



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

January 2, 2024

**Project Name**  
I-49 Industrial Center First Plat

**Docket #C1**

**Request**  
CLD-FnPlat-2023-00029  
Final Plat

**Applicant**  
Nelson Willoughby  
Olsson

**Owner**  
Michael Naatz  
The Kansas City Southern Railway  
Company

**Location** 15000 Thunderbird Rd  
**Area** About 39 acres  
**Zoning** M1-5  
**Council District** 6<sup>th</sup>  
**County** Jackson  
**School District** Grandview 130

**Surrounding Land Uses**  
**North:** Industrial, zoned #M1-5  
**South:** Industrial, zoned #M1-5  
**East:** Industrial, zoned #M1-5  
**West:** Industrial, zoned #M1-5

**Major Street Plan**  
The City's Major Street Plan does not identify any streets at this location

**Land Use Plan**  
The Martin City/Richards-Gebaur Area Plan recommends Industrial uses for the subject property.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on November 28, 2023. No scheduling deviations from 2024 Cycle 1.1 have occurred.

- Reasons for deviations.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

## EXISTING CONDITIONS

The subject site is currently undeveloped. It is within the existing I-49 Commerce Center Development which is the former Richards-Gebaur Military Base. To the north and east are existing warehouses. To the south and west is land that has not been redeveloped since it was a military base. There is no associated regulated stream with the subject site.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District M1-5 on about 39 acres generally located at the southwest corner of East 149<sup>th</sup> Street and Thunderbird Road, allowing for the creation of one lot.

## CONTROLLING CASE

**Case No. CD-AA-2023-00321-** Approved a minor amendment to an approved development plan in District M1-5 to allow for a 326,000 square foot office/ warehouse development on about 40 acres generally located at the southwest corner of Thunderbird Road and E. 149<sup>th</sup> Street.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: **Approval Subject to Conditions**

**RELEVANT CASES**

**Case No. CD-CPC-2020-00122-** Approved by Ordinance No. 200816 on October 1, 2020, allowed for the development plan which also served as a preliminary plat for "Project Rhino". The proposed request is in substantial conformance to the controlling plan. This plan has been abandoned with new amendment.

**CLD-FnPlat-2020-00036-** INACTIVE- Final Plat for Project Rhino. This plat was placed on hold due to Case No. CD-AA-2023-00321 which amendment the previously approved plan.

**Case No. SD 1411 -** Approved by Ordinance No. 090709 on July 7, 2009 allowed for the "KCS Intermodal Center" Preliminary Plat consisting of 14 industrial lots and 4 tracts the proposed request is in substantial conformance to the controlling plan.

**Case No. 14049-P-2 -** On March 20, 2012 the City Plan Commission approved of a major site plan in District M1-5 (manufacturing 1-5) to allow for expansion of an existing intermodal facility.

**PLAT REVIEW**

The request is to consider approval of a Final Plat in District M1-5 on about 39 acres generally located at the southwest corner of East 149<sup>th</sup> and Thunderbird Road creating one (1) lot to allow for a n industrial development. This use was approved in Case No CD-AA-2023-00321 which served as the Preliminary Plat. The plan proposed to develop a 326,000SF office and warehouse development. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-140 of the Zoning and Development Code.

**PLAT ANALYSIS**

**\*indicates adjustment/deviation requested**

<b>Standards</b>	<b>Applies</b>	<b>Meets</b>	<b>More Information</b>
Lot and Building Standards (88-140)	Yes	Yes	Proposed application complies with all standards
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		

**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,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes  
Planner



## Plan Conditions

Report Date: December 27, 2023

Case Number: CLD-FnPlat-2023-00029

Project: I-49 Industrial Center First Plat

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*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 final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
2. That prior to submitting documents for final approval the applicant update 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-2023-00029
3. 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 secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
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.*

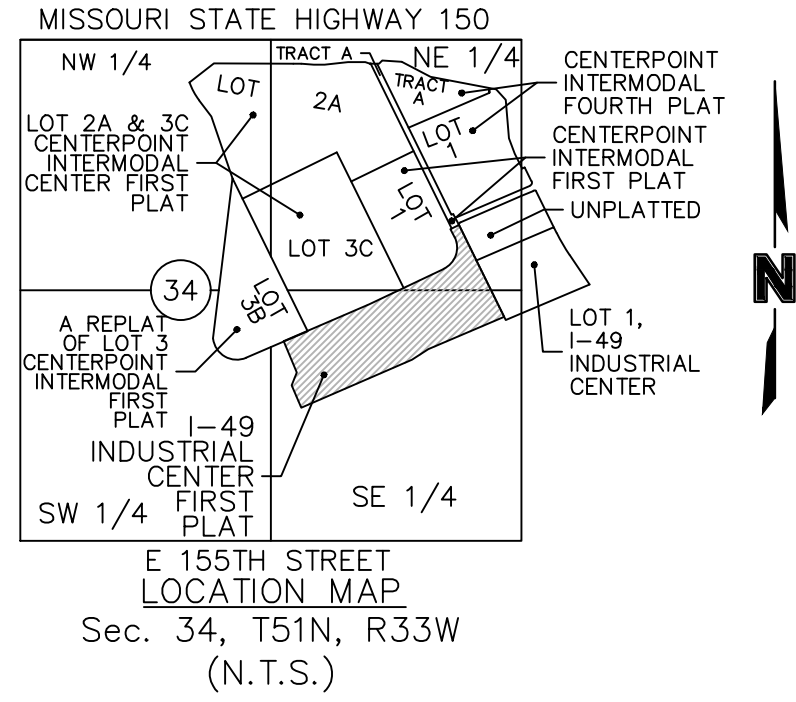
6. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
7. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all 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.
8. 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.
9. 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.
10. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
11. The developer shall 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.
12. The developer shall 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
13. 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.

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

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

14. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve the development and determine adequacy of receiving systems as required by the Land Development Division and KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
15. The developer must grant a BMP Easement to the City as required by the Land Development Division and KC Water, prior to recording the plat or issuance of any building permits.
16. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division and KC Water, prior to recording the plat.

FINAL PLAT OF  
**I-49 INDUSTRIAL CENTER FIRST PLAT**  
 SEC 34 - T47N. - R33W.  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

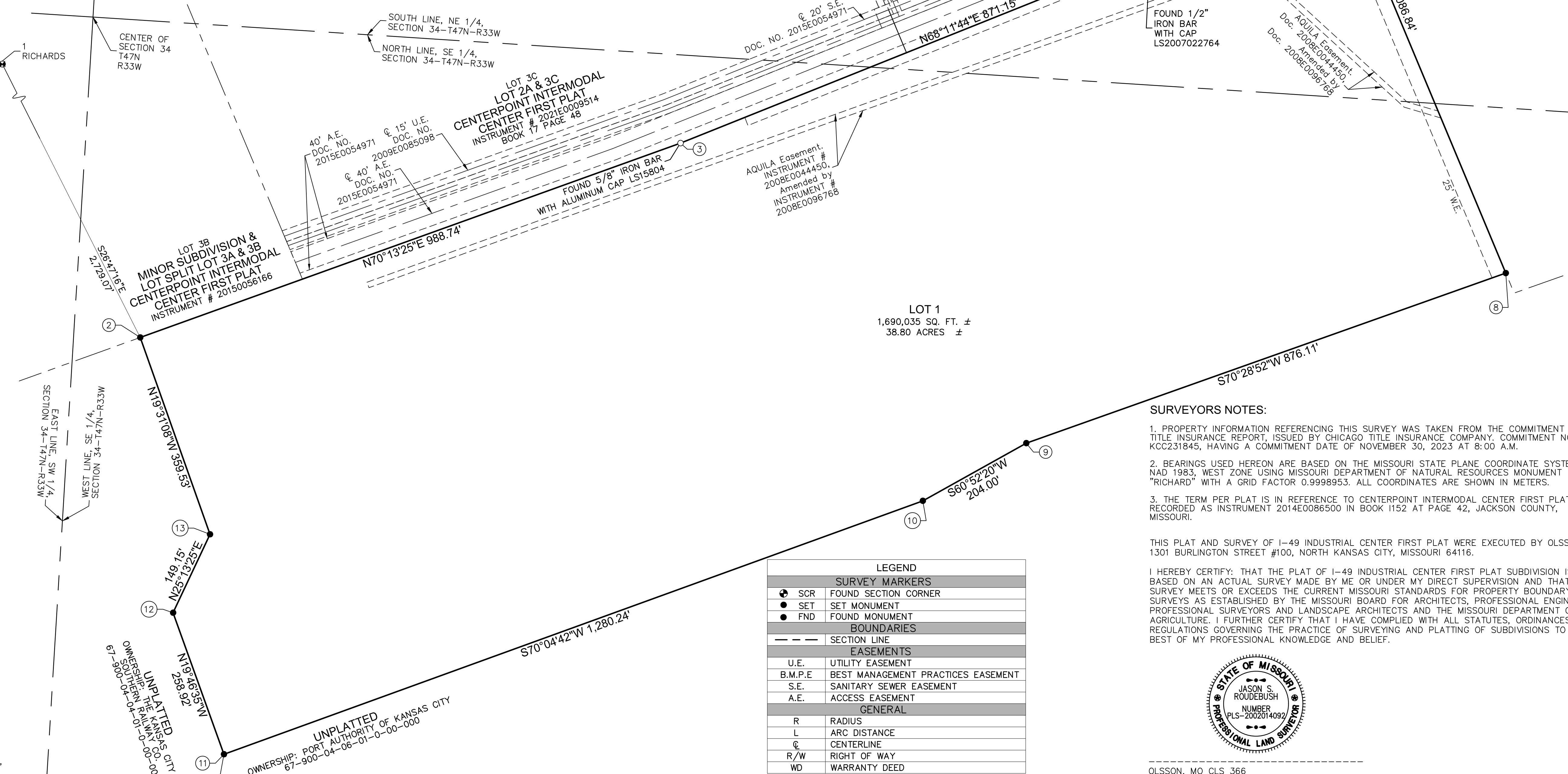
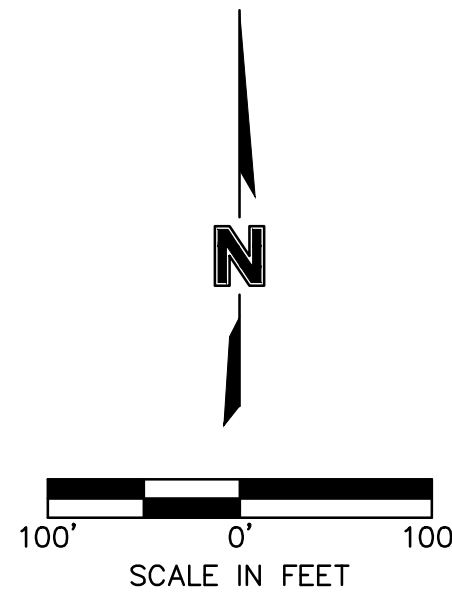
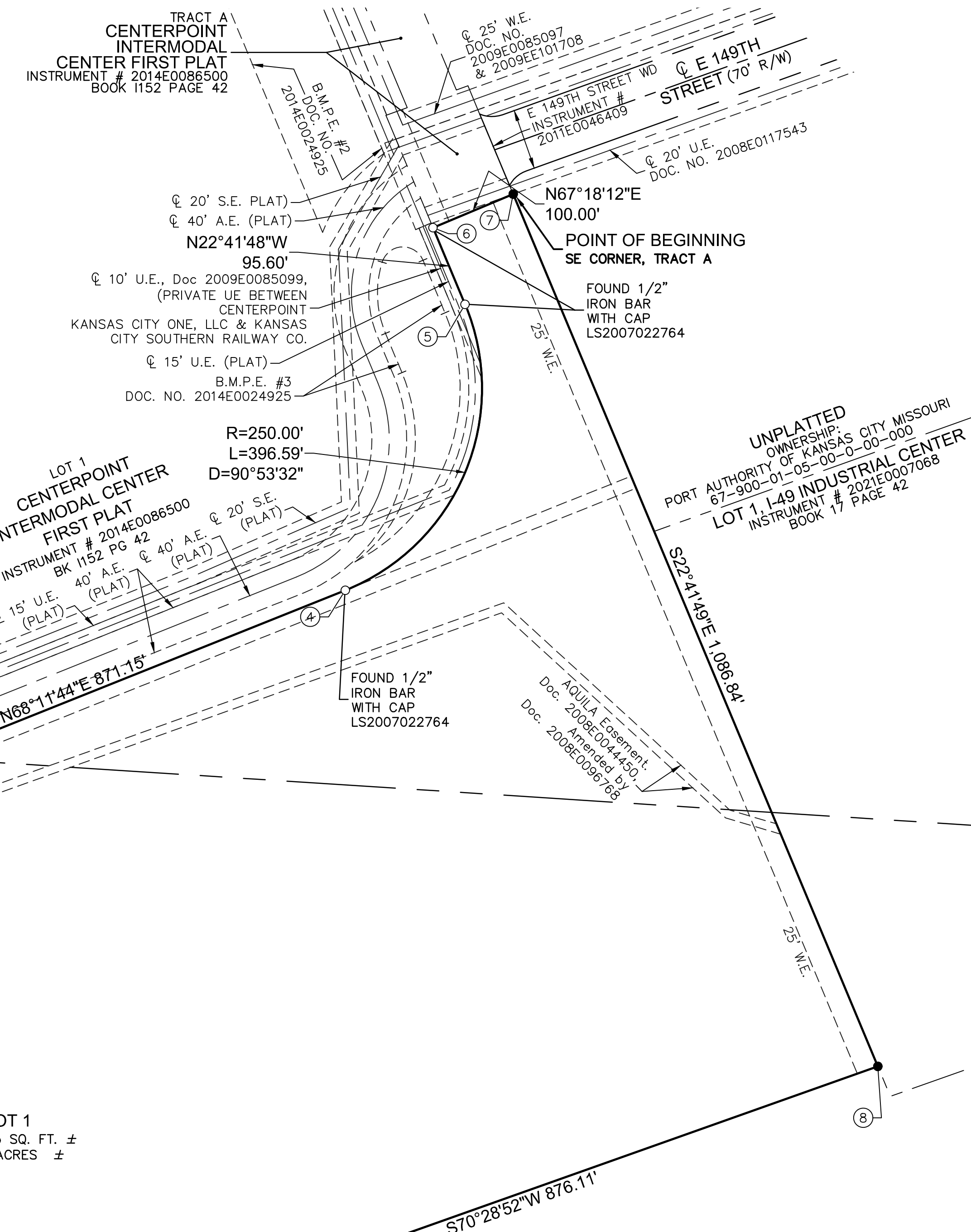


STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	298599.684	844764.109
2	297857.174	845138.978
3	297959.136	845422.555
4	298057.757	845669.070
5	298157.902	845711.063
6	298184.782	845699.821
7	298196.542	845727.938
8	297890.944	845855.754
9	297801.727	845604.076
10	297771.463	845549.763
11	297638.509	845182.917
12	297712.768	845156.217
13	297753.893	845175.590

LAND DATA	AREA
TOTAL LAND AREA	38.80 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	0 ACRES±
TOTAL LAND AREA	38.80 ACRES±
PLAT DATA	COUNT
NUMBER OF LOTS	1
NUMBER OF TRACTS	0

**PROPERTY DESCRIPTION:**

THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING ABOVE THE TOP OF THE WINTERSET LEDGE OF LIMESTONE ROCK: A TRACT OF LAND IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 34 TOWNSHIP 47 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TRACT "A", CENTERPOINT INTERMODAL CENTER FIRST PLAT, A SUBDIVISION OF LAND RECORDED AS DOCUMENT 2014E0086500 IN SAID JACKSON COUNTY, MISSOURI; THENCE SOUTH 22°41'49" EAST, 1,086.84 FEET; THENCE SOUTH 70°28'52" WEST, 876.11 FEET; THENCE SOUTH 60°52'20" WEST, 204.00 FEET; THENCE SOUTH 70°04'42" WEST, 1,280.24 FEET; THENCE NORTH 19°46'35" WEST, 258.92 FEET; THENCE NORTH 25°13'25" EAST, 149.15 FEET; THENCE NORTH 19°31'08" WEST, 359.53 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 3B OF THE MINOR SUBDIVISION & LOT SPLIT LOT 3A & 3B, CENTERPOINT INTERMODAL CENTER FIRST PLAT, RECORDED AS DOCUMENT 2015E0056166 AND BEING A REPLAT OF LOT 3 OF SAID CENTERPOINT INTERMODAL CENTER FIRST PLAT; THENCE NORTH 70°13'25" EAST, 988.74 FEET; ALONG THE SOUTHERLY LINE OF SAID LOT 3B AND LOT 3A; THENCE NORTH 68°11'44" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 3A AND ALONG THE SOUTHERLY LINE OF LOT 1, SAID CENTERPOINT INTERMODAL CENTER FIRST PLAT, 871.15 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 1, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 90°53'32" AND AN ARC DISTANCE OF 396.59 FEET; THENCE NORTH 22°41'48" WEST, ALONG THE EASTERLY LINE OF SAID LOT 1, 95.60 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A", SAID CENTERPOINT INTERMODAL CENTER FIRST PLAT; THENCE NORTH 67°18'12" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,690,035 SQUARE FEET OR 38.80 ACRES, MORE OR LESS.



**DEVELOPER:**  
 AMERICOLD REAL ESTATE, L.P.  
 10 GLENLAKE PARKWAY, SOUTH TOWER,  
 STE 600  
 ATLANTA, GA 30328

LEGEND	
SURVEY MARKERS	
●	FOUND SECTION CORNER
●	SET MONUMENT
●	FOUND MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS	
U.E.	UTILITY EASEMENT
B.M.P.E.	BEST MANAGEMENT PRACTICES EASEMENT
S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
⊙	CENTERLINE
R/W	RIGHT OF WAY
WD	WARRANTY DEED

**SURVEYORS NOTES:**

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY; COMMITMENT NO. KC2231845, HAVING A COMMITMENT DATE OF NOVEMBER 30, 2023 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 "RICHARD" WITH A GRID FACTOR 0.9998953. ALL COORDINATES ARE SHOWN IN METERS.
- THE TERM PER PLAT IS IN REFERENCE TO CENTERPOINT INTERMODAL CENTER FIRST PLAT RECORDED AS INSTRUMENT 2014E0086500 IN BOOK 1152 AT PAGE 42, JACKSON COUNTY, MISSOURI.

THIS PLAT AND SURVEY OF I-49 INDUSTRIAL CENTER FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF I-49 INDUSTRIAL CENTER FIRST 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  
 DECEMBER 18, 2023  
 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY
2023-11-28 - 1st Submittal
2023-11-29 - UPDATE
2023-12-18 - 2ND SUBMITTAL

drawn by: JRH  
 surveyed by: AHJH  
 checked by: JPM  
 approved by: JSR  
 project no: 023-05269  
 file name: V\_FPT\_023-05269.DWG

Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority 001592  
 1301 Burlington Street  
 North Kansas City, MO 64116  
 TEL 816.381.1177  
 FAX 816.381.1888  
 www.olsson.com

DWG: F:\2023\05001-05500\023-05269\40-Design\Survey\SRVY\Sheets\Final\Plat\_V\_FPT\_023-05269.dwg  
 USER: jholdercroft  
 DATE: Dec 18, 2023 2:16PM

FINAL PLAT OF  
**I-49 INDUSTRIAL CENTER FIRST PLAT**  
 SEC 34 - T47N. - R33W.  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

**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:

I-49 INDUSTRIAL CENTER FIRST PLAT

**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 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.

**FLOODPLAIN:**

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0510G, JACKSON COUNTY, MISSOURI FLOOD MAP EFFECTIVE DATE JANUARY 20, 2017.

**RIGHT OF ENTRANCE:**

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG 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.

**DEVELOPER:**

AMERICOLD REAL ESTATE, L.P.  
 10 GLENLAKE PARKWAY, SOUTH TOWER,  
 STE 600  
 ATLANTA, GA 30328

**CITY PLAN COMMISSION:**

APPROVED:

CASE NUMBER:  
 CLD-FNPLAT-2023-00029

**JACKSON COUNTY GIS:**

MICHAEL 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 \_\_\_\_\_ 2023.

QUINTON LUCAS  
 MAYOR

MARILYN SANDERS  
 CITY CLERK

**STREET GRADES:**

STREET GRADES FOR E 149TH STREET ARE DISPLAYED ON THE RECORDED PLAT OF CENTERPOINT INTERMODAL CENTER FOURTH PLAT RECORDED AS INSTRUMENT NUMBER 2016E0008152 IN BOOK 1160 AT PAGE 82.

PLAT DEDICATION: I-49 INDUSTRIAL CENTER FIRST PLAT	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: PLAT	

IN WITNESS WHEREOF:

THE KANSAS CITY SOUTHERN RAILWAY COMPANY, A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THE KANSAS CITY SOUTHERN RAILWAY COMPANY  
 A MISSOURI CORPORATION

MICHAEL J. NAATZ  
 EVP, CHIEF MARKETING OFFICER

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 MICHAEL J. NAATZ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS EVP, CHIEF MARKETING OFFICER OF THE THE KANSAS CITY SOUTHERN RAILWAY COMPANY, A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID MICHAEL J. NAATZ, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

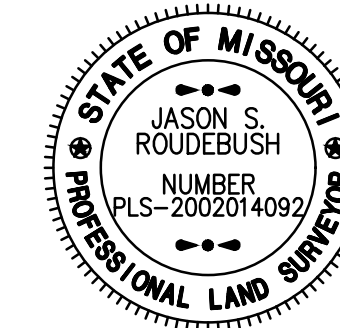
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

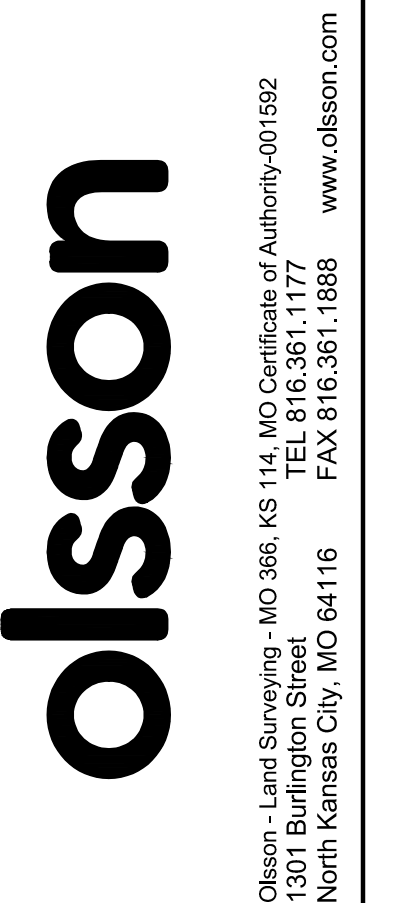
DATE OF SURVEY
2023-11-28 - 1ST SUBMITTAL
2023-11-29 - UPDATE
2023-12-18 - 2ND SUBMITTAL
drawn by: JRH
surveyed by: AHJH
checked by: JPM
approved by: JSR
project no.: 023-05268
file name: V_FPT_023-05268.DWG

THIS PLAT AND SURVEY OF I-49 INDUSTRIAL CENTER FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF I-49 INDUSTRIAL CENTER FIRST 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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 DECEMBER 18, 2023  
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DWG: F:\2023\05001-05500\023-05268\40-Design\Survey\SRV\Sheets\Final\_Plat\V\_FPT\_023-05268.dwg  
 DATE: Dec 18, 2023 2:18PM  
 USER: jholdercroft