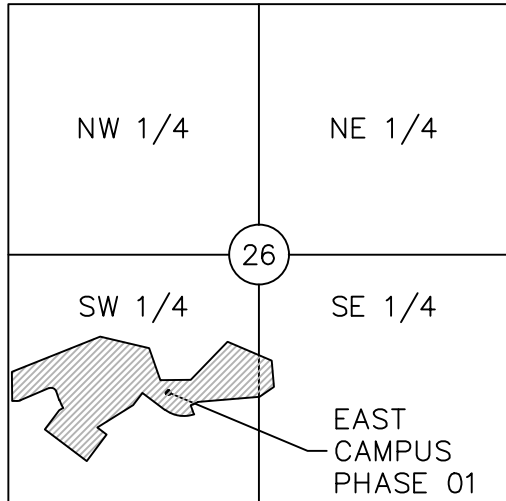
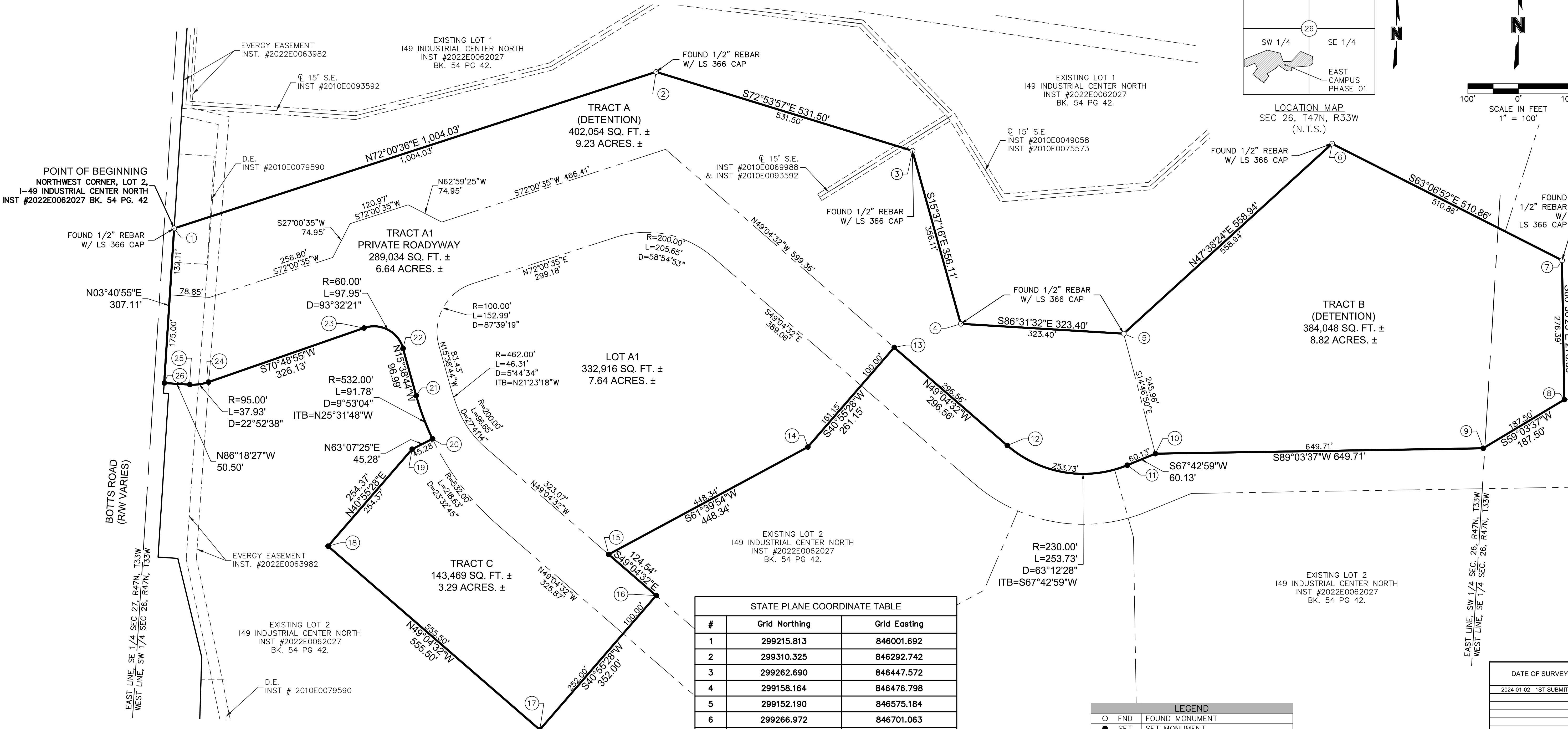
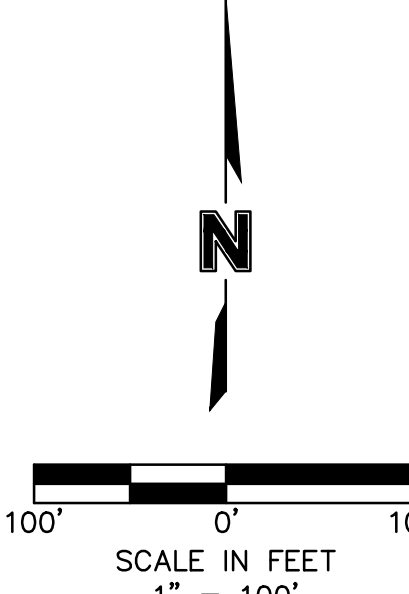


FINAL PLAT OF
EAST CAMPUS PHASE 01
S 1/2, SEC 26 - T47N. - R33W.
KANSAS CITY, JACKSON COUNTY, MISSOURI



LOCATION MAP
C 26, T47N, R33
(N.T.S.)



PROPERTY DESCRIPTION

PART OF LOT 2, 1-49 INDUSTRIAL CENTER - NORTH, A SUBDIVISION OF LAND IN
 LAND OF THE SOUTH HALF OF SECTION 26 TOWNSHIP 47 NORTH, RANGE 33 WEST OF
 THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI RECORDED
 AS INSTRUMENT NUMBER 2022E0062027 IN BOOK 54 AT PAGE 42 IN THE JACKSON
 COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED BY OR UNDER
 DIRECT SUPERVISION OF JEFFREY R. MEANS P.L.S. 2001-0886, AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE 200' X 200' LOT, THE NORTHERLY
 LINE OF SAID LOT 2 FOR THE FOLLOWING SIX CALLS NORTH 72°00'36" EAST, 1,004.03
 FEET; THENCE SOUTH 72°53'57" EAST, 531.50 FEET; THENCE SOUTH 15°37'16" EAST,
 356.11 FEET; THENCE SOUTH 86°31'32" EAST, 323.40 FEET; THENCE NORTH 47°38'24"
 EAST, 558.94 FEET; THENCE SOUTH 63°06'52" EAST, 510.86 FEET; THENCE LEAVING
 SAID NORTHERLY LINE SOUTH 00°56'23" EAST, 276.39 FEET; THENCE SOUTH 59°03'37"
 WEST, 187.50 FEET; THENCE SOUTH 89°03'37" WEST, 649.71 FEET; THENCE SOUTH
 67°42'59" WEST, 60.13 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT BEING
 TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 230.00 FEET, A
 CENTRAL ANGLE OF 63°12'28" AND AN ARC DISTANCE OF 253.73 FEET; THENCE NORTH
 49°04'32" WEST, 296.56 FEET; THENCE SOUTH 40°55'28" WEST, 261.15 FEET; THENCE
 SOUTH 61°39'54" WEST, 448.34 FEET; THENCE SOUTH 49°04'32" EAST, 124.54 FEET;
 THENCE SOUTH 40°55'28" WEST, 352.00 FEET; THENCE NORTH 49°04'32" WEST, 555.50
 FEET; THENCE NORTH 40°55'28" EAST, 254.37 FEET; THENCE NORTH 63°07'25" EAST,
 45.28 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL
 TANGENT BEARING OF NORTH 25°31'48" WEST WITH A RADIUS OF 532.00 FEET, A
 CENTRAL ANGLE OF 09°53'04" AND AN ARC DISTANCE OF 91.78 FEET; THENCE NORTH
 15°38'44" WEST, 96.99 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT
 BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 60.00 FEET, A
 CENTRAL ANGLE OF 93°32'21" AND AN ARC DISTANCE OF 97.95 FEET; THENCE SOUTH
 70°48'55" WEST, 326.13 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT BEING
 TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 95.00 FEET, A CENTRAL
 ANGLE OF 22°52'36" AND AN ARC DISTANCE OF 37.93 FEET; THENCE NORTH 86°18'27"
 EAST, 150.50 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN
 INITIAL TANGENT BEARING OF NORTH 86°18'27" EAST WITH A RADIUS OF 150.50 FEET
 POINTING TO THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF BOTTS ROAD AS NOW
 ESTABLISHED; THENCE NORTH 03°40'55" EAST ON SAID WESTERLY LINE AN SAID
 EXISTING EASTERLY RIGHT-OF-WAY LINE, 307.11 FEET TO THE POINT OF BEGINNING,
 CONTAINING 1,551,521 SQUARE FEET OR 35.62 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:

EAST CAMPUS PHASE 0

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) AND "ZONE AE" (WITHOUT BASE FLOOD ELEVATION) AND (REGULATORY FLOODWAY) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. NUMBER 29095C0510G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY. FILE NO. KCC232583, EFFECTIVE DECEMBER 15, 2023 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM THE SOURCES, OR OTHER INFORMATION THAT IS EMPLOYED IN SPECIFIC SEARCHES FOR SUCH ITEMS. IF ANY EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING A GRID SCALE FACTOR OF 0.999941343616312 AS WELL AS THE PLAT OF I-49 INDUSTRIAL CENTER NORTH, RECORDED AS INSTRUMENT #2022E0062027 IN BOOK 54 AT PAGE 42. ALL COORDINATES SHOWN ARE IN METERS.

#	Grid Northing	Grid Easting
1	299215.813	846001.692
2	299310.325	846292.742
3	299262.690	846447.572
4	299158.164	846476.798
5	299152.190	846575.184
6	299266.972	846701.063
7	299196.562	846839.936
8	299112.335	846841.317
9	299082.953	846792.302
10	299079.706	846594.308
11	299072.757	846577.352
12	299084.656	846504.850
13	299143.866	846436.556
14	299083.725	846384.416
15	299018.869	846264.141
16	298994.005	846292.820
17	298912.945	846222.542
18	299023.851	846094.618
19	299082.430	846145.404
20	299088.668	846157.713
21	299114.821	846147.890
22	299143.286	846139.918
23	299155.626	846116.299
24	299122.962	846022.420
25	299121.414	846011.041
26	299122.405	845995.681

LEGEND	
○ FND	FOUND MONUMENT
● SE	SET MONUMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT

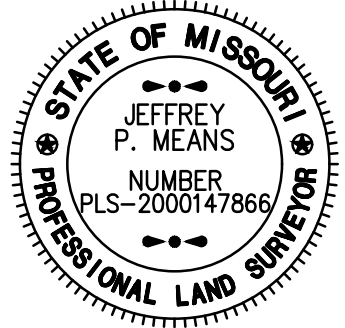
LAND DATA	AREA
TOTAL LAND AREA	35.62 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	0 ACRES±
NET LAND AREA	35.62 ACRES±
PLAT DATA	COUNT
NUMBER OF LOTS	1
NUMBER OF TRACTS	4

DEVELOPER:

PROMONTORY 150 LLC
4453 MAIN ST STE 920
KANSAS CITY, MO 64111

THIS PLAT AND SURVEY OF EAST CAMPUS PHASE 01 WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF EAST CAMPUS PHASE 01 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
JANUARY 02, 2024
JMEANS@OLSSON.COM

DATE OF SURVEY

2024-01-02 - 1ST SUBMITTAL

drawn by: _____ JRH

surveyed by: _____ AH-BH-DH

checked by: _____ JPM

approved by: _____ JPM

project no.: _____ B22-06947

file name: _____

V_FPT_B22-06947.DWG

Priority-001592
www.djssn.com

oson

SHEET
1 of 2

FINAL PLAT OF
EAST CAMPUS PHASE 01
S 1/2, SEC 26 - T47N. - R33W.
KANSAS CITY, JACKSON COUNTY, MISSOURI

CITY PLAN COMMISSION:

PUBLIC WORKS:

CITY COUNCIL:

APPROVED: _____
CASE NO.: _____

JACKSON COUNTY GIS:

MICHAEL SHAW
DIRECTOR OF PUBLIC WORKS

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 _____ 2024.

IN WITNESS WHEREOF:

PROMONTORY 150, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS _____ DAY OF _____, 2024.

PROMONTORY 150, LLC.
A MISSOURI LIMITED LIABILITY COMPANY

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____, TO ME PERSONALLY
KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS _____ A
MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED
LIABILITY COMPANY AND THAT SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND
DEED OF SAID 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

PLAT DEDICATION: EAST CAMPUS PHASE 01	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: PLAT	

MAINTENANCE OF TRACTS:

TRACT A IS TO BE USED FOR DETENTION/PRIVATE OPEN SPACE AND SHALL BE
MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN
WITHIN THIS PLAT PURSUANT TO COVENANT TO MAINTAIN STORM WATER
DETENTION FACILITIES PLAT OF EAST CAMPUS PHASE 01" RECORDED
SIMULTANEOUSLY WITH THIS PLAT.

TRACT B IS TO BE USED FOR DETENTION AND SHALL BE MAINTAINED BY THE
OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT
PURSUANT TO COVENANT TO MAINTAIN STORM WATER DETENTION FACILITIES PLAT
OF EAST CAMPUS PHASE 01" RECORDED SIMULTANEOUSLY WITH THIS PLAT.

TRACT C IS TO BE USED FOR PARKING.

TRACT A1 IS TO BE USED FOR PRIVATE ROADWAY AND SHALL BE MAINTAINED
BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT
PURSUANT TO COVENANT TO MAINTAIN PRIVATE ROADWAYS PLAT OF EAST
CAMPUS PHASE 01" RECORDED SIMULTANEOUSLY WITH THIS PLAT.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE
COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE
COMPANY. FILE NO. KCC232583, EFFECTIVE DECEMBER 15, 2023 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS
OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY
ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT
THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED
ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE
REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION. DOCUMENTS
OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC
SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY
ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS
PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT
SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE
SYSTEM, NAD 1983, WEST ZONE USING A GRID SCALE FACTOR OF 0.999941343616312 AS
WELL AS THE PLAT OF I-49 INDUSTRIAL CENTER NORTH, RECORDED AS INSTRUMENT
#2022E0062027 IN BOOK 54 AT PAGE 42. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF EAST CAMPUS PHASE 01 WERE EXECUTED BY OLSSON, 1301
BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF EAST CAMPUS PHASE 01 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
JMEANS@OLSSON.COM

DATE OF SURVEY	
2024-01-02 - 1ST SUBMITTAL	
drawn by:	JRH
surveyed by:	AH-BH-DH
checked by:	JRH
approved by:	JPM
project no.:	B22-06947
file name:	V_FPT_B22-06947.DWG

olsson

Olson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olson.com

DEVELOPER:

PROMONTORY 150 LLC
4453 MAIN ST STE 920
KANSAS CITY, MO 64111