

FINAL PLAT OF
EAST CAMPUS PHASE 02/03

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:

EAST CAMPUS PHASE 02/03

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) AND ZONE "AE" (1% ANNUAL CHANCE FLOOD) ACCORDING TO "FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29095C0510G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

SURVEYORS NOTES

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY. FILE NO. KCC251143, EFFECTIVE APRIL 29, 2025 AT 8:00 A.M..

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE FOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS RECEIVED FROM OTHER SOURCES, OR OTHER INFORMATION THAT IS PROVIDED BY A SPECIAL SEARCH. FOR SUCH ITEMS, IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

PROPERTY DESCRIPTION

PART OF LOT 2, 149 INDUSTRIAL CENTER – NORTH, A SUBDIVISION OF LAND IN THE
 SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 26, TOWNSHIP 47 NORTH, RANGE
 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI
 RECORDED AS INSTRUMENT NUMBER 2022E0062027 IN BOOK 54 AT PAGE 42 IN THE
 JACKSON COUNTY RECORDER OF DEEDS OFFICE ALSO BEING PART OF TRACT OF LAND EAST
 OF SOUTHWEST QUARTER 26, TOWNSHIP 47 NORTH, RANGE 33 WEST, JACKSON COUNTY,
 MISSOURI, RECORDED AS INSTRUMENT NUMBER 2024E0026235 IN BOOK 217 AT PAGE 25 IN SAID JACKSON
 COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED BY OR UNDER
 THE DIRECT SUPERVISION OF JEFFREY P. MEANS, P.L.S. 2000/147866, UNDER THE
 AUTHORITY OF OLSSON C.L.S. 366, AS FOLLOWS: COMMENCING AT THE WEST QUARTER
 CORNER OF SAID SECTION 26; THENCE SOUTH 86°10'11" EAST ON THE NORTH LINE OF
 SAID SOUTHWEST QUARTER, 2,634.27 FEET; THENCE SOUTH 03°28'06" WEST ON THE
 EAST LINE OF SAID SOUTHWEST QUARTER ALSO BEING THE WEST LINE OF SAID
 SOUTHEAST QUARTER, 1,065.21 FEET TO A POINT ON THE NORTHERLY LINE OF SAID
 TRACT B ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN
 DESCRIBED; THENCE LEAVING SAID EAST AND WEST LINES SOUTH 63°06'52" EAST ON
 THE NORTHERLY LINE, 15.84 FEET TO THE POINT ON THE NORTHERLY LINE OF SAID LOT
 THENCE SAID NORTHERLY LINE FOR THE FOLLOWING FEET CALLS: NORTH 17°33'47"
 EAST, 413.95 FEET; THENCE SOUTH 85°21'29" EAST, 418.64 FEET; THENCE NORTH
 60°13'09" EAST, 340.17 FEET; THENCE SOUTH 68°42'50" EAST, 566.56 FEET; THENCE
 NORTH 61°36'31" EAST, 291.95 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT
 ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE AS ESTABLISHED
 BY INSTRUMENT NUMBER 142988 IN BOOK 409 AT PAGE 37 IN SAID JACKSON COUNTY
 RECORDER OF DEEDS OFFICE; THENCE SOUTHERLY ON SAID EASTERLY LINE AND SAID
 EXISTING WESTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN
 INITIAL TANGENT BEARING OF SOUTH 04°14'59" EAST WITH A RADIUS OF 5,679.65 FEET,
 A CENTRAL ANGLE OF 07°52'28" AND AN ARC DISTANCE OF 780.58 FEET; THENCE
 SOUTH 03°37'29" WEST ON SAID EASTERLY LINE AND SAID EXISTING WESTERLY
 RIGHT-OF-WAY LINE, 641.82 FEET; THENCE SOUTH 03°36'31" WEST ON SAID EASTERLY
 LINE AS WELL AS ITS SOUTHERLY EXTENSION AND SAID EXISTING WESTERLY
 RIGHT-OF-WAY LINE, 644.18 FEET TO A POINT ON THE EXISTING NORTHERLY
 RIGHT-OF-WAY LINE OF MISSOURI 150 HIGHWAY AS NOW ESTABLISHED; THENCE LEAVING
 SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE
 NORTH 80°37'36" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 59.92 FEET; THENCE
 NORTH 83°09'23" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 266.80 FEET;
 THENCE NORTH 51°08'40" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE,
 74.53 FEET; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE NORTH
 87°54'17" WEST TO A POINT ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE ALSO
 BEING A POINT ON THE SOUTHERLY LINE OF SAID LOT 2, 80.03 FEET; THENCE SOUTH
 58°57'33" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE AND SAID
 SOUTHERLY LINE, 73.17 FEET; THENCE NORTH 86°19'24" WEST ON SAID EXISTING
 NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE, 287.67 FEET; THENCE
 NORTH 84°23'33" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE AND SAID
 SOUTHERLY LINE, 346.39 FEET; THENCE LEAVING SAID EXISTING NORTHERLY
 RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE NORTH 00°56'23" WEST, 379.37 FEET;
 THENCE SOUTH 89°03'37" WEST, 861.72 FEET; THENCE NORTH 00°56'23" WEST, 498.22
 FEET; THENCE SOUTH 89°03'37" WEST, 405.56 FEET; THENCE NORTH 49°04'32" WEST,
 507.63 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID EAST CAMPUS PHASE 01;
 THENCE NORTH 40°55'28" EAST ON SAID SOUTHERLY LINE, 100.00 FEET; THENCE SOUTH
 49°04'32" EAST ON SAID SOUTHERLY LINE, 296.56 FEET; THENCE EASTERLY ON SAID
 SOUTHERLY LINE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED
 COURSE WITH A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 63°12'28" AND AN ARC
 DISTANCE OF 253.73 FEET; THENCE NORTH 67°25'59" EAST ON SAID SOUTHERLY LINE,
 10.00 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE SAID SOUTHERLY LINE,
 14°46'50" WEST ON SAID NORTHERLY LINE, 245.96 FEET; THENCE NORTH 47°38'24" EAST
 ON SAID NORTHERLY LINE, 558.94 FEET; THENCE SOUTH 63°06'52" EAST ON SAID
 NORTHERLY LINE, 368.93 FEET TO THE POINT OF BEGINNING, CONTAINING 3,742,637
 SQUARE FEET OR 85.92 ACRES, MORE OR LESS.

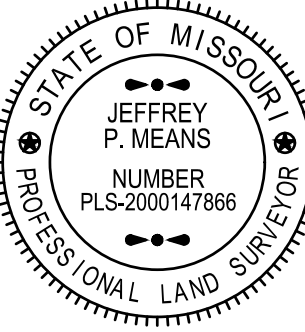
LAND DATA	AREA
TOTAL LAND AREA	85.92 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	0 ACRES±
NET LAND AREA	85.92 ACRES±
PLAT DATA	COUNT
NUMBER OF LOTS	7
NUMBER OF TRACTS	3

LEGEND	
○ FND	FOUND 1/2" REBAR (UNLESS NOTED)
● SCR	SECTION CORNER
● SET	SET 1/2" REBAR W/ CLS 366 CAP

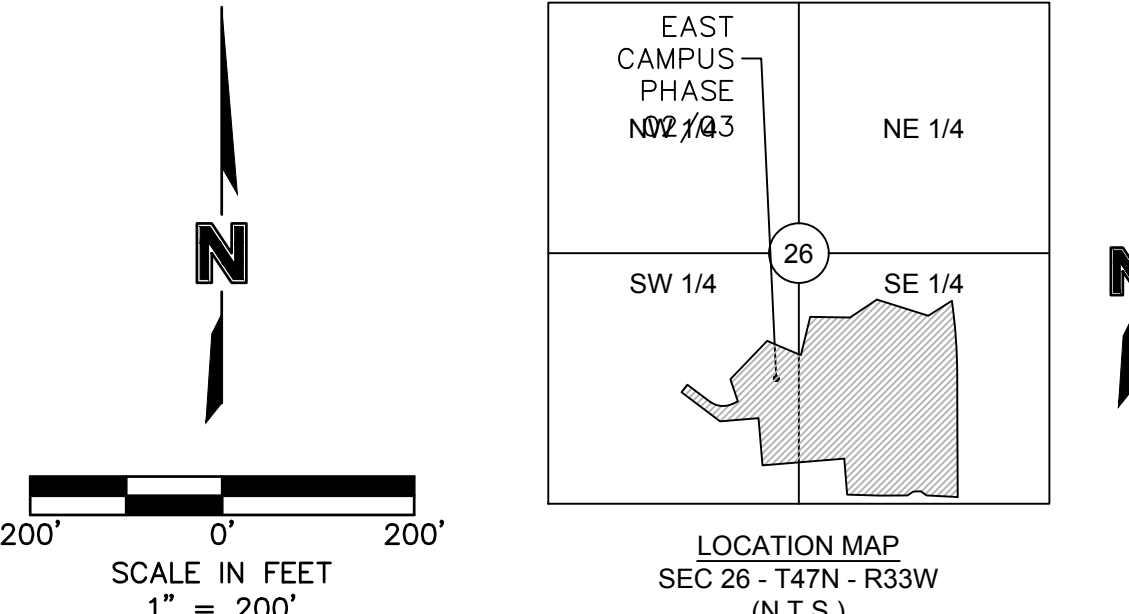
PLAT DEDICATION: EAST CAMPUS PHASE 02/03	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: PLAT	

THIS PLAT AND SURVEY OF EAST CAMPUS PHASE 02/03 WERE EXECUTED BY OLSSON, 130
BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

HEREBY CERTIFY: THAT THE PLAT OF EAST CAMPUS PHASE 02/03 SUBDIVISION IS BASED ON A
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 200014786
JULY 21, 2025
JMEANS@OLSSON.COM



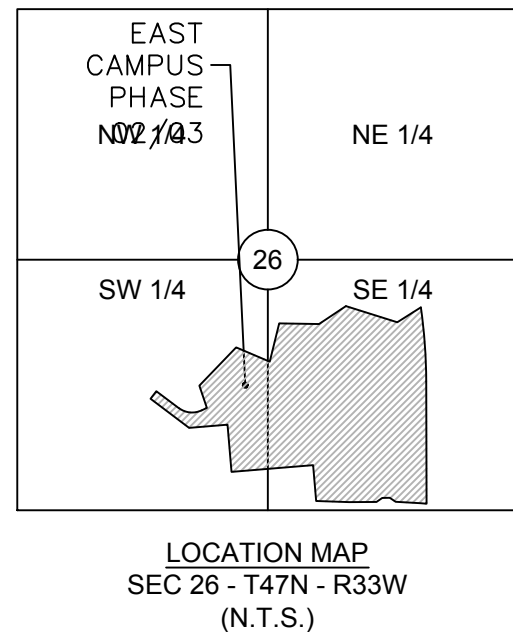
STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	981678.233	2778214.108
2	981671.070	2778228.235
3	982065.697	2778353.137
4	982031.839	2778770.138
5	982200.785	2779065.361
6	981995.123	2779593.238
7	982133.934	2779850.055
8	981354.029	2779854.309
9	980713.533	2779813.734
10	980070.672	2779773.191
11	980080.430	2779714.074
12	980112.220	2779449.190
13	980158.975	2779391.155
14	980161.900	2779311.185
15	980124.173	2779248.498
16	980142.619	2778961.441
17	980176.464	2778616.726
18	980555.759	2778610.505
19	980541.628	2777748.946
20	981039.751	2777740.776
21	981033.100	2777335.298
22	981365.612	2776951.765
23	981441.166	2777017.267
24	981246.909	2777241.330
25	981207.871	2777479.194
26	981230.669	2777534.827
27	981468.477	2777472.081
28	981845.059	2777885.070

DATE OF SURVEY	
2025-05-06 - 1ST SUBMITTAL	
2025-07-21 - 2ND SUBMITTAL	
drawn by: _____	JRM
surveyed by: _____	AA-KH
checked by: _____	JPM
approved by: _____	JPM
project no.: _____	J22-06947
file name: _____	V_FPT_I22.06947.DWG

os/n

301 Burlington Street
TEL 816.361.1177
MO Certificate of Authority-001592

SHEET
1 of 4



SHEET 2
SHEET 3

STREAM BUFFER EASEMENT
INST. #2024E0004427

N49°0' 507.6'

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THIS PLAT AND SURVEY OF EAST CAMPUS PHASE 02/03 WERE EXECUTED BY OLSSON, 1307
BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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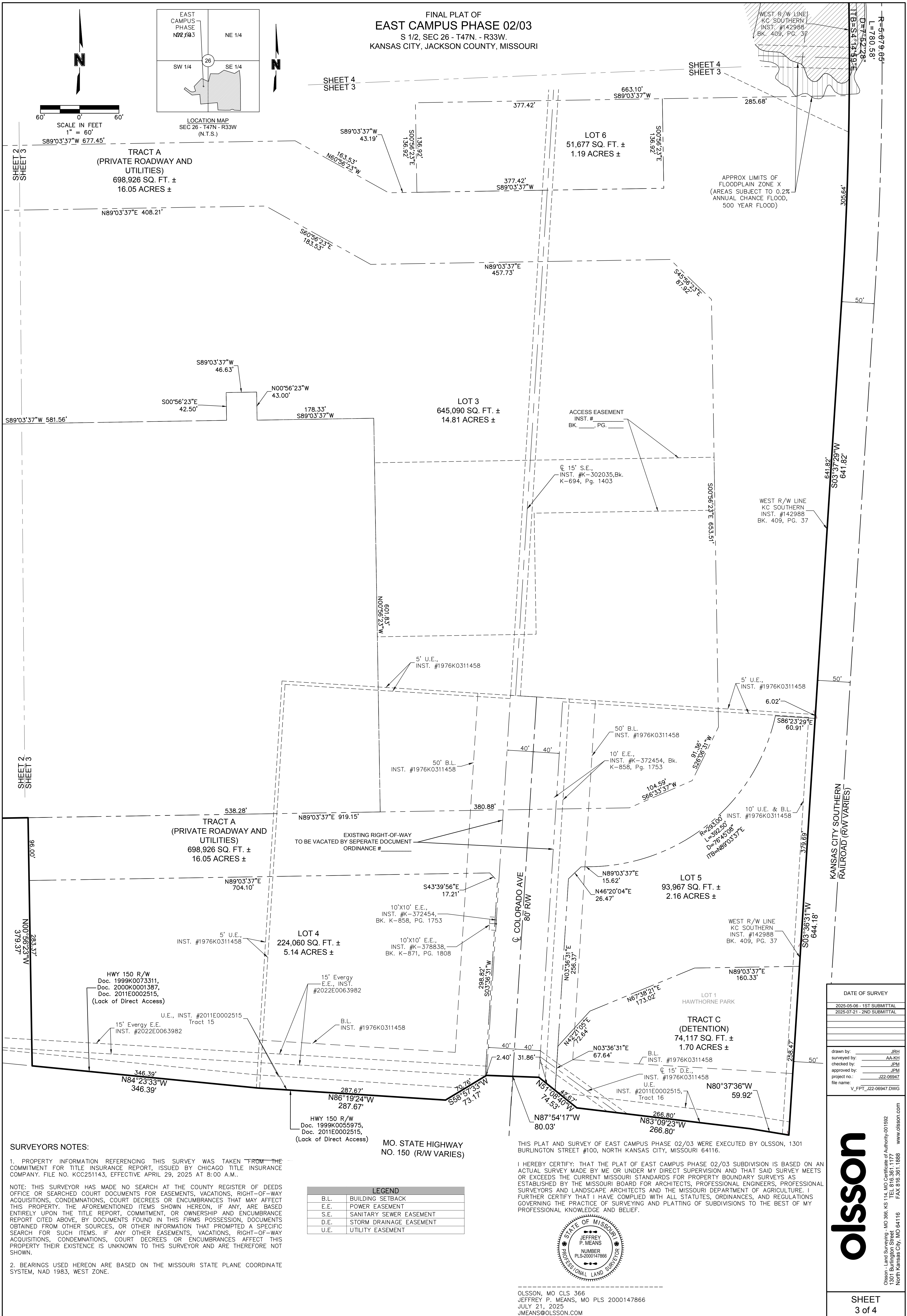


SHEET 2

SHEET 3

DATE OF SURVEY	
2025-05-06 - 1ST SUBMITTAL	
2025-07-21 - 2ND SUBMITTAL	
drawn by: _____ JRH	
surveyed by: _____ AA-KH	
checked by: _____ JPM	
approved by: _____ JPM	
project no.: _____ J22-06947	
file name: _____	
V_FPT_J22-06947.DWG	

olsson





MICHAEL SHAW
DIRECTOR OF PUBLIC WORKS

MARILYN SANDERS
CITY CLERK

STATE OF MISSOURI
JEFFREY
P. MEANS
NUMBER
PLS-2000147866
PROFESSIONAL LAND SURVEYOR

60' 0' 60'

SCALE IN FEET

1" = 60'



NOTARY PUBLIC