

FINAL PLAT OF
BERKLEY RIVERFRONT EAST
 SW 1/4, SEC. 28 - Twp. 50 N. - Rge. 33 W.
 NW & NE 1/4, SEC. 33 - Twp. 50 N. - Rge. 33 W.
 KANSAS CITY, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 28 AND THE FRACTIONAL NORTHEAST QUARTER AND FRACTIONAL NORTHWEST QUARTER OF SECTION 33, INCLUDING PART OF LOTS 51 AND 52, HURCK'S SUBDIVISION OF GUINOTTE BLUFF, A SUBDIVISION OF LAND RECORDED MAY 21, 1869 AS DOCUMENT NO. 1869R0020006, ALL IN TOWNSHIP 50 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. AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE UNITED STATE HARBOR LINE, AS ESTABLISHED ON THE SOUTH BANK OF THE MISSOURI RIVER IN 1904 AND 1924 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY ROUTE NO. 29 AND 35, AS RECORDED MAY 11, 1965 AS DOCUMENT NO. B-570825, IN IN BOOK B-5945, AT PAGE 310; THENCE NORTH 61°01'00" EAST, ALONG SAID SOUTH UNITED STATES HARBOR LINE, 1172.84 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO THE KANSAS CITY POWER AND LIGHT COMPANY, RECORDED AS DOCUMENT NO. 1338778, IN BOOK B-1942, AT PAGE 262 AND DOCUMENT NO A-881822, IN BOOK B-4111, AT PAGE 36; THENCE SOUTH 28°59'00" EAST, ALONG SAID NORTHWESTERLY PROLONGATION AND ALONG SAID SOUTHWESTERLY LINES, 1098.96 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF RIVER FRONT ROAD AS ESTABLISHED BY DOCUMENT NO. K-194186, IN BOOK K-436 AT PAGE 730 AND BY KANSAS CITY, MISSOURI ORDINANCE NO. 42140, RECORDED AS DOCUMENT NO. 98-K-11356, IN BOOK K-3155, AT PAGE 1343; THENCE SOUTH 48°39'06" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY, LINE, 10.79 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 460.87 FEET, A CENTRAL ANGLE OF 03°05'42" AND AN ARC DISTANCE OF 24.89 FEET; THENCE SOUTH 51°44'48" WEST, 324.21 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 72°36'08" AND AN ARC DISTANCE OF 76.03 FEET; THENCE NORTH 55°39'05" WEST, 52.04 FEET; THENCE SOUTH 41°01'39" WEST, 94.92 FEET; THENCE NORTH 48°58'21" WEST, 26.31 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 96°40'06" AND AN ARC DISTANCE OF 75.92 FEET; THENCE SOUTH 34°21'33" WEST, 57.96 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY ROUTE NO. 29 AND 35, AS ESTABLISHED BY DOCUMENT NO. 2008E0041037, RECORDED APRIL 16, 2008, DOCUMENT NO. 2008E004138 RECORDED APRIL 16, 2008 AND DOCUMENT NO. 2008E0042817 RECORDED APRIL 21, 2008, (ALL THREE DOCUMENTS BEING CORRECTED BY AFFIDAVITS TO CORRECT LEGAL DESCRIPTIONS RECORDED AUGUST 8, 2008 BY DOCUMENT NO. 20080085084, DOCUMENT NO. 2008E0085085 AND DOCUMENT NO. 2008E0085086); THENCE SOUTH 63°28'11" WEST, ALONG LAST SAID NORTHWESTERLY EXTENSION AND LAST SAID NORTHWESTERLY RIGHT OF WAY LINE, 316.73 FEET; THENCE SOUTH 79°36'23" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 161.80 FEET; THENCE NORTH 49°56'13" WEST, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. INTERSTATE HIGHWAY ROUTE NO. 29 AND 35, AS ESTABLISHED BY LAST SAID DOCUMENTS, 184.91 FEET; THENCE NORTH 19°12'49" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ITS NORTHWESTERLY EXTENSION, 757.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF E FRONT STREET AS ESTABLISHED BY DOCUMENT NO. K-194186, IN BOOK K-436 AT PAGE 730 AND BY KANSAS CITY, MISSOURI ORDINANCE NO. 42140, RECORDED AS DOCUMENT NO. 98-K-11356, IN BOOK K-3155, AT PAGE 1343; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 79°18'05" WEST WITH A RADIUS OF 580.87 FEET, A CENTRAL ANGLE OF 12°31'22" AND AN ARC DISTANCE OF 126.96 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. INTERSTATE HIGHWAY ROUTE NO. 29 AND 35, AS ESTABLISHED BY AFORESAID DOCUMENT NO. B-570825, IN IN BOOK B-5945, AT PAGE 310; THENCE NORTH 19°47'42" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 78.45 FEET TO THE POINT OF BEGINNING, CONTAINING 1,243,299 SQUARE FEET OR 28.542 ACRES, MORE OR LESS.

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:

BERKLEY RIVERFRONT EAST

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1031898-KCTV, EFFECTIVE SEPTEMBER 18, 2020 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 "JA-100" WITH A GRID FACTOR OF 0.9999010. ALL COORDINATES SHOWN ARE IN METERS.
- A PORTION OF E. FRONT STREET WILL BE VACATED BY SEPARATE DOCUMENT.

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.

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

STREET GRADES:

STREET GRADES FOR A PORTION OF E. FRONT STREET HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 130284 BEING PASSED ON MAY 11, 2015 AND ORDINANCE 42140 BEING PASSED ON JANUARY 19, 1973.

DEVELOPER:

PORT AUTHORITY OF KANSAS CITY
 110 BERKLEY PLAZA
 KANSAS CITY, MO 64120

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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), 29095C0266, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 01, 2017.

CITY PLAN COMMISSION: PUBLIC WORKS:

APPROVED: _____

MICHAEL J. SHAW
 DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:

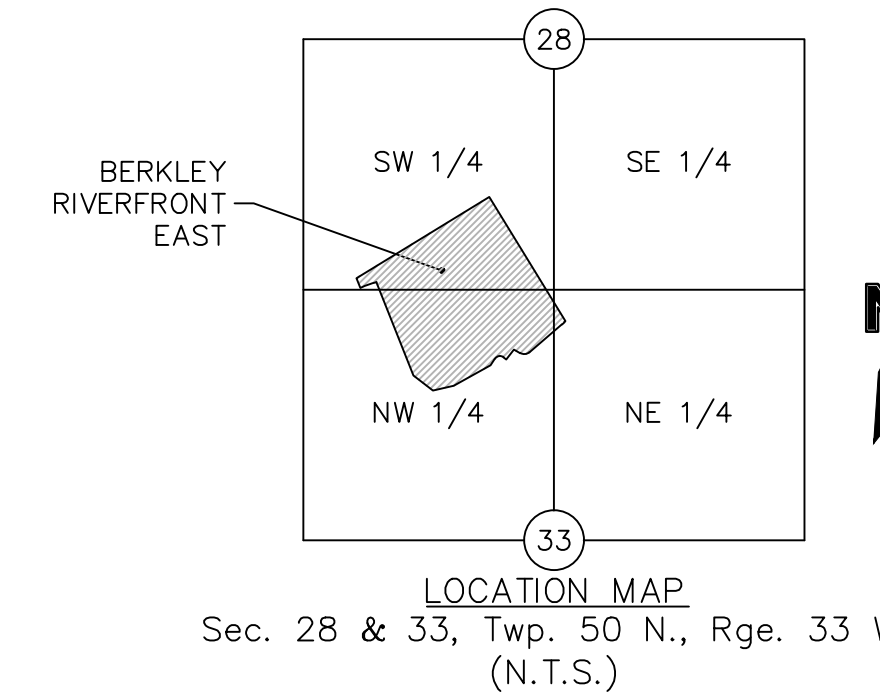
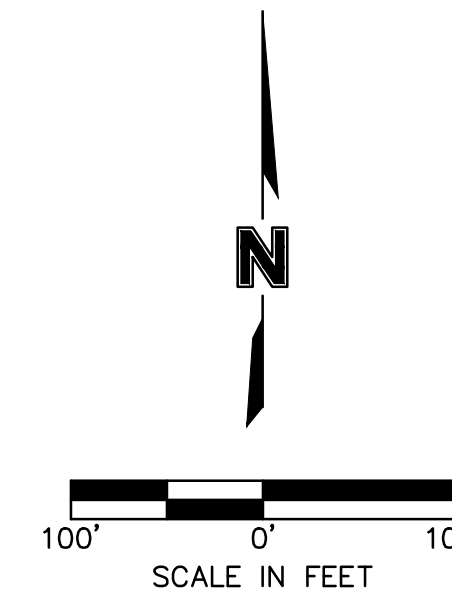
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 201044 DULY AUTHENTICATED AS PASSED THIS 17TH DAY OF DECEMBER 2020.

QUINTON LUCAS
 MAYOR

MARILYN SANDERS
 CITY CLERK

JACKSON COUNTY GIS DEPARTMENT

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	327259.292	2771438.544
2	327743.713	2771008.164
3	327742.975	2770986.522
4	327751.924	2770973.427
5	327730.099	2770954.436
6	327735.364	2770948.386
7	327732.757	2770928.060
8	327718.174	2770918.090
9	327675.052	2770831.715
10	327666.155	2770783.208
11	327702.431	2770740.073
12	327920.485	2770664.080
13	327909.220	2770627.140
14	327931.718	2770619.042
15	328104.938	2770931.754
16	327811.925	2771094.062
17	327809.752	2771091.593
18	327804.895	2771085.764



IN WITNESS WHEREOF:

PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2021.

PORT AUTHORITY OF KANSAS CITY, MISSOURI

JON. D STEPHENS, PRESIDENT & CEO

STATE OF _____ SS:
 COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JON D STEPHENS TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT & CEO, OF PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF PORT AUTHORITY OF KANSAS CITY, MISSOURI AND THAT SAID JON. D. STEPHENS, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

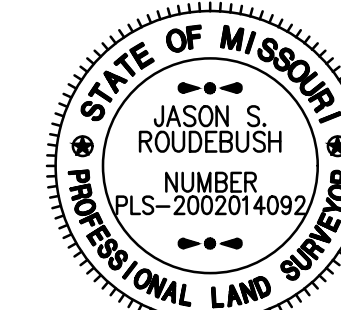
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THIS PLAT AND SURVEY OF BERKLEY RIVERFRONT EAST WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF BERKLEY RIVERFRONT EAST 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
 APRIL 27, 2021
 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY
04-27-2021 1ST SUBMITTAL

drawn by: _____ SFS
 surveyed by: _____ RWJ/GSB
 checked by: _____ JRM
 approved by: _____ JSR
 project no.: 020-2805
 file name: \\PPLAT_0202805.DWG

olsson
 Olson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001692
 1301 Burlington Street, TEL 816.361.1177
 North Kansas City, MO 64116, FAX 816.361.1888
 www.olson.com

DWG: F:\2020\2501-3000\020-2805\40-Design\Survey\SRVY\Sheets\P\at\ _PPLAT_0202805.dwg
 USER: ssathfeld
 DATE: Apr 27, 2021 2:43pm