



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

March 5, 2024

Project Name
Berkley Riverfront Park Fourth Plat

Docket #C2

Request
CLD-FnPlat-2023-00036
Final Plat

Applicant
Marty Isabell
Taliaferro & Brown

Owner
Aaron Plump
PortKC

Location 1460 E Front St
Area About 10 acres
Zoning MPD
Council District 4th
County Jackson
School District KANSAS CITY
MISSOURI 110

Surrounding Land Uses
North: Missouri River, Zoned M1-5
South: Mixed Use, Zoned MPD
East: Mixed Use, Zoned MPD
West: Mixed Use, Zoned MPD

Major Street Plan
The City's Major Street Plan identifies Front Street as a Throughfare with four lanes at this location

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Mixed Use uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on December 21, 2023. Scheduling deviations from 2024 Cycle 2.1 have occurred.

- Applicant had not paid application invoice

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently undeveloped. It is within the existing Berkley Riverfront Park Development. To the north is the Missouri River. To the west and south is parcels to be developed within the Berkley Riverfront Park. To the east is Interstate 35/29 and Bally's Casino. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District MPD (Master Planned Development) on about 10 acres generally located at the northwest corner of Interstate 35/29 and Berkley Parkway, creating one lot for the purposes of a multi-purpose sports stadium.

CONTROLLING CASE

Case No. CD-AA-2023-00283- Approved a minor amendment to the approved Berkley Riverfront MPD Development Plan.

Ordinance No. 140583 passed by the City Council on July 31, 2014 (Case No. 14462-MPD) approved a Master Planned District (MPD) and approval of a preliminary development plan.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C2 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

CD-CPC-2022-00138- A project plan was approved to allow for the creation of a 11,500 capacity soccer stadium for the Kanas City Current soccer club at the Berkley Riverfront Development in District MPD on about 10 acres.

CD-AA-2022-00088 – A minor amendment was approved to include the reconfiguration of Troost Avenue, the streetcar extension and pedestrian connectivity and KC Current stadium.

Ordinance No. 220941 – Council approved the expansion of the Berkley Riverfront MPD boundary of roughly 1.75 acres along Interstate 29/35 to allow for the construction of the KC Current stadium.

PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 10 acres generally located at the northwest corner of Interstate 35/29 and Berkley Parkway creating 1 lot to allow for a multi-purpose sports stadium. This use was approved in Case No. CD-CPC-2023-00283. The Master Planned Development proposed to develop a 11,000-seat stadium for the Kansas City Current Women’s Professional Soccer Club. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-280 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	In conformance with the Master Planned Development standards
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes", written in a cursive style.

Matthew Barnes
Planner



Plan Conditions

Report Date: February 28, 2024

Case Number: CLD-FnPlat-2023-00036

Project: Berkley Riverfront Park Fourth Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to Ordinance Request of this Final Plat the applicant must submit application and receive approval for a revised Street Name Plan for the entire Berkley Riverfont Development.
2. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2023-00036.
4. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
5. That prior to recording the Final Plat the developer shall secure approval of a Street Tree Planting Plan from the City Forester.
6. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

7. Submit hard copies of executed agreement document(s) to City Hall accompanied with a completed copy of the IB159 form. Executed copies must be signed by all parties outside of the City. Agreements must be received and processed prior to recording plat and the issuance of a Final Certificate of Occupancy. The IB159 form is available on the City's website: <https://www.kcmo.gov/home/showpublisheddocument?id=5972>
8. Obtain Major Infrastructure Permit, which shall be a Bonded permit to construct modify or connect to public infrastructure prior to starting recording plat. This work may include Sanitary, Storm, Street, Stream Buffer, and/or Street Lighting. An email will be sent with additional instructions on required items that must be submitted prior to obtaining the permit. The Land Development Permit Group can be found on the 5th floor, City Hall, 414 E. 12th Street, Kansas City Missouri, 64106 (816) 513-2551.

PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 50, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N02°17'26"E, ALONG THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER, 1810.77 FEET (RECORD: 1811.02 FEET) TO THE CENTERLINE OF THE MISSOURI RIVER LEVEE AS ESTABLISHED BY ORDINANCE NO. 11221, PASSED AUGUST 28, 1947, AS AMENDED BY ORDINANCE NO. 11473, PASSED NOVEMBER 17, 1947; THENCE N05°59'52"E, ALONG SAID CENTERLINE, 341.90 FEET; THENCE S29°00'08"E, AT RIGHT ANGLES TO SAID CENTERLINE, 117.00 FEET TO THE SOUTHWESTERLY CORNER OF TRACT B DESCRIBED BY DOCUMENT NO. 1948-A-0940244; THENCE N75°31'52"E, ALONG THE SOUTH LINE OF SAID TRACT B, 2.75 FEET TO THE POINT OF BEGINNING; THENCE N75°31'52"E, CONTINUING ALONG THE SOUTH LINE OF SAID TRACT B, 108.82 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE N124°22'22"W, ALONG THE EASTERLY LINE OF SAID TRACT, 110.22 FEET (DEED: 110.77 FEET) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI RIVER LEVEE; THENCE N61°29'57"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 705.72 FEET TO THE WEST LINE OF TRACT #1A DESCRIBED BY DOCUMENT NO. 2008-E-0041023; THENCE N05°25'58"W, ALONG THE WEST LINE OF SAID TRACT #1A, 14.23 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N70°14'41"E, ALONG THE NORTHERLY LINE OF SAID TRACT #1A AND THE EASTERLY PROLONGATION THEREOF 104.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAYS I-29, I-35 AND US-71 AT 75 FEET LEFT OF CENTERLINE STATION 82+00, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2023-E-0030923; THENCE ALONG THE EASTERLY LINE OF SAID TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES: THENCE S19°38'45"E, 55.06 FEET; THENCE S06°01'32"E, 280.61 FEET; THENCE S08°15'50"W, 263.55 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2023-E-0030923; THENCE S74°41'16"W, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, 75.83 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT B DESCRIBED BY DOCUMENT NO. 2022-E-0013559; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES: THENCE S74°41'16"W, 192.31 FEET; THENCE S06°16'07"W, 194.04 FEET; THENCE S38°33'17"W, 297.34 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT B, SAID POINT BEING THE MOST NORTHERLY RIGHT-OF-WAY CORNER OF BERKLEY PARKWAY AS ESTABLISHED BY BERKLEY RIVERFRONT PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE S38°33'17"W, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BERKLEY PARKWAY, 86.74 FEET; THENCE IN A NORTHERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF N38°33'17"E, HAVING A RADIUS OF 23.50 FEET THROUGH A CENTRAL ANGLE OF 05°35'36", AN ARC DISTANCE OF 23.54 FEET TO A POINT OF TANGENCY; THENCE N15°23'19"W, 516.45 FEET TO THE POINT OF BEGINNING, CONTAINING 9.933 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT/FILE NO. NCS-1128160-KCTY, EFFECTIVE DATE: JUNE 28, 2022.
- SURVEY RELATED SCHEDULE B ITEMS:
 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF UNRECORDED OR CLAIMS OF EASEMENTS NOT OF RECORD.
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND: NO PUBLICLY DEDICATED RIGHT-OF-WAY PROVIDED FOR E. RIVERFRONT ROAD, AS SHOWN.
 - TERMS, PROVISIONS, CONDITIONS, RESERVATIONS AND RESTRICTIONS CONTAINED IN THE FINAL DECREE DATED NOVEMBER 9, 1912, IN THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF MISSOURI, RECORDED FEBRUARY 23, 1916, AS DOCUMENT NO. 1088895, IN BOOK B1690, PAGE 574. MODIFICATION OF DECREE RECORDED FEBRUARY 23, 1916, AS DOCUMENT NO. 1088896, IN BOOK B1699, PAGE 165. (PERTAINS TO THAT PART OF THE LAND LYING WITHIN 100 FEET OF THE UNITED STATES HARBOR LINE): AS SHOWN.
 - EASEMENT GRANTED TO KANSAS CITY, MISSOURI FOR SEWER PURPOSES, RECORDED DECEMBER 8, 1948, AS DOCUMENT NO. A-940244, IN BOOK B4235, PAGE 452: AS SHOWN.
 - TERMS AND PROVISIONS OF THE DECREE ENTERED APRIL 28, 1948, AS AMENDED BY THE ORDER NUNC PRO TUNC ENTERED MAY 14, 1948, IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI, UNDER CASE NUMBER 523954, AND THE TERMS AND PROVISIONS OF THE UNRECORDED ORDINANCES NUMBER 9895, PASSED APRIL 1, 1946, AND 11221, PASSED AUGUST 18, 1947, AND 11473, PASSED NOVEMBER 17, 1947, WHICH SAID UNRECORDED ORDINANCES ARE MENTIONED IN SAID DECREE, COPIES OF THE DECREE AND THE ORDER NUNC PRO TUNC HAVING BEEN RECORDED MARCH 24, 1960, AS DOCUMENT NOS. B-338428 AND B-338429 IN BOOK B5294 AT PAGE 227 AND 245 (PERTAINS TO THE CONDEMNATION AND TAKING OF PART OF THE PREMISES IN QUESTION FOR PUBLIC USE FOR THE LOCATION OF LEVEES, DIKES, DRAINS AND OTHER FLOOD PROTECTION WORKS): SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE MISSOURI RIVER LEVEE AS SHOWN. SUBJECT PROPERTY LIES WITHIN LEVEE DISTRICT NO. 1 AS ESTABLISHED BY ORDINANCE NO. 9895.
 - SEWER RIGHT OF WAY DEED GRANTED TO THE CITY OF KANSAS CITY, RECORDED DECEMBER 28, 1950, AS DOCUMENT NO. B-10597, IN BOOK B4403, PAGE 167: AS SHOWN.
 - LACK OF DIRECT ACCESS FOR INGRESS AND EGRESS TO RELOCATED RIVER FRONT ROAD AND FOR THE RAMPS CONNECTING SAID ROAD TO THE PASEO RIVER BRIDGE CONNECTION TO U.S. 69 (NOW DESIGNATED AS INTERSTATE ROUTE 1-35) FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE HIGHWAY COMMISSION OF MISSOURI BY DEED RECORDED MAY 14, 1973, AS DOCUMENT NO. K-194186, IN BOOK K436, PAGE 730: FORMER RIGHT-OF-WAY LINE AS SHOWN. DUE TO MERGER OF TITLE, LACK OF DIRECT ACCESS IS NO LONGER RELEVANT.
 - EASEMENT OR RIGHT-OF-WAY FOR FRONT STREET, AS THE SAME IS NOW ESTABLISHED: FRONT STREET, AS SHOWN ON THE PLAT OF TOWN OF KANSAS (DOCUMENT NO. 1846-R-0010044), DOES NOT AFFECT SUBJECT PROPERTY.
 - CONVEYANCE TO THE STATE OF MISSOURI ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, AS SET FORTH IN THE DEED FILED APRIL 16, 2008, UNDER DOCUMENT NO. 2008E0041023: AS SHOWN.
 - LACK OF RIGHT OF ACCESS FOR INGRESS AND EGRESS TO INTERSTATE HIGHWAY ROUTE 29 / 35 FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE OF MISSOURI BY DEED FILED APRIL 16, 2008, UNDER DOCUMENT NO. 2008E0041022 AND DOCUMENT NO. 2008E0041023: AS SHOWN.
 - PERMANENT EASEMENT FOR WATER MAIN AND APPURTENANCES GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087671: AS SHOWN.
 - STANDARD SEWER EASEMENT GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087672: AS SHOWN.
 - STANDARD SEWER EASEMENT GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087673: AS SHOWN.
 - PERMANENT EASEMENT FOR WATER MAIN AND APPURTENANCES GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087674: AS SHOWN.
 - STANDARD SEWER EASEMENT GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087675: AS SHOWN.
 - STANDARD SEWER EASEMENT GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087676: AS SHOWN.
 - ORDINANCE NO. 130284, TO REESTABLISH THE STREETS GRADES FOR PART OF FRONT STREET AND RIVERFRONT DRIVE, RECORDED MAY 11, 2015, AS DOCUMENT NO. 2015E0039209: ALSO ESTABLISHES RIGHT-OF-WAY FOR FRONT STREET AND RIVERFRONT DRIVE AS SHOWN. FRONT STREET RIGHT-OF-WAY PARTIALLY VACATED, AND RIVERFRONT DRIVE RIGHT-OF-WAY WHOLLY VACATED BY DOCUMENT NO. 2016E0028655.
 - EASEMENTS IN THAT PART OF THE SUBJECT PREMISES IN THE VACATED FRONT STREET, RESERVED IN ORDINANCE NO. 160112, VACATING A PORTION OF FRONT STREET, RECORDED APRIL 4, 2016, AS DOCUMENT NO. 2016E0028655: FRONT STREET RIGHT-OF-WAY PARTIALLY VACATED, AND RIVERFRONT DRIVE RIGHT-OF-WAY WHOLLY VACATED AS SHOWN. EASEMENT FOR UTILITIES RESERVED IN VACATED PORTION RIGHTS-OF-WAY.
 - LACK OF RIGHT OF ACCESS FOR INGRESS AND EGRESS TO INTERSTATE HIGHWAY ROUTE 29/35 FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE OF MISSOURI BY DEED FILED JULY 8, 2010, AS DOCUMENT NO. 2010E-0065262. AS SHOWN. ALSO RIGHT OF INGRESS AND EGRESS TO MAINTAIN UTILITIES EXISTING ON TRACTS AT THE TIME OF CONVEYANCE.
 - TERMS AND PROVISIONS AS SET FORTH IN CONDITIONAL AND LIMITED ASSIGNMENT AND DELEGATION AGREEMENT, BY AND BETWEEN THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI AND F&C BERKLEY PARK KC, LLC, AN INDIANA LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 23, 2016 AS DOCUMENT NO. 2016E011353. AMENDMENT TO AND ASSIGNMENT OF CONDITIONAL AND LIMITED ASSIGNMENT AND DELEGATION AGREEMENT BY AND BETWEEN F&C BERKLEY PARK KC, LLC, AN INDIANA LIMITED LIABILITY COMPANY (GRANTOR), BOKC UNION BERKLEY, LLC, A DELAWARE LIMITED LIABILITY COMPANY (GRANTEE) AND THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI (DECLARANT) RECORDED DECEMBER 7, 2018 AS DOCUMENT NO. 2018E0104734: AFFECTS PART OF THE SUBJECT PROPERTY AS SHOWN.
 - LACK OF RIGHT OF ACCESS TO INTERSTATE HIGHWAY ROUTE 29/35 AND COVENANTS AND RESTRICTIONS AS SET OUT IN SPECIAL WARRANTY DEED RECORDED JANUARY 4, 2011 AS DOCUMENT NO. 2011E000912: AS SHOWN. ALSO RIGHT OF INGRESS AND EGRESS TO MAINTAIN UTILITIES EXISTING ON TRACTS AT THE TIME OF CONVEYANCE.
 - ANY RIGHT, TITLE OR INTEREST CLAIMED BY THE CITY OF KANSAS CITY, MISSOURI AND/OR THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION IN AND TO THAT PORTION OF THE SUBJECT LAND THAT WAS INCLUDED WITHIN THE LAND DESCRIBED IN THAT CERTAIN QUIT-CLAIM DEED DATED APRIL 5, 1962, RECORDED MAY 8, 1962 IN BOOK B5498, PAGE 69 AS DOCUMENT NO. B410962 BUT THAT WAS EXCLUDED FROM THE LAND DESCRIBED IN THAT CERTAIN GENERAL WARRANTY DEED DATED APRIL 1, 2008, RECORDED APRIL 16, 2008 AS DOCUMENT NO. 2008E0041023, SAID EXCLUDED TRACT OF LAND BEING TRIANGULAR IN SHAPE AND LOCATED IN THE NORTHWESTERN MOST AREA OF THE LAND DESCRIBED IN SAID 1962 QUIT-CLAIM DEED. AS SHOWN.
 - AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED NOVEMBER 18, 2022 AS DOCUMENT NO. 2022E0103939. AS SHOWN
 - AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED NOVEMBER 13, 2023 AS DOCUMENT NO. 2023E0017609. AS SHOWN
 - AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED APRIL 5, 2023 AS DOCUMENT NO. 2023E0023748. AS SHOWN
 - COVENANTS, AGREEMENTS, INGRESS AND EGRESS FOR UTILITIES, EASEMENT, RESERVATIONS AND ALL OTHER TERMS, PROVISIONS AND CONDITIONS SET FORTH AND CONTAINED WITHIN A QUITCLAIM DEED DATE SEPTEMBER 7, 2022 AND RECORDED MAY 3, 2023 AS DOCUMENT NO. 2023E003923 FROM THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, AS GRANTOR TO THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, AS GRANTEE, AFFECTING THAT PORTION OF THE LAND AS DESCRIBED THEREIN. AS SHOWN
 - AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED NOVEMBER 1, 2023 AS DOCUMENT NO. 2023E0079491. AS SHOWN
 - AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED NOVEMBER 1, 2023 AS DOCUMENT NO. 2023E0079497. AS SHOWN

SURVEYOR'S NOTES CONTINUE:

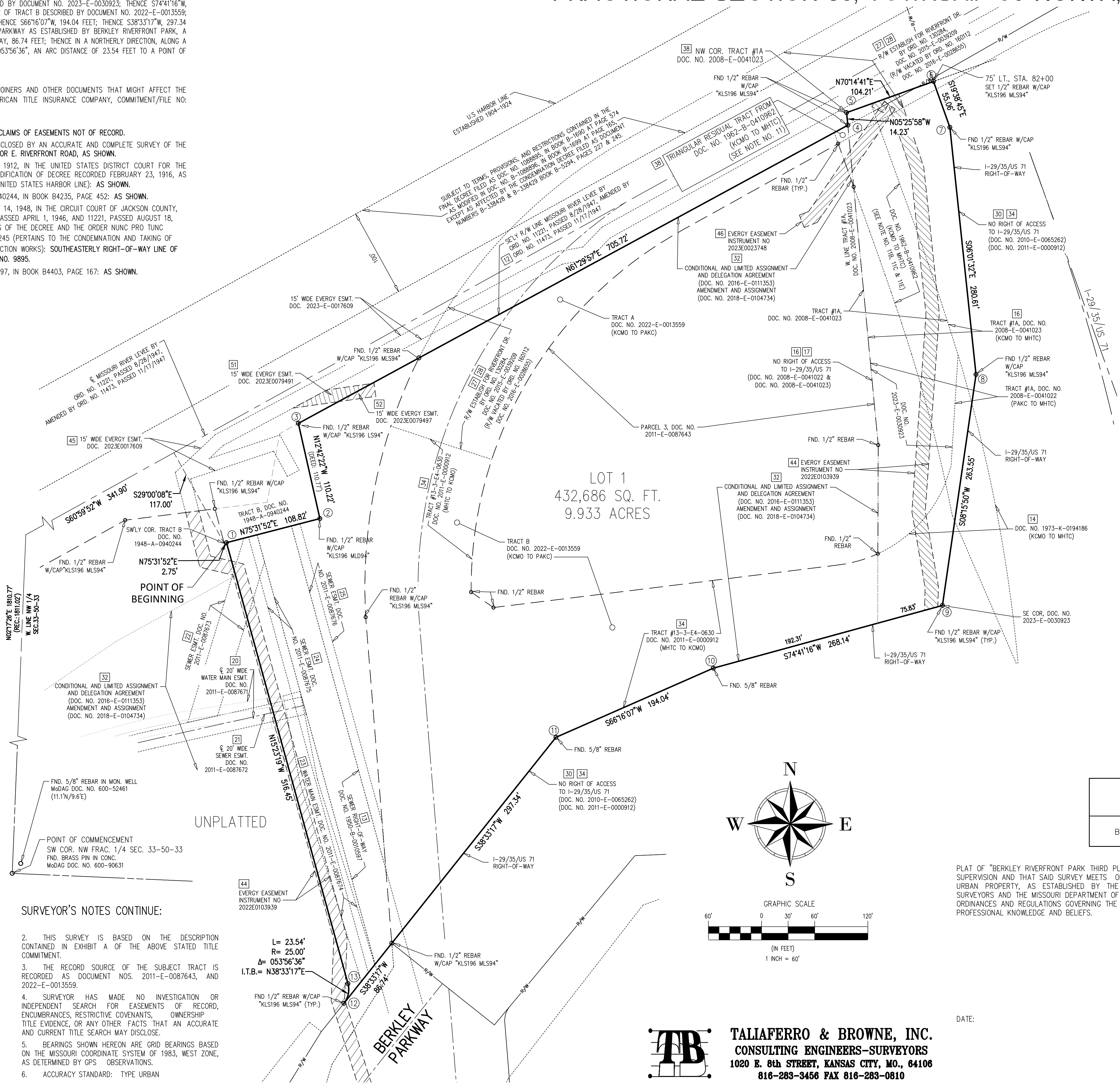
- THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN EXHIBIT A OF THE ABOVE STATED TITLE COMMITMENT.
- THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NOS. 2011-E-0087643, AND 2022-E-0013559.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MIGHT DISCLOSE.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
- ACCURACY STANDARD: TYPE URBAN

L = 23.54'
R = 25.00'
Δ = 05°35'36"
I.T.B. = N38°33'17"E

FINAL PLAT OF BERKLEY RIVERFRONT PARK FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

FRACTIONAL SECTION 33, TOWNSHIP 50 NORTH, RANGE 33 WEST



MISSOURI COORD. SYSTEM OF 1983, WEST ZONE		
PT. NO.	GRID NORTHING	GRID EASTING
JA-100	327,259.948 M	845,185.546 M
1	327,697.438 M	844,101.671 M
2	327,705.724 M	844,133.984 M
3	327,738.492 M	844,126.596 M
4	327,841.123 M	844,315.612 M
5	327,845.440 M	844,315.201 M
6	327,856.176 M	844,345.091 M
7	327,840.371 M	844,350.735 M
8	327,755.321 M	844,359.713 M
9	327,675.833 M	844,348.168 M
10	327,654.252 M	844,269.347 M
11	327,630.452 M	844,215.210 M
12	327,538.911 M	844,142.252 M
13	327,545.681 M	844,143.639 M

NOTE:
COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS AND TIED TO CONTROL MONUMENT JA-100 OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM. A GRID FACTOR OF 0.9999010 WAS USED.

LEGEND

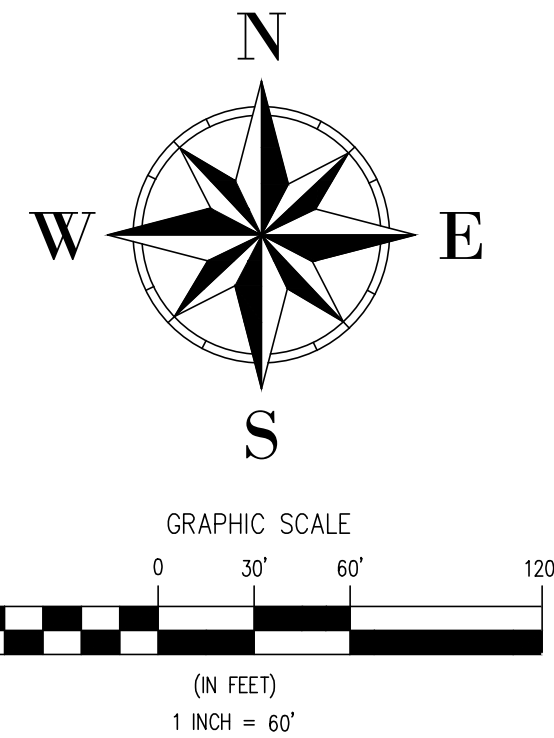
- =FOUND 1/2" BAR & CAP
- =SET 1/2" BAR & CAP
- ⊙=SET 5/8" BAR & ALUMINUM CAP
- + =CHISELED OR FOUND "+" AS INDICATED
- PP=PREVIOUS PLAT
- C=CALCULATED
- D=DEED
- CPS=COTTON PICKER SPINDLE
- M=MEASURED
- BSL=BUILDING SETBACK LINE

—=PLAT BOUNDARY
 - - - =NEW LOT LINE
 - - - =EXISTING LOT LINE
 - - - =CENTERLINE

⑩=MISSOURI STATE PLANE COORDINATES IN METERS

EXISTING STREET GRADES		
STREET	INSTRUMENT NO.	DATE
BERKLEY PARKWAY	20160108529	NOV. 16, 2016

PLAT OF "BERKLEY RIVERFRONT PARK THIRD PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER STATE 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 BELIEFS.



TALIAFERRO & BROWNE, INC.
 CONSULTING ENGINEERS-SURVEYORS
 1020 E. 8th STREET, KANSAS CITY, MO. 64108
 816-283-3456 FAX 816-283-0810

DATE: _____
 RICKY E. GARD Mo. L.S. No. 2069

SUBMITTAL DATE: 01/17/2024