

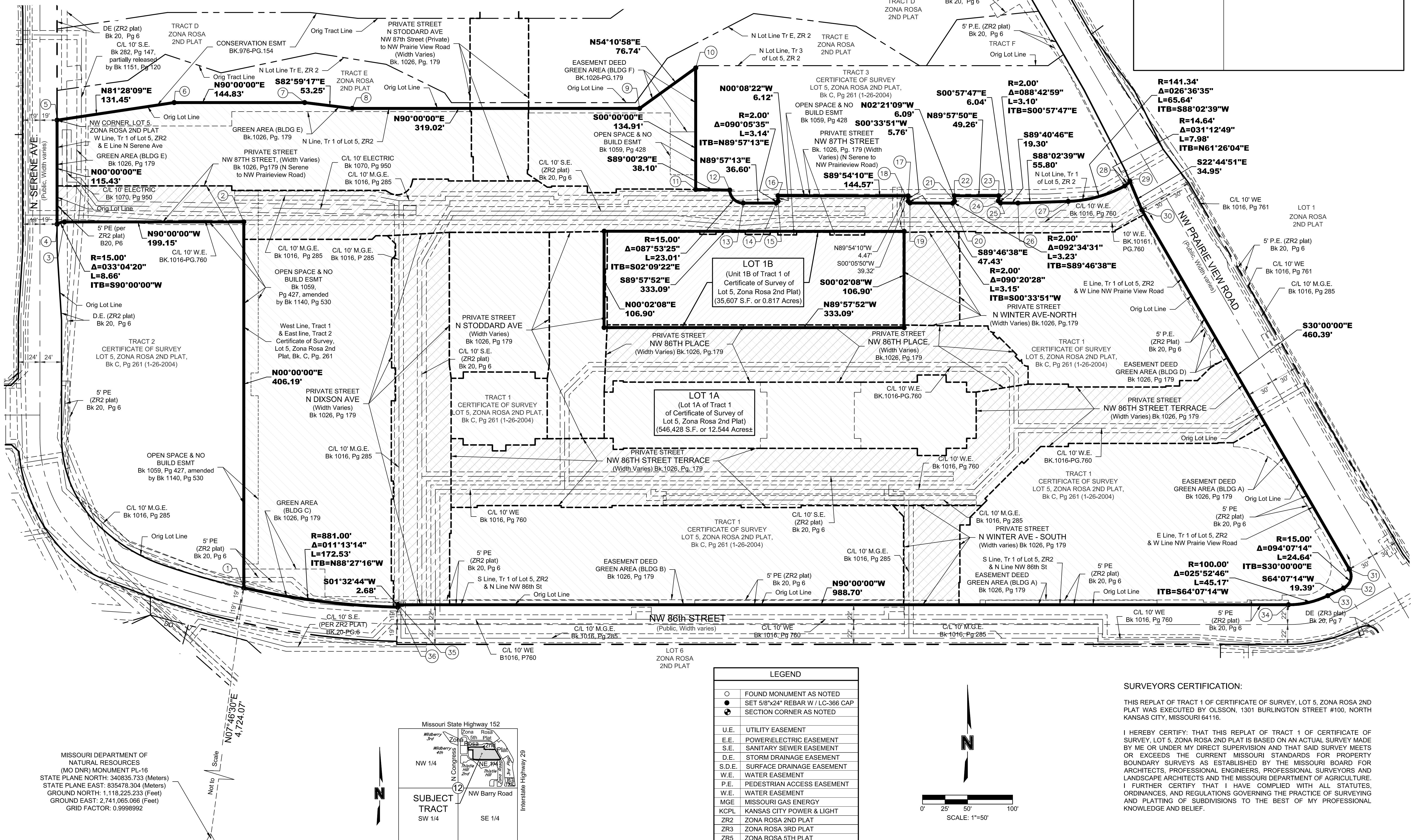
CHECK PLOT 2025-12-02

FINAL PLAT REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY OF LOT 5, ZONA ROSA 2ND PLAT NW Barry Road and Interstate Highway 29 Section 12, Township 51 North, Range 34 West Kansas City, Platte County, Missouri

Recorded as: Plat	Reserved for County Recording Stamp
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olsson

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REV. NO.	DATE	REVISIONS DESCRIPTION
1	12/02/2025	Removed Building Details - Address comments

FINAL PLAT
Replat of Tract 1 of Certificate of Survey,
Lot 5, Zona Rosa 2nd Plat
NW Barry Road and Interstate Highway 29
Section 12, Township 51 North, Range 34 West
Kansas City, Platte County, Missouri

SURVEYORS CERTIFICATION:

THIS REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY, LOT 5, ZONA ROSA 2ND PLAT WAS EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THIS REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY, LOT 5, ZONA ROSA 2ND PLAT 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.

drawn by: Bal
surveyed by: KP-GJ
checked by: Bal-MJS-PEN
approved by: PEW
OA/CC by: MJS
project no: 025-03850
file: VFPlat-L5ZR2_02503850
date: 11-08-2025

CHECK PLOT

2025-12-02

PROPERTY DESCRIPTION:

ALL OF TRACT 1 OF THE CERTIFICATE OF SURVEY OF LOT 5, ZONA ROSA 2ND PLAT, A CERTIFICATE OF SURVEY - LOT SPLIT, RECORDED JANUARY 26, 2004 AS DOCUMENT NO. 1458, IN BOOK C, AT PAGE 261 IN THE OFFICE OF THE RECORDER OF DEEDS OF PLATTE COUNTY, MISSOURI, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, CONTAINING 582,035 SQUARE FEET OR 13.362 ACRES MORE OR LESS, INCLUDING 582,035 SQUARE FEET OR 13.362 ACRES OF REPLATTED AREA.

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:

REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY OF LOT 5, ZONA ROSA 2ND PLAT

RIGHT OF ENTRANCE: THE SUBDIVISION OF ZONA ROSA SECOND PLAT GRANTED THE RIGHT OF INGRESS AND EGRESS AND TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY. THIS RIGHT WAS 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 UNITED STATES POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS. RESTRICTED ACCESS: NO DIRECT VEHICULAR ACCESS TO MISSOURI STATE HIGHWAY NO. 152 OR TO INTERSTATE HIGHWAY NO. 29 FROM ANY LOT IS PERMITTED.

CROSS ACCESS: THE RIGHT OF INGRESS AND EGRESS BETWEEN ALL LOTS ESTABLISHED BY THE PLAT OF ZONA ROSA 2ND PLAT WAS GRANTED BY THE PLAT. THE RIGHT OF INGRESS AND EGRESS TO AND FROM NW PRAIRIE VIEW ROAD ACROSS THE LOTS ESTABLISHED BY THIS PLAT WAS GRANTED BY THE PLAT. THE RIGHT OF INGRESS AND EGRESS TO AND FROM ANY NEW STREET RIGHT OF WAY THAT WAS DEDICATED WITH THE PLAT, ACROSS THE LOTS ESTABLISHED BY THE PLAT WAS ALSO GRANTED BY THE PLAT OF SAID ZONA ROSA 2ND PLAT

AVIATION AND NOISE DISCLOSURE: AVIATION AND NOISE EASEMENTS OVER THE ZONA ROSA 2ND PLAT PROPERTY WERE GRANTED BY BOOK 732 AT PAGE 306, BOOK 7658 AT PAGE 433, BOOK 693 AT PAGE 698 AND BOOK 1017 AT PAGE 306.

BUILDING HEIGHT RESTRICTION: THE FOLLOWING LANGUAGE WAS TAKEN FROM THE PLAT OF ZONA ROSA 2ND PLAT. THE SUBJECT PROPERTY IS LOCATED WITHIN THE KANSAS CITY INTERNATIONAL AIRPORT HEIGHT BUILDING HEIGHT RESTRICTION: ZONE MAP, DOCUMENT NO. 138-27, DATED MARCH 1982 AND IS WITHIN THE TRANSITIONAL SURFACE AND ILS APPROACH SURFACE. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED ELEVATION 1100 TO 1140 (USGS DATUM).

STREET DEDICATION: THE FOLLOWING LANGUAGE WAS TAKEN FROM THE PLAT OF ZONA ROSA 2ND PLAT. STREETS SHOWN HEREON NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT OF WAY ARE HEREBY DEDICATED. THE STREET LIGHTS LOCATED WITHIN THIS PLAT SHALL BE MAINTAINED BY THE OWNERS OF THE STREET LIGHT MAINTENANCE: LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE AGREEMENT TO MAINTAIN DECORATIVE LIGHTS IN PUBLIC RIGHT-OF-WAY BEING RECORDED SIMULTANEOUSLY WITH THIS PLAT.

NOTE: THERE ARE NO ADDITIONAL PUBLIC OR PRIVATE STREETS BEING DEDICATED WITH THIS REPLAT.

FLOODPLAIN: ACCORDING TO THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NUMBER 29095C0043G, DATED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE X.

ZONING: ACCORDING TO THE CITY OF KANSAS CITY, MISSOURI ONLINE WEBSITE, THE SUBJECT PROPERTY IS ZONED B3.3/R2.5. B 3.3 IS COMMUNITY BUSINESS B3.3 AND R 2.5 IS RESIDENTIAL 2.5.

PLAT AND LOT AREA SUMMARY		
Lot 1A	546,428 S.F.	12.545 Acres±
Lot 1B	35,607 S.F.	0.817 Acres±
Tract 1 of Lot 5 of Lot 5, Zona Rosa 2nd Plat	582,035 S.F.	13.362 Acres±

FINAL PLAT DATA	
LAND AREA	AREA
Total Land Area	582,035 S.F.
Land Area for Proposed & Existing Right-of-Way	0 S.F.
Net Land Area	582,035 S.F.
PLAT AREA	COUNT
Number of Lots	2 Lots
Number of Tracts	0 Tracts

