA	425.49 ACRES±
PLAT DATA	COUNT
NUMBER OF LOTS	2
NUMBER OF TRACTS	0



THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK THIRD 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 THIRD 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
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 5, 2025
JMEANS@OLSSON.COM

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

DATE OF SURVEY
06-27-2025 - For Client Review
07-10-2025 - For Client Review
07-11-2025 - 1st Submittal
07-18-2025 - 10' R/W for Hwy 92 Added
08-01-2025 - For Client Review
08-05-2025 - 2nd Submittal

drawn by: JSR/NRW
surveyed by: AH-RN-TC
checked by: JPM
approved by: JPM
project no.: D24-02292
file: V_PPLAT_D2402292.DWG

olsson

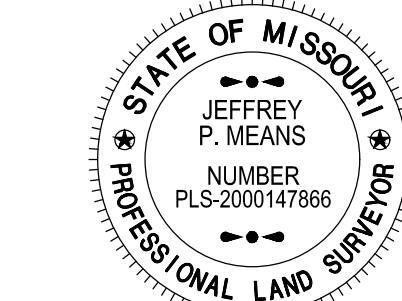
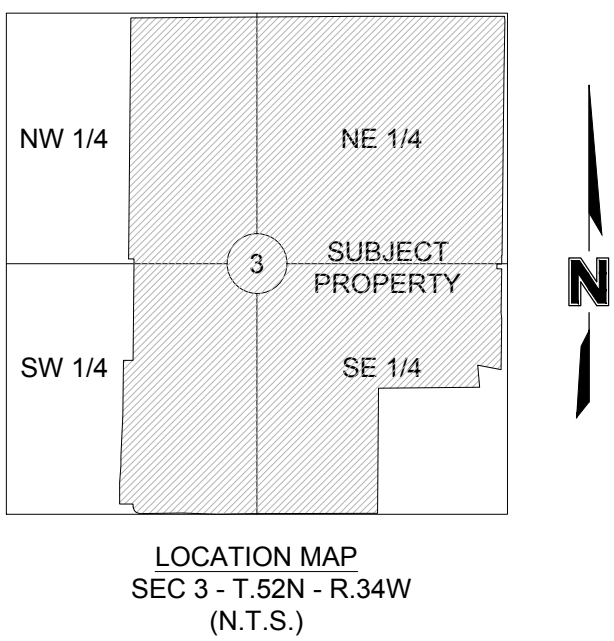
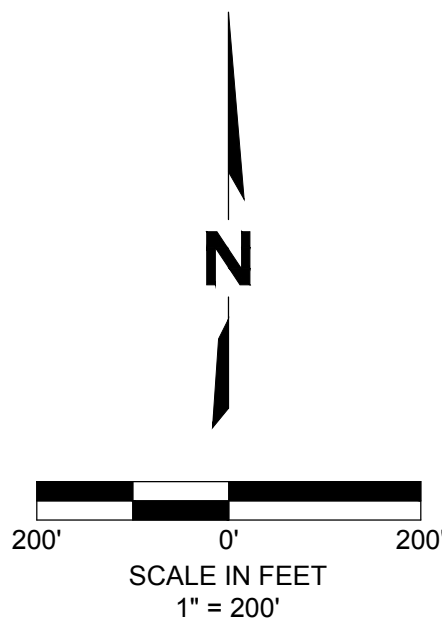
Olsson - Land Surveying - MO 366 KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

USER: nwilloughby

DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRV\Sheets\V_PLAT_D2402292.dwg
DATE: Aug 5, 2025 12:42PM

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

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
B.M.P.	BEST MANAGEMENT PRACTICES EASEMENT



OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 5, 2025
JMEANS@OLSSON.COM

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

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DATE OF SURVEY	
06-27-2025	- For Client Review
07-10-2025	- For Client Review
07-11-2025	- 1st Submittal
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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

USER: nwilloughby

DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRV\Sheets\V_PLAT_D2402292.dwg
DATE: Aug 5, 2025 12:45PM

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

SOUTH LINE, NW 1/4, SECTION 3-T52N-R34W
S89°14'49"W 1317.14'
NORTH LINE, SW 1/4, SECTION 3-T52N-R34W

NW CORNER, SW 1/4,
& SW CORNER, NW 1/4
SECTION 3-T52N-R34W,
AND NE CORNER, SE 1/4,
& SE CORNER, NE 1/4,
SECTION 4-T52N-R34W
NO MODNR MONUMENT FOUND.
FOUND LARGE CORNER POST IN SMALL
CREEK AT INTERSECTION OF NORTH-SOUTH
& EAST-WEST FENCE. (BOTTOM OF
FENCE WAS DETERIORATED)
CORNER INDEX NO. C-13

SW 1/4,
SECTION 3-T52N-R34W
CURRENT OWNER:
MC WINAN ROAD LLC
PARCEL ID:
17-2.0-03-000-000-005.000

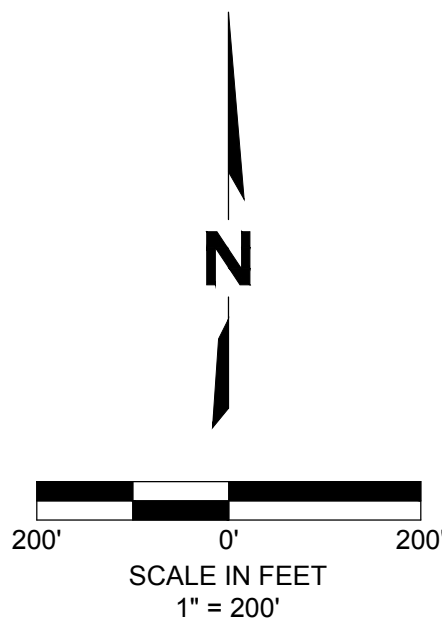
SW CORNER, SECTION 3-T52N-R34W,
NO MONUMENT FOUND,
ESTABLISHED CORNER PER PRO-RATION
USING ADJOINING MONUMENTS.
CORNER INDEX NO. E-13

SOUTH LINE, SW 1/4, SECTION 3-T52N-R34W
N89°12'28"E 2636.90'
NORTH LINE, NE 1/4, SECTION 10-T52N-R34W

CURRENT OWNER:
MC WINAN ROAD LLC
PARCEL ID:
17-2.0-10-000-000-002.000

N: 351428.572
E: 831252.851
MO-DNR
MONUMENT
PL-12

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
B.M.P.	BEST MANAGEMENT PRACTICES EASEMENT



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

SOUTH LINE, WEST 1/2, NE 1/4, SECTION 3-T52N-R34W
S89°33'30"W 1321.16'
NORTH LINE, WEST 1/2, SE 1/4, SECTION 3-T52N-R34W

NE CORNER, WEST 1/2, SE 1/4
& NW CORNER, EAST 1/2, SE 1/4,
SECTION 3-T52N-R34W, AS SET ON 1/2 SPLIT
BETWEEN NW CORNER, SE 1/4 OF SECTION 3
& NE CORNER, SE 1/4 OF SECTION 3.
FOUND BAR WITH LS 1989 CAP 0.1' SOUTH
& 16.1' EAST OF CORNER & FOUND BAR WITH
UNREADABLE CAP 3.6' NORTH & 15.68' WEST.

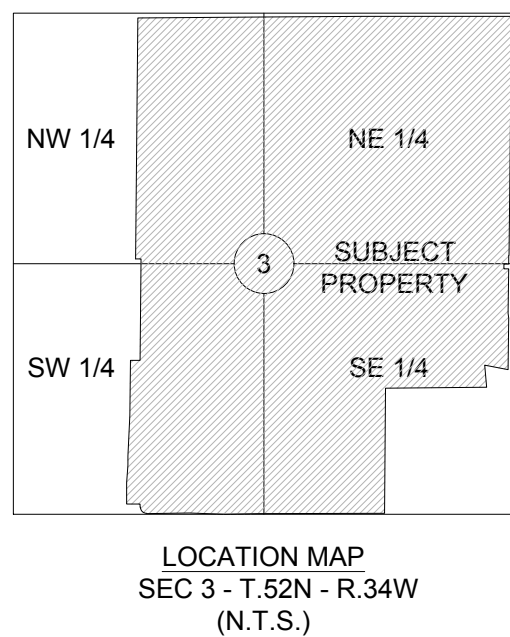
LOT 7
16,125,091 SQ. FT.
370.18 ACRES

EAST LINE, SE 1/4, SECTION 3-T52N-R34W
N00°29'51"E 2634.48'
WEST LINE, SE 1/4, SECTION 3-T52N-R34W

POINT OF COMMENCING
SOUTH 1/4 CORNER,
SECTION 3-T52N-R34W
FOUND 1/2" IRON BAR ON CORNER
MONUMENT MODNR #600-54298
CORNER INDEX NO. E-15

SOUTH LINE, WEST 1/2, SE 1/4, SECTION 3-T52N-R34W
N89°49'32"E 1318.45'
15' U.E.

CURRENT OWNER:
MC WINAN ROAD LLC
PARCEL ID:
17-2.0-10-000-000-001.000
KCI 29 LOGISTICS PARK SECOND PLAT
INST. #2024011073
BK. 23, PG. 142



SOUTH LINE, EAST 1/2, NE 1/4, SECTION 3-T52N-R34W
S89°33'30"W 1286.15'
NORTH LINE, EAST 1/2, SE 1/4, SECTION 3-T52N-R34W

R/W LINE (STATE HWY CONVEYANCE)
DOC 28600 BK 195 PG 323
FROM STA 25+59 TO STA 31+69
WESTERLY R/W LINE
IS 40' WEST OF EAST LINE OF SE 1/4
SEC 3, T52N, R34W
C/L CENTERED ON SECTION LINE

CURRENT OWNER:
JONES, HOWARD & CYNTHIA
PARCEL ID:
17-2.0-03-000-000-006.000

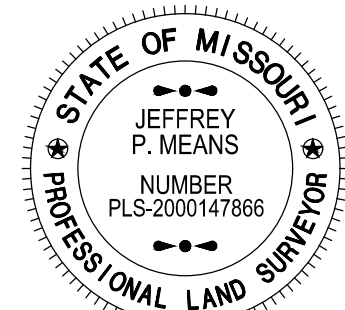
(STATE HWY CONVEYANCE)
DOC 28600
BK 195 PG 323
R/W C/L STA 25+59 TO
STA 50+00
IS EAST LINE OF SE 1/4
SEC 3, T52N, R34W

CURRENT OWNER:
AIMEE BRITT HILTON
PARCEL ID:
17-2.0-03-000-000-007.000

SE CORNER, SECTION 3-T52N-R34W,
FOUND 1/2" IRON BAR ON CORNER,
(NOTED ON PREVIOUS SURVEYS)
MONUMENT MODNR #600-69944
CORNER INDEX NO. E-17

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK THIRD 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 THIRD 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
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 5, 2025
JMEANS@OLSSON.COM

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DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRV\Y\Sheets\V_PPLAT_D2402292.dwg
DATE: Aug 5, 2025 12:46PM
USER: nwilloughby

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 MEMEBER

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: CLD-FnPlat-2025-00025

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 _____,
_____.

MAYOR

CITY CLERK
MARILYN SANDERS

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

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

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	1152981.864	2727198.059
2	1155624.606	2729373.261
3	1155650.383	2729379.121
4	1155670.340	2729383.658
5	1155849.995	2729385.217
6	1156029.874	2729398.778
7	1156129.632	2729399.644
8	1156556.120	2729419.346
9	1157135.724	2729424.378
10	1157134.942	2729514.370
11	1158201.320	2729523.627
12	1158200.597	2729468.621
13	1160733.197	2729490.607
14	1160742.771	2730814.052
15	1160750.263	2731849.663
16	1160751.116	2733416.330
17	1160736.806	2733416.104
18	1160702.733	2733420.566
19	1160135.133	2733411.598
20	1158237.997	2733392.664
21	1158237.958	2733387.663
22	1158147.965	2733386.796
23	1158147.579	2733336.795
24	1158097.584	2733336.313
25	1158097.970	2733386.314
26	1157628.714	2733381.790
27	1157580.671	2733386.326
28	1157037.660	2733381.091
29	1157085.943	2733134.896
30	1156853.569	2733154.718
31	1156842.317	2732094.634
32	1155527.663	2732083.262
33	1155523.655	2730770.917
34	1155523.641	2730764.922
35	1155518.635	2730402.970
36	1155531.550	2730035.276
37	1155525.293	2729582.858
38	1155590.848	2729516.965
39	1155623.356	2729517.247

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 THIRD PLAT

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT
FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY,
COMMITMENT NO. KCC250209, WITH A REVISION DATE OF JUNE 25, 2025 AND A COMMITMENT
DATE OF JUNE 20, 2025 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.

STREET GRADES:

STREET GRADES FOR A PORTION OF N. WINAN AVENUE WERE UNAVAILABLE
THROUGH A SEARCH OF CITY ORDINANCES. STREET GRADES FOR A PORTION OF N.
MEXICO CITY AVENUE AND NW 136TH STREET WERE ESTABLISHED BY KCI 29
LOGISTICS PARK SECOND PLAT ORDINANCE 240521 PASSING JULY 18, 2024.

N. MEXICO CITY AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
-----	-----	-----	-----

N. WINAN AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
-----	-----	-----	-----

UTILITY EASEMENT: 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 THEREBE 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 COVERAGE 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.

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.

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).

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.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR
PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED. FOR THE AVOIDANCE OF DOUBT,
SUCH RIGHTS-OF-WAY HEREBY DEDICATED ARE NOT WITHIN THE BOUNDARIES OF LOT 7 OR LOT 8.

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

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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
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 5, 2025
JMEANS@OLSSON.COM

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SHEET
4 of 4