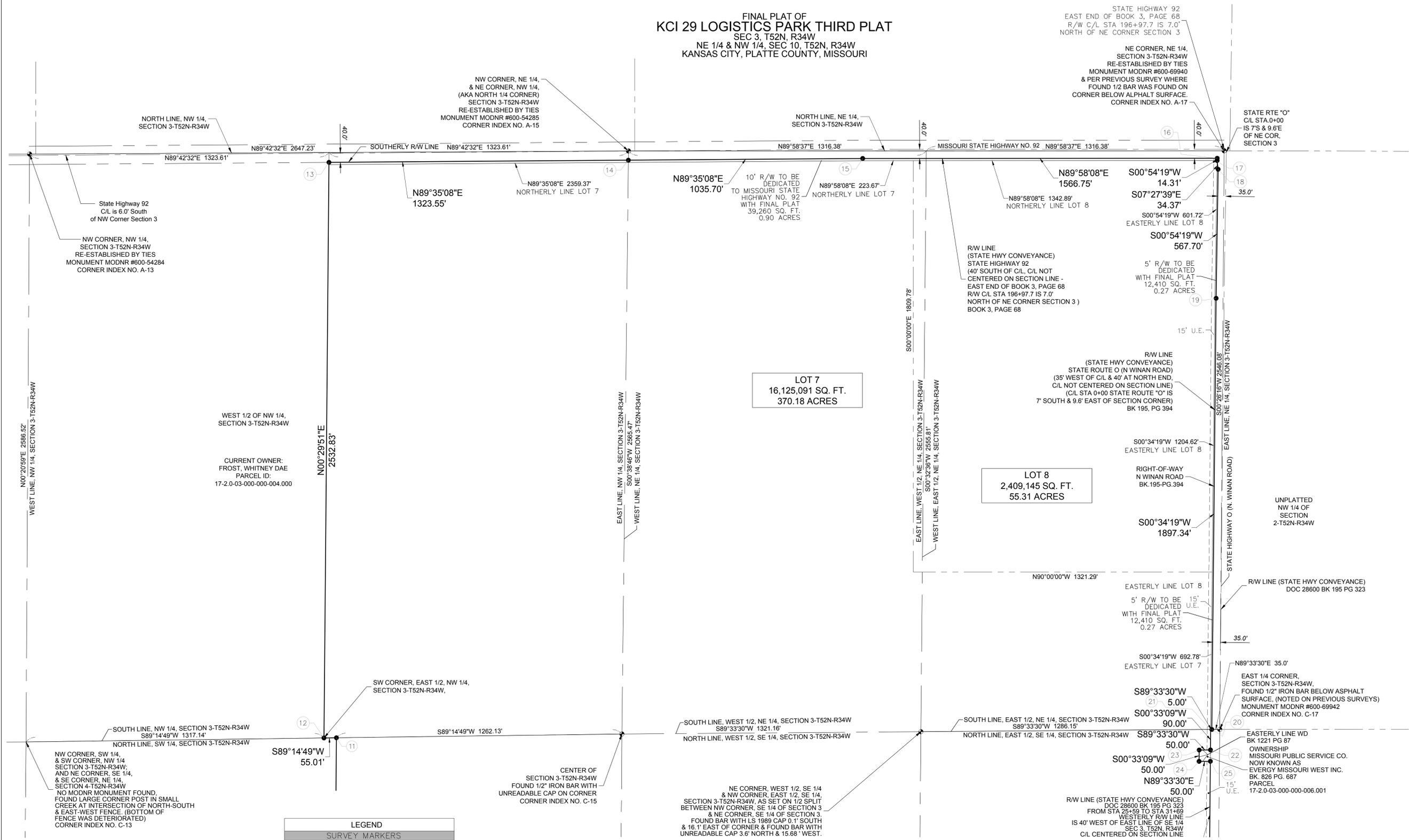
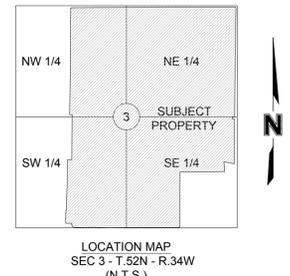
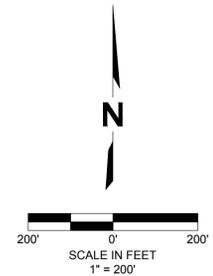


FINAL PLAT OF
KCI 29 LOGISTICS PARK THIRD PLAT
 SEC 3, T52N, R34W
 NE 1/4 & NW 1/4, SEC 10, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI



LEGEND	
SURVEY MARKERS	
○	FND FOUND MONUMENT
●	SCR SECTION CORNER
●	SET SET MONUMENT
○	ROW RIGHT OF WAY MARKER
BOUNDARIES	
---	SECTION LINE
GENERAL	
ITB	INITIAL TANGENT BEARING
R	RADIUS
L	ARC LENGTH
D	CENTRAL ANGLE / DELTA
C/L	CENTRAL ANGLE
EASEMENTS	
S.B.E.	STREAM BUFFER EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
W.E.	WATER EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICES EASEMENT



THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK THIRD PLAT 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
 JEFFREY P. MEANS, MO PLS 2000147866
 AUGUST 5, 2025
 JMEANS@OLSSON.COM

DATE OF SURVEY	
06-27-2025	- For Client Review
07-10-2025	- For Client Review
07-11-2025	- 1st Submittal
07-18-2025	- 10' R/W for Hwy 92 Added
08-01-2025	- For Client Review
08-05-2025	- 2nd Submittal

drawn by: JSR/NRW
 surveyed by: AH-RN/TC
 checked by: JPM
 approved by: JPM
 project no.: D24-02292
 file: V_PLAT_D2402292.DWG

DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRV\Sheets\V_PLAT_D2402292.dwg
 USER: nwilloughby
 DATE: Aug 5, 2025 12:42PM

DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161

WEST 1/2 OF NW 1/4,
 SECTION 3-T52N-R34W

CURRENT OWNER:
 FROST, WHITNEY DAE
 PARCEL ID:
 17-2-0-03-000-000-004.000

LOT 8
 2,409,145 SQ. FT.
 55.31 ACRES

LOT 7
 16,125,091 SQ. FT.
 370.18 ACRES

STATE HIGHWAY 92
 EAST END OF BOOK 3, PAGE 68
 R/W C/L STA 196+97.7 IS 7.0'
 NORTH OF NE CORNER SECTION 3

NE CORNER, NE 1/4,
 SECTION 3-T52N-R34W
 RE-ESTABLISHED BY TIES
 MONUMENT MODNR #600-69940
 & PER PREVIOUS SURVEY WHERE
 FOUND 1/2 BAR WAS FOUND ON
 CORNER BELOW ALPHALT SURFACE.
 CORNER INDEX NO. A-17

STATE RTE "O"
 C/L STA. 0+00
 IS 7'S & 9.6'E
 OF NE COR.
 SECTION 3

5' R/W TO BE
 DEDICATED
 WITH FINAL PLAT
 12,410 SQ. FT.
 0.27 ACRES

R/W LINE
 (STATE HWY CONVEYANCE)
 STATE ROUTE O (N WINAN ROAD)
 (35' WEST OF C/L & 40' AT NORTH END,
 C/L NOT CENTERED ON SECTION LINE)
 (C/L STA 0+00 STATE ROUTE "O" IS
 7' SOUTH & 9.6' EAST OF SECTION CORNER)
 BK 195, PG 394

S00°34'19"W 1204.62'
 EASTERLY LINE LOT 8

RIGHT-OF-WAY
 N WINAN ROAD
 BK.195-PG.394

S00°34'19"W 1897.34'

5' R/W TO BE
 DEDICATED
 WITH FINAL PLAT
 12,410 SQ. FT.
 0.27 ACRES

S00°34'19"W 692.78'
 EASTERLY LINE LOT 7

S89°33'30"W 5.00'
 S00°33'09"W 90.00'

S00°33'09"W 50.00'
 S00°33'09"W 50.00'
 N89°33'30"E 50.00'

R/W LINE (STATE HWY CONVEYANCE)
 DOC 28600 BK 195 PG 323
 FROM STA 25+55 TO STA 31+69
 WESTERLY R/W LINE
 IS 40' WEST OF EAST LINE OF SE 1/4
 SEC 3, T52N, R34W
 C/L CENTERED ON SECTION LINE

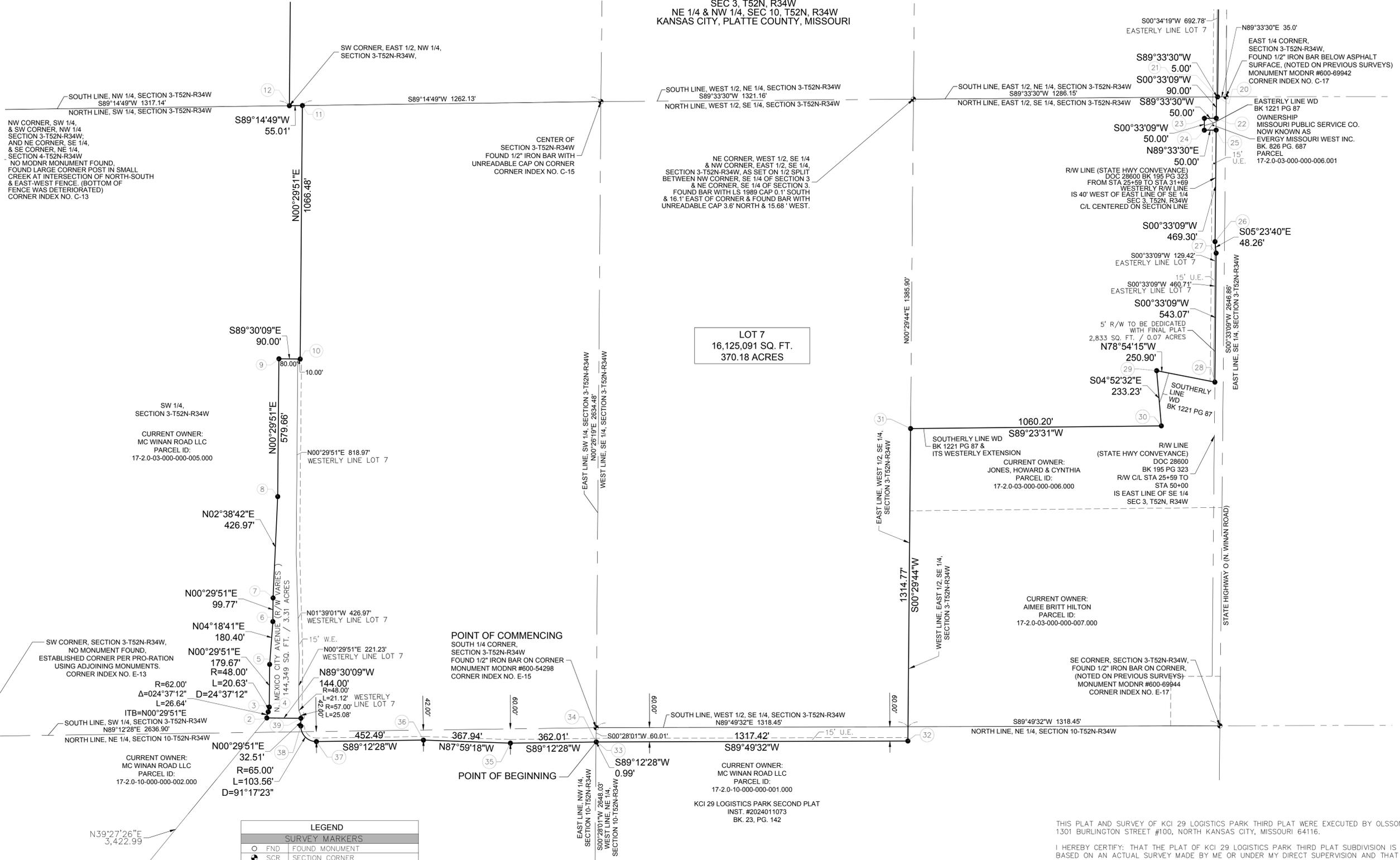
UNPLATTED
 NW 1/4 OF
 SECTION
 2-T52N-R34W

R/W LINE (STATE HWY CONVEYANCE)
 DOC 28600 BK 195 PG 323

N89°33'30"E 35.0'
 EAST 1/4 CORNER,
 SECTION 3-T52N-R34W,
 FOUND 1/2" IRON BAR BELOW ASPHALT
 SURFACE, (NOTED ON PREVIOUS SURVEYS)
 MONUMENT MODNR #600-69942
 CORNER INDEX NO. C-17

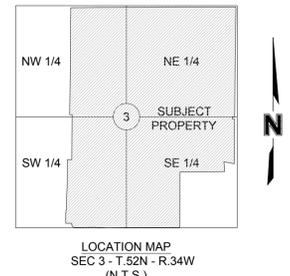
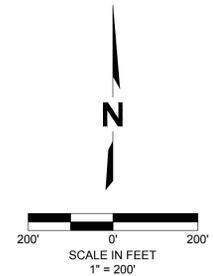
EASTERLY LINE WD
 BK 1221 PG 87
 OWNERSHIP
 MISSOURI PUBLIC SERVICE CO.
 NOW KNOWN AS
 EVERGY MISSOURI WEST INC.
 BK. 826 PG. 687
 PARCEL
 17-2-0-03-000-000-006.001

FINAL PLAT OF
KCI 29 LOGISTICS PARK THIRD PLAT
SEC 3, T52N, R34W
NE 1/4 & NW 1/4, SEC 10, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI



N: 351428.572
E: 831252.851
MO-DNR
MONUMENT
PL-12

LEGEND	
SURVEY MARKERS	
	FND FOUND MONUMENT
	SCR SECTION CORNER
	SET SET MONUMENT
	ROW RIGHT OF WAY MARKER
BOUNDARIES	
	SECTION LINE
GENERAL	
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drawn by: JSR/NRW
 surveyed by: AH-RN-TC
 checked by: JPB
 approved by: JSR
 project no.: D24-02292
 file: V_PLAT_D2402292.DWG

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OLSSON, MO CLS 366
 JEFFREY P. MEANS, MO PLS 2000147866
 AUGUST 5, 2025
 JMEANS@OLSSON.COM

DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRV\Sheets\PLAT_D2402292.dwg
 USER: nwilloughby
 DATE: Aug 5, 2025 12:45PM

DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161

IN WITNESS WHEREOF:

MC WINAN ROAD, LLC A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____

MC WINAN ROAD, LLC A MISSOURI LIMITED LIABILITY COMPANY

BY: BLANKENBAKER LOGISTICS LLC A KENTUCKY LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. ITS SOLE MEMBER

BY: _____ VINCENT T. JOHNSTON, SENIOR VICE PRESIDENT

STATE OF _____ SS: COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME VINCENT T. JOHNSTON TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SENIOR VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC, A SOLE MEMBER OF BLANKENBAKER LOGISTICS LLC, A KENTUCKY LIMITED LIABILITY COMPANY, A SOLE MEMBER OF MC WINAN ROAD, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID VINCENT T. JOHNSTON, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

CITY PLAN COMMISSION:

APPROVED DATE: _____ CASE NUMBER: CLD-FnPlot-2025-00025

PUBLIC WORKS:

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. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____

MAYOR QUINTON LUCAS

CITY CLERK MARILYN SANDERS

FINAL PLAT OF KCI 29 LOGISTICS PARK THIRD PLAT SEC 3, T52N, R34W NE 1/4 & NW 1/4, SEC 10, T52N, R34W KANSAS CITY, PLATTE COUNTY, MISSOURI

STATE PLANE COORDINATE TABLE with columns: Point Number, Grid Northing, Grid Easting. Rows 1-39.

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:

KCI 29 LOGISTICS PARK THIRD PLAT

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. KCC250209, WITH A REVISION DATE OF JUNE 25, 2025 AND A COMMITMENT DATE OF JUNE 20, 2025 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.

STREET GRADES:

STREET GRADES FOR A PORTION OF N. WINAN AVENUE WERE UNAVAILABLE THROUGH A SEARCH OF CITY ORDINANCES. STREET GRADES FOR A PORTION OF N. MEXICO CITY AVENUE AND NW 136TH STREET WERE ESTABLISHED BY KCI 29 LOGISTICS PARK SECOND PLAT ORDINANCE 240521 PASSING JULY 18, 2024.

N. MEXICO CITY AVENUE

GRADE POINT ELEV. DESC. V.C.T. table for N. Mexico City Avenue

N. WINAN AVENUE

GRADE POINT ELEV. DESC. V.C.T. table for N. Winan Avenue

UTILITY EASEMENT: 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 THEREBE 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.

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.

FLOODPLAIN:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2909500035G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS SUBJECT PROPERTY LINES WITH FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

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 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.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED. FOR THE AVOIDANCE OF DOUBT, SUCH RIGHTS-OF-WAY HEREBY DEDICATED ARE NOT WITHIN THE BOUNDARIES OF LOT 7 OR LOT 8.

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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OLSSON, MO CLS 366 JEFFREY P. MEANS, MO PLS 2000147866 AUGUST 5, 2025 JMEANS@OLSSON.COM

DATE OF SURVEY table with dates: 06-27-2025 - For Client Review, 07-10-2025 - For Client Review, 07-11-2025 - 1st Submittal, 07-18-2025 - 10' RW for Hwy 92 Added, 08-01-2025 - For Client Review, 08-05-2025 - 2nd Submittal

drawn by: JSR/NRW surveyed by: AH-RN-TG checked by: JB approved by: JSR project no.: D24-02292 file: V_PPLAT_D2402292.DWG

Olsson logo and contact information: Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001692, 1301 Burlington Street, North Kansas City, MO 64116, TEL 816.361.1177, FAX 816.361.1888, www.olsson.com

USER: nwilloughby

DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRV\Sheets\V_PPLAT_D2402292.dwg DATE: Aug 5, 2025 12:46PM

DEVELOPER: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64161