FINAL PLAT

INDIANA COMMONS

NE 1/4, SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI

COUNTY RECORDING INFORMATION

Plat Dedication: *INDIANA COMMONS*	
Private Open Space Dedication: *N/A*	
Recorded As: *Plat*	

SCALE
0' 50 100

LEGEND

- △ – FOUND SECTION CORNER
- ○ – 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- ● – SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (R) – RECORD DISTANCE
- (M) – MEASURED DISTANCE
- R/W – RIGHT-OF-WAY
- B/L – BUILDING SETBACK LINE
- U/E – UTILITY EASEMENT
- D/E – STORM SEWER EASEMENT
- S/E – SANITARY SEWER EASEMENT
- W/E – WATER EASEMENT

DEVELOPER:
INDIANA NORTH DEVELOPMENT LLC,
KANSAS CITY, MISSOURI
CONTACT:
ED LEWIS

ENGINEER:
Milburn Civil Engineering, LLC
33135 W. 83rd Street
De Soto, Kansas 66018
CONTACT:
Justin Milburn, P.E.
Ph. No.: (913)530-1397

PROJECT ADDRESS:
8701 N. Indiana Avenue
Kansas City, Missouri 64152

MISSOURI STATE PLANE COORDINATE SYSTEM
NAD 1983, MISSOURI WEST ZONE (METER)
Reference Monument: CL-96
COMBINED SCALE FACTOR= 0.9999008

MISSOURI STATE PLANE COORDINATE TABLE			
Point #	Northing	Easting	Description
1	342052.017m	846627.476m	CL-96
500	342297.646m	846651.657m	PROPERTY CORNER
501	342436.922m	846653.227m	PROPERTY CORNER
502	342436.681m	846713.124m	PROPERTY CORNER
503	342334.794m	846712.713m	PROPERTY CORNER
504	342299.566m	846718.459m	PROPERTY CORNER
505	342297.646m	846712.804m	PROPERTY CORNER

GENERAL SURVEY NOTES:

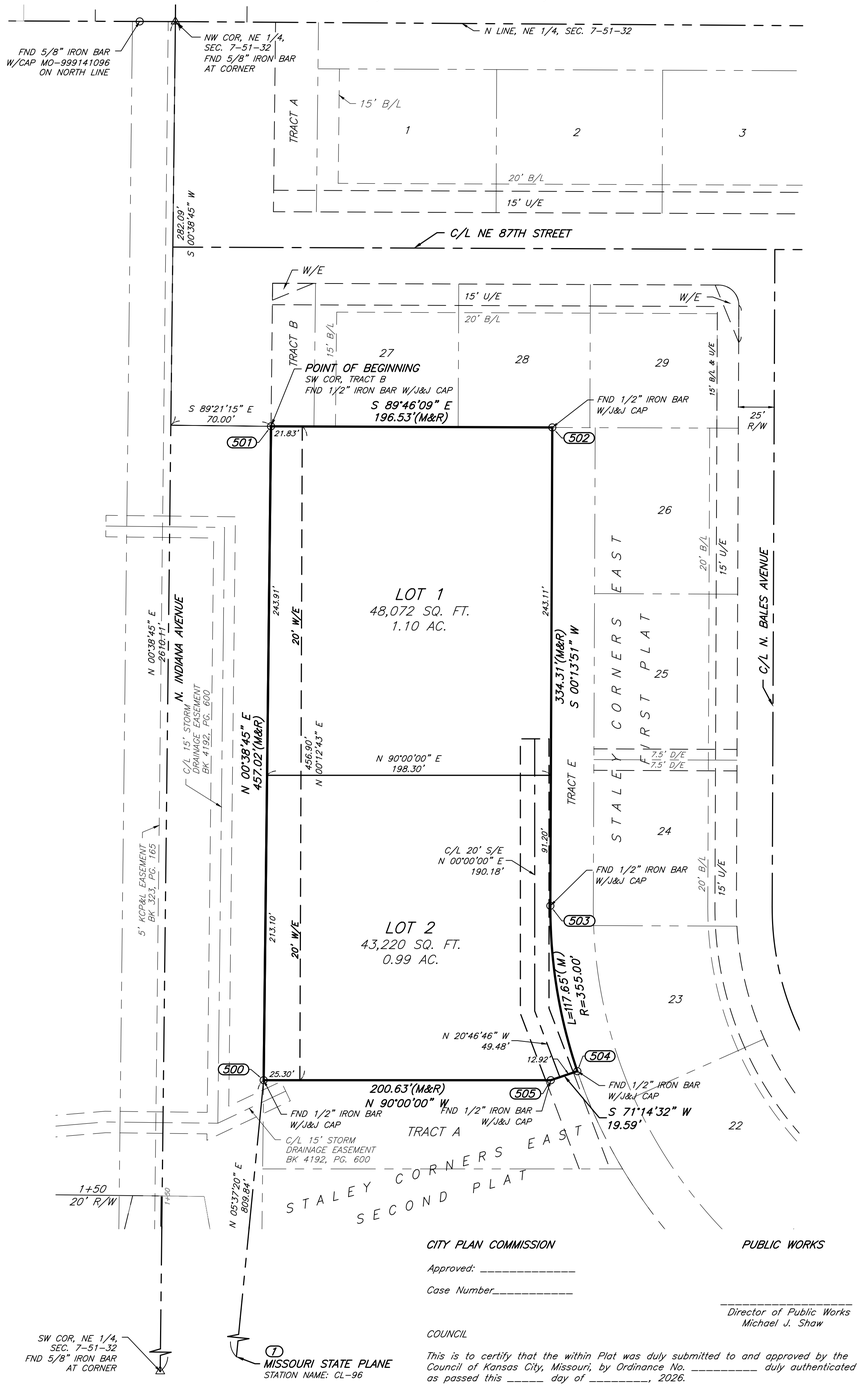
1.) The plat of STALEY CORNERS EAST FIRST PLAT is recorded in Book J at Page 5.2 in the Recorder of Deeds Office in Clay County, Missouri.

2.) The plat of STALEY CORNERS EAST SECOND PLAT is recorded in Book J at Page 69.4 in the Recorder of Deeds Office in Clay County, Missouri.

3.) Title Report # 2699589, dated August 7, 2025 at 8:00 AM provided by Stewart Title Company, was provided by client.

4.) Bearings used on this survey are established by the Missouri State Plane Coordinate System from GPS observation.

FLOODPLAIN:
WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0068G, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS TRACT OF LAND LIES WITHIN ZONE X, WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".



CITY PLAN COMMISSION

Approved: _____

Case Number_____

PUBLIC WORKS

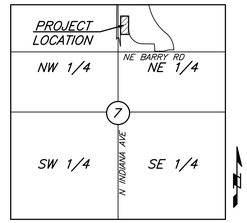
_____
Director of Public Works
Michael J. Shaw

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 _____, 2026.

_____ _____
Mayor
Quinton Lucas

_____
City Clerk
Marilyn Sanders



VICINITY MAP
SEC. 7-51-32
N.T.S.

PROPERTY DESCRIPTION:

A Tract of land in the Northeast Quarter of Section 7, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri being more particularly described as follows, surveyed and described on November 18, 2025, by John B. Young, PLS-2006016647:

Beginning at the Southwest Corner of Tract B, STALEY CORNERS EAST FIRST PLAT, a subdivision in Kansas City, Clay County Missouri; thence South 89°46'09" East along the South line of said Tract B and Lots 27 and 28, said STALEY CORNERS EAST FIRST PLAT, 196.53 feet to the Northwest Corner of Tract E, said STALEY CORNERS EAST FIRST PLAT; Thence South 00°13'51" West along the West line of said Tract E, 334.31 feet; Thence on a curve to the left, continuing along said West line, tangent to the last described course, having a radius of 355.00 feet and an arc length of 117.65 feet to the North line of Tract A, STALEY CORNERS EAST SECOND PLAT, a subdivision in Kansas City, Clay County Missouri; Thence South 71°14'32" West along said North line, 19.59 feet; Thence North 90°00'00" West continuing along said North line, 200.63 feet to the East Right-of-Way line of N Indiana Avenue, as now established; Thence North 00°38'45" East along said East Right-of-Way line, 457.02 feet to the Point of Beginning. Contains 91,292 square feet or 2.09 acres more or less.

PLAT DEDICATION:

THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

"INDIANA COMMONS"

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.

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 THEY LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OF PURPOSE 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.

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 DELIVER 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 TRACT (STORM WATER DETENTION):

TRACT B (1.24 ACRES) WITHIN THE STALEY CORNERS EAST SECOND PLAT IS TO BE USED AS STORM WATER DETENTION FACILITIES 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 STALEY CORNERS EAST SECOND PLAT" PREVIOUSLY RECORDED WITH THE STALEY CORNERS EAST SECOND PLAT.

CROSS ACCESS:

THE RIGHT OF INGRESS-EGRESS BETWEEN LOTS 1 AND 2 ALONG THE ACCESS DRIVES OR THROUGH THE PARKING LOTS IS HEREBY GRANTED.

IN WITNESS WHEREOF:

INDIANA NORTH DEVELOPMENT LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____, 2026.

INDIANA NORTH DEVELOPMENT LLC,
A MISSOURI LIMITED LIABILITY COMPANY

_____
ED LEWIS, MANAGING MEMBER

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME ED LEWIS TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF INDIANA NORTH DEVELOPMENT LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC AND THAT SAID ED LEWIS, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LLC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

_____ _____
NOTARY PUBLIC *MY COMMISSION EXPIRES*

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey performed by me or under my supervision on the 12th day of November, 2025 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 and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

STATE OF MISSOURI
JOHN B. YOUNG
NUMBER LS-2006016647
PROFESSIONAL LAND SURVEYOR

1-7-2026
Date

John B. Young PLS-2006016647

Location: S:\25.158 - Indiana Commons\DRAWINGS\2026.01.19-FPLAT REV1\25.158FPLAT.dwg

J & J SURVEY LLC
8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018

1	*INITIAL SUBMITTAL*	*11-21-25*
2	*REVISED PER CITY COMMENTS*	*01-19-26*

SHEET 1 OF 1