

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

221021

Ordinance Number

Brief Title

Approving the plat of Hunt Midwest Business Park-Seventh Plat an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 267.957 acres generally located on both sides of NE 48th Street, between Arlington Avenue on the east and I-435 on the west</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Hunt Midwest Real Estate Development, Inc. in order to subdivide the property in accordance with the city codes and state statutes. The developer intends to construct a 4 lot industrial and commercial subdivision.</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) North Kansas City 250</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2021-00155– On October 20, 2022 the City Plan Commission approved a Preliminary Plat in District UR creating 4 lots and 2 tracts on about 273 acres generally located on both sides of NE 48th Street, between Arlington Avenue on the east and I-435 on the west.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Hunt Midwest Real Estate Development, Inc. City Department City Planning and Development Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>	
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission November 15, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	
<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>	

Details

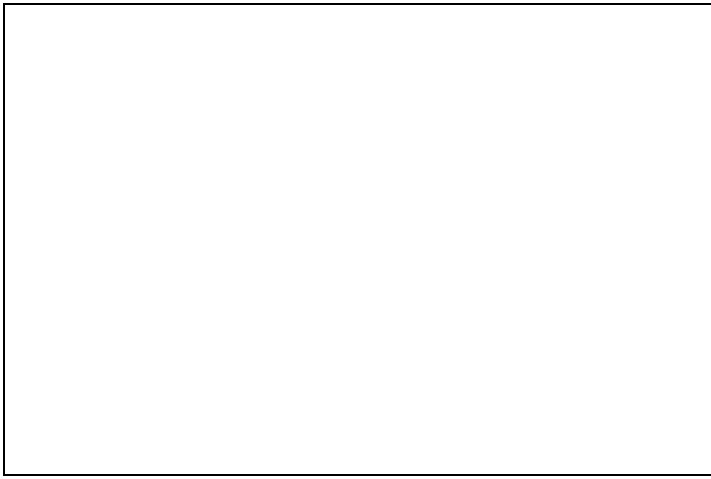
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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	The project through areas designated for stormwater detention/BMP will mitigate storm water runoff quantity and quality before re-entry into the natural drainage system. This will consequently reduce the impact of new impervious infrastructure by limiting post-development peak discharge rate and total runoff volume to that of pre-development conditions Written by Terry Thomas, PE
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Project Start Date

Projected Completion or Occupancy Date

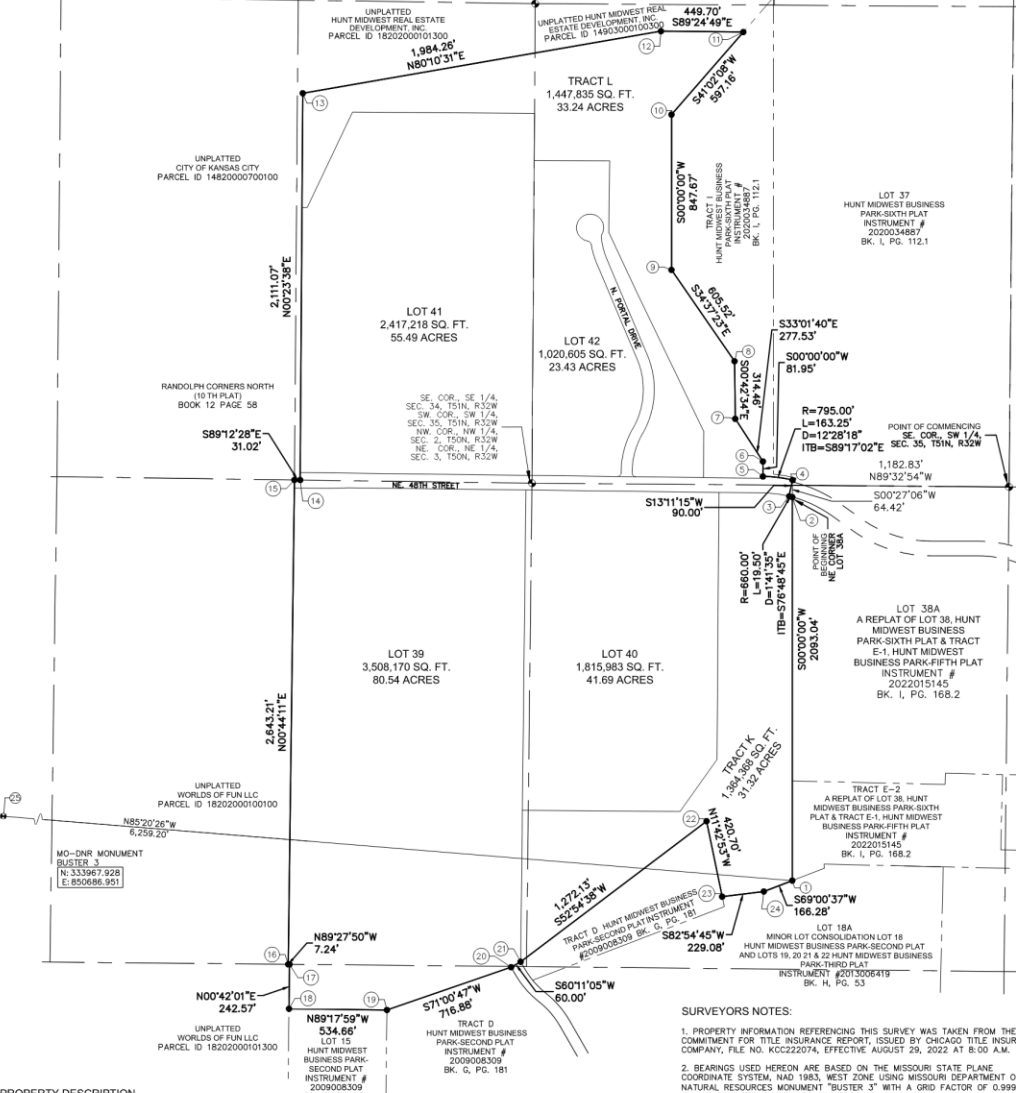
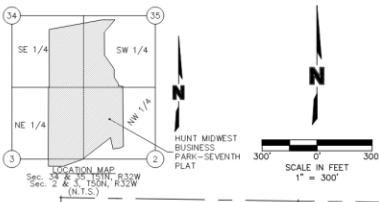
Fact Sheet Prepared by:
Thomas Holloway

Date: November 29, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2022-00036

FINAL PLAT OF
HUNT MIDWEST BUSINESS PARK-SEVENTH PLAT
 NW 1/4, SEC 2, T50N, R32W
 NE 1/4 & SE 1/4, SEC 3, T50N, R32W
 SE 1/4, SEC 34, T51N, R32W
 SW 1/4, SEC 35, T51N, R32W
 KANSAS CITY, CLAY COUNTY, MISSOURI



PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 50 NORTH, RANGE 32 WEST, THE NORTHEAST AND SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 50 NORTH, RANGE 32 WEST, THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 32 WEST AND THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 50 NORTH, RANGE 32 WEST, THE SOUTH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING PLANNED AND SUBDIVIDED BY THE DIRECT SURVEY OF JASON S. ROYERBUSH, P.L.S., 2020034887, A.P. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. K0222074, EFFECTIVE AUGUST 29, 2022, 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 "BUSTER 3" WITH A GRID FACTOR OF 0.9999005. ALL COORDINATES SHOWN ARE IN METERS.

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	333814.759	852566.236
2	334452.682	852566.236
3	334454.100	852560.569
4	334480.630	852566.727
5	334486.840	852517.434
6	334511.819	852517.434
7	334582.735	852471.331
8	334678.570	852470.145
9	334630.439	852365.287
10	335088.795	852365.287
11	335226.081	852484.779
12	335227.484	852347.725
13	335124.288	851751.828
14	33480.885	851747.404
15	33481.016	851737.950
16	333675.478	851727.595
17	333675.457	851729.803
18	333601.533	851728.899
19	333599.541	851891.842
20	333670.628	852098.447
21	333679.721	852114.314
22	333813.542	852423.599
23	333779.990	852449.633
24	333796.605	852518.919
25	333967.928	850686.951

DATE OF SURVEY

18-30-2022 - Title Report Request
 09-31-2022 - Title Report Request - Updated Description
 09-06-2022 - To HWY for Review
 10-15-2022 - 1st Submission
 10-14-2022 - 2nd Submission (Per CPC)

Drawn by: JSS
 Surveyed by: JSS/OLSON
 Checked by: JSS
 Approved by: JSS
 Project no.: 42104545
 File name: _final_42104545.dwg

olsson

Olsson, Land Surveying - MO, INC., 14, 1400 Gessner at Authority 001002
 1400 Gessner at Authority 001002
 North Kansas City, MO 64116
 Phone: 816.381.1800
 Fax: 816.381.1809
 www.olsson.com

SHEET
1 of 6

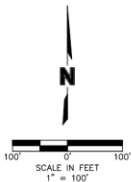
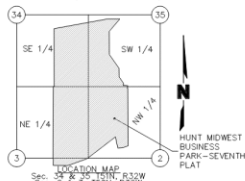
I HEREBY CERTIFY THAT THE PLAT OF HUNT MIDWEST BUSINESS PARK-SEVENTH PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS,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

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

OLSSON, LAND SURVEYING - MO, INC.
 JASON S. ROYERBUSH, P.L.S.
 1400 GESSNER AT AUTHORITY 001002
 NORTH KANSAS CITY, MO 64116
 816-381-1800
 jroyerbu@olsson.com

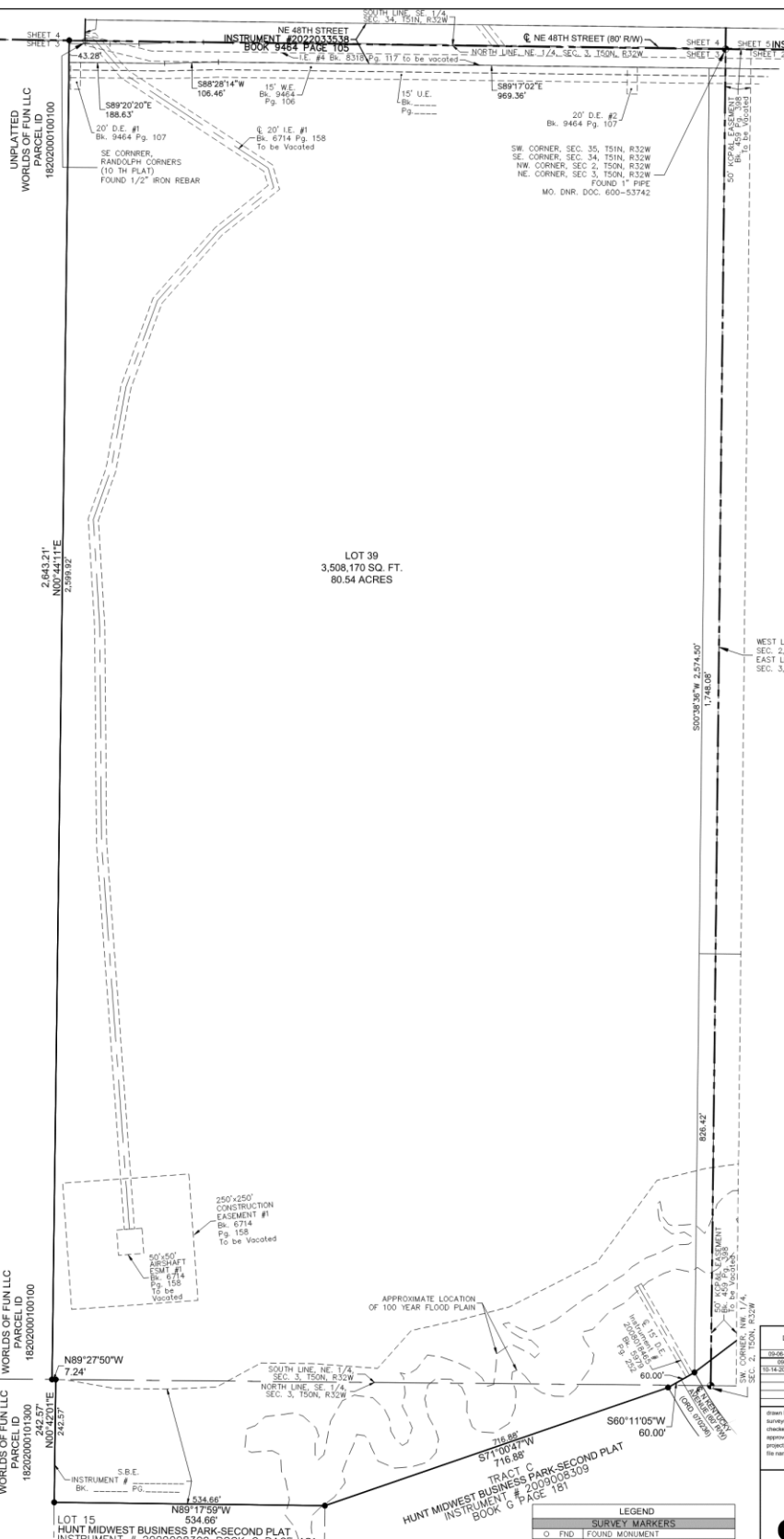
DWG: F:\2021\04501-05000\021-04545-A\4to-Design\Survey\SRVY_Sheets\Final Plat_VL_PPLAT_A2104545.dwg
 DATE: Oct 14, 2022 1:48PM
 USER: mellofuby

**FINAL PLAT OF
HUNT MIDWEST BUSINESS
PARK-SEVENTH PLAT**
NW 1/4, SEC 2, T50N, R32W
NE 1/4 & SE 1/4, SEC 3, T50N, R32W
SE 1/4, SEC 34, T51N, R32W
SW 1/4, SEC 35, T51N, R32W
KANSAS CITY, CLAY COUNTY, MISSOURI



SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. K0222074, EFFECTIVE AUGUST 29, 2022 AT 8:00 A.M.
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DATE OF SURVEY

10-06-2022	To Prepare for Review
09-19-2022	for Submission
10-14-2022	Final Submission (Final/CP)

Drawn by: MSD
 Surveyed by: ENGGANANT
 Checked by: JPB
 Approved by: JES
 Project no.: A2105455
 File name: WMLAT_A2105455.dwg

LEGEND	
SURVEY MARKERS	
○	FND FOUND MONUMENT
●	SCR SECTION CORNER
●	SET SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
S.D.E.	SURFACE DRAINAGE EASEMENT
D.E.	STORM DRAINAGE EASEMENT
I.E.	INGRESS/EGRESS EASEMENT
S.B.E.	STREAM BUFFER EASEMENT
S.E.	SANITARY SEWER EASEMENT
T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT
W.E.	WATER EASEMENT
GENERAL	
⊙	CENTERLINE
Δ	DELTA / CENTRAL ANGLE
D	ARC DISTANCE
I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
R/W	RIGHT OF WAY



THIS PLAT AND SURVEY OF HUNT MIDWEST BUSINESS PARK-SEVENTH PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF HUNT MIDWEST BUSINESS PARK-SEVENTH 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.



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

OLSSON, MO CLS 366
 JASON S. ROUBESH, MO PLS 2002014092
 OCTOBER 14, 2022
 jroubesh@olson.com

FINAL PLAT OF
HUNT MIDWEST BUSINESS PARK-SEVENTH PLAT
 NW 1/4, SEC 2, T51N, R32W
 NE 1/4 & SE 1/4, SEC 3, T50N, R32W
 SE 1/4, SEC 34, T51N, R32W
 SW 1/4, SEC 35, T51N, R32W
 KANSAS CITY, CLAY COUNTY, MISSOURI

IN WITNESS WHEREOF:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 A MISSOURI CORPORATION

MICHAEL BELL, 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 MICHAEL BELL, 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 MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID MICHAEL BELL ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY PLAN COMMISSION:

APPROVED: _____

PUBLIC WORKS:

MICHAEL L. 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 FOLLOWS THIS _____ DAY OF _____, 20____.

QUINTON LUCAS
 MAYOR

MARILYN SANDERS
 CITY CLERK

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:

HUNT MIDWEST BUSINESS PARK-SEVENTH PLAT

EASEMENT DEDICATION—AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, TELEVISION AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES ESTAKS, 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 WRITING 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 CONDUIT, UNDER, THROUGH AND AS MUCH OF THE ADDING LONGS 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, 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, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL 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 USE 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.

DRAINAGE EASEMENT
 A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

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 OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

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

FLOODPLAIN:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095001610, 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 "A1" (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 RESTRICTIONS OF CHAPTER 14 - 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 Service 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 K (31.32 ACRES) AND TRACT L (33.24 ACRES) ARE 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 HUNT MIDWEST BUSINESS PARK—SEVENTH PLAT.

STREET GRADES:

STREET GRADES FOR A PORTION OF NE 48TH STREET WERE UNAVAILABLE THROUGH A SEARCH OF CITY ORDINANCES.

STREET GRADES FOR A PORTION OF N. KENTUCKY AVENUE HAVE BEEN PREVIOUSLY BEEN ESTABLISHED BY HUNT MIDWEST BUSINESS PARK — SECOND PLAT ORDINANCE NUMBER 070263 BEING PASSED ON MARCH 8, 2007.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCE THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KC222074, EFFECTIVE AUGUST 29, 2022 AT 8:00 A.M.
- BEARINGS USE HEADING ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "BUSTER 3" WITH A GRID FACTOR 9.9999005. ALL COORDINATES SHOWN ARE IN METERS.

N. PORTAL AVENUE:

GRADE POINT	ELEV.	DESC.	V.C.T.
10+59.82	837.97	START	
10+61.17	837.99	VPC	
11+14.74	838.40	HIGH POINT	
11+23.67	838.40	VPI	125.00'
11+86.17	837.68	VPT	
12+62.50	836.16	VPC	
13+25.00	834.91	VPI	125.00'
13+87.50	831.16	VPT	
16+41.12	815.94	END SECTION 1	
		TRANSITION TO SECTION 2	
18+13.86	805.57	VPC	
		TRANSITION TO SECTION 1	
18+87.50	801.16	VPC	
19+04.02	800.18	BEGN SECTION 1	
19+50.00	797.41	VPI	125.00'
20+12.50	794.80	VPT	
22+85.00	783.03	VPC	
23+50.00	780.74	VPI	
23+79.61	781.27	LOW POINT	
23+87.37	781.29	END SECTION 2	
24+05.00	781.43	VPT	
24+72.55	782.31	CENTER OF CUL-DE-SAC	

DATE OF SURVEY	
09-06-2022	To: MHW by Review
09-15-2022	To: Submitter
10-14-2022	2nd Submitter (Pre-CPC)

drawn by: **ADP**
 reviewed by: **BRUCEDANZIE**
 checked by: **ADP**
 approved by: **ADP**
 project no.: **A2140565**
 file name: **\mkt_a2140565.dwg**



Olsson, Limited Liability Corporation
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161
 FAX: 816.381.1888
 www.ollson.com

THIS PLAT AND SURVEY OF HUNT MIDWEST BUSINESS PARK-SEVENTH PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF HUNT MIDWEST BUSINESS PARK-SEVENTH 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. ROUBUSH, MO PLS 2002014092
 OCTOBER 14, 2022
 jroubush@ollson.com

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

DWG: P:\2021\04501-050001021-04545-A-10-Design Survey/Survey/Sheets/Plat/V_P/PLAT_A2140565.dwg
 USER: mwhughby
 DATE: Oct 14, 2022 1:49PM