

# CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00018

Tilden Station Final Plat



**KANSAS CITY**  
Planning & Dev

December 3, 2025

## Docket # C2

### Request

Final Plat

### Applicant

Daniel Sneed  
Wallace Design Collective

### Owner

Michael Knight

### Site Information

Location	1 E 135th St
Area	28 Acres
Zoning	UR & M3-5
Council District	6 <sup>th</sup>
County	Jackson
School District	Grandview

### Surrounding Land Uses

North: Commercial, B2-2  
South: Industrial, M3-5  
East: Industrial, M3-5  
West: Industrial, M3-5

### Land Use Plan

The Martin City Area Plan recommends Neighborhood Mixed Use and Industrial for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

### Major Street Plan

135<sup>th</sup> Street is identified as an Activity Street in this location.

## Approval Process



### Overview

The applicant seeks approval of a Final Plat in Districts UR (Urban Redevelopment) and M3-5 (Manufacturing) about 28 acres generally located at the southeast corner of East 135th Street and Wornall Road, allowing for the creation of 3 lots and 6 tracts for a residential and commercial development.

### Existing Conditions

The subject site is currently undeveloped. There is an associated regulated stream with the subject site on the southern end.

### Neighborhoods

This site is located within the Center Planning and Development Council, Martin City Community Improvement District, and South Kansas City Alliance.

### Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

### Controlling Case & Related Cases

CD-CPC-2024-00156 – Ordinance 250221, approved a rezoning of an area of about 25 acres generally located at the southeast corner of East 135<sup>th</sup> Street and Wornall Road from District M3-5 to District UR and approving a development plan which also serves as a preliminary plat to allow for a mixed use development that includes residential, office, and manufacturing uses on three lots. Approved March 20, 2025

CD-AA-2025-00102 - A request to approve a Minor Amendment to a previously approved plan in District UR and M3-5 on about 28 acres generally located at 1 E 135th Street. Approved November 24, 2025.

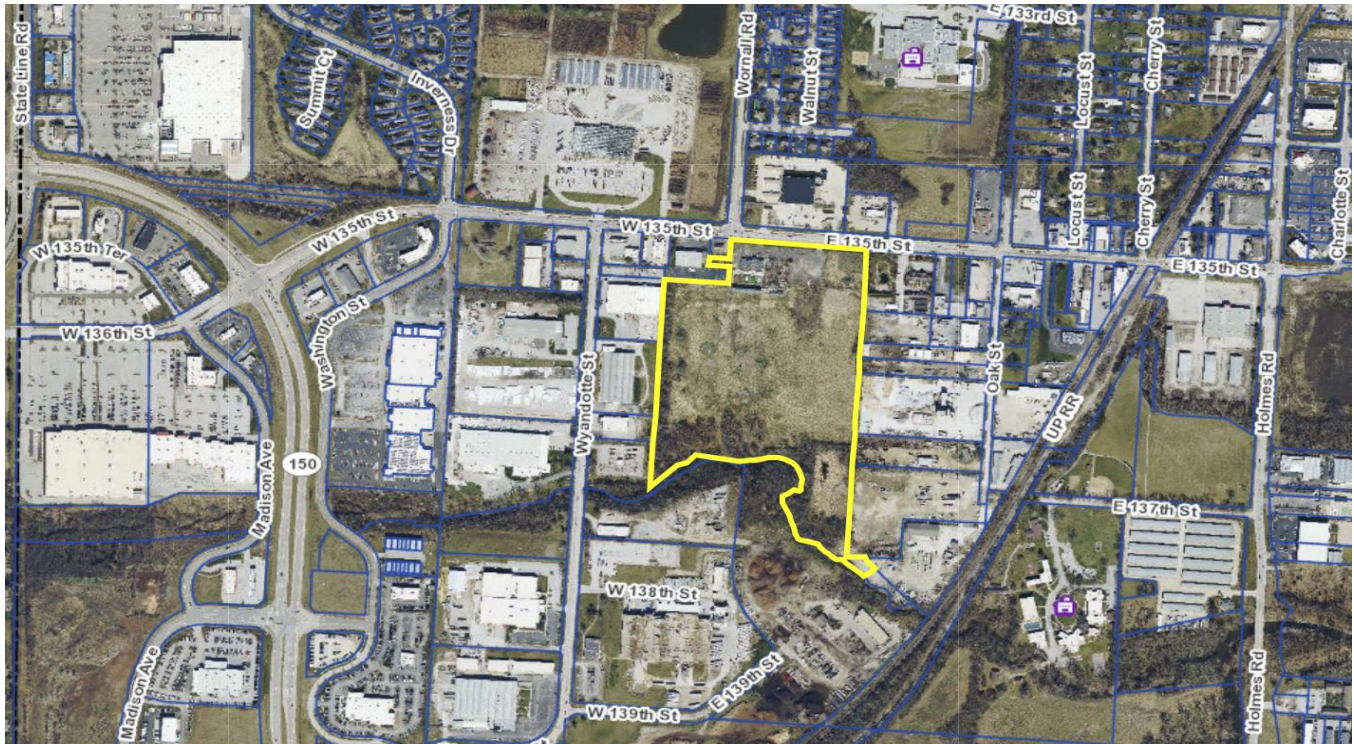
### Project Timeline

The application for the subject request was filed on June 9, 2025. Scheduling deviations have occurred due to requested amendments to the controlling plan.

### Professional Staff Recommendation

Docket #C2 Approval Subject to Conditions

## VICINITY MAP



## PLAT REVIEW

The request is for approval of a Final Plat within the UR (Urban Redevelopment) and M3-5 (Manufacturing) districts on approximately 28 acres located at the southeast corner of East 135th Street and Wornall Road. The plat proposes the creation of three lots and six tracts to support a mixed residential and commercial development.

The proposed uses were previously approved under Case No. CD-CPC-2024-00156, which established the Preliminary Plat. That plan included a multi-unit apartment building with retail frontage along East 135th Street. A Minor Amendment to the controlling plan was approved on November 24, 2025, permitting the reuse of an existing building on the site that was originally proposed for demolition. The amendment also revised the Preliminary Plat to reflect updated lot lines that allow for the building's preservation.

No public streets are proposed or dedicated with this Final Plat.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-260 of the Zoning and Development Code.

## PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-260)	Yes	Application meets standards set by the controlling UR Plan.
Parkland Dedication (88-408)	Yes	Must be satisfied prior to Certificate of Occupancy of apartment building.

## SPECIFIC REVIEW CRITERIA

### Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

**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 requested 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. Applicant's Submittal Professional Staff Recommendation

**City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.**

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner



## Plan Conditions

Report Date: November 25, 2025

Case Number: CLD-FnPlat-2025-00018

Project: Tilden Station

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

1. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
2. That prior to submitting documents for final approval the applicant shall 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 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00018.
4. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
5. Should any of the tract area change based on site plan approval of the Final Plan the tracts must be re-platted.
6. That a Final Plan must be submitted and approved prior to recording the Final Plat.
7. Should the developer wish to record the plat prior to approval of the Final Plan the amenity tracts must be removed from this plat and dedicated through a separate Final Plat.

*Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / [richard.sanchez@kcmo.org](mailto:richard.sanchez@kcmo.org) with questions.*

8. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.
9. Prior to the recording of the Final Plat, the applicant must gain approval of Final Plans for any residential uses to allow the Parks and Recreation Department may evaluate the Parkland Dedication requirements.

*Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / [virginia.tharpe@kcmo.org](mailto:virginia.tharpe@kcmo.org) with questions.*

10. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
11. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / [Terry.A.Thomas@kcmo.org](mailto:Terry.A.Thomas@kcmo.org) with questions.*

12. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
13. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

14. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
15. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
16. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

17. The developer shall provide private storm drainage and sanitary sewer easements for any private mains prior to the issuance of any building permits.
18. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
19. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
20. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
21. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
22. The developer must secure permits to extend private sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
23. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
24. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
25. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
26. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
27. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain.

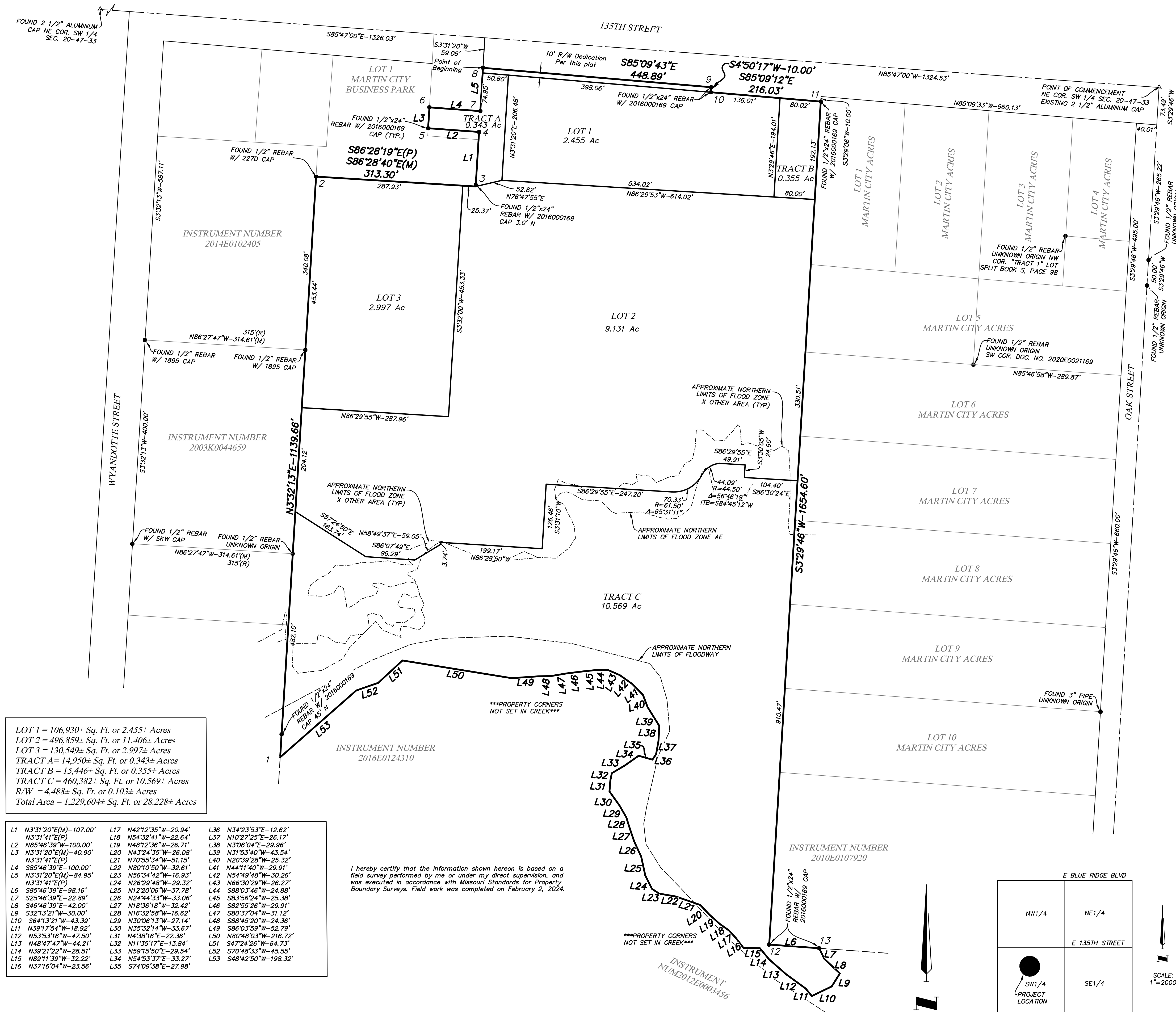


*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / [Lucas.Kaspar@kcmo.org](mailto:Lucas.Kaspar@kcmo.org) with questions.*

28. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water.
29. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
30. The internal storm and sanitary sewers shall be private utility mains located within private storm drainage and private sanitary sewer easements and be covered by a Covenant to Maintain Private Storm and Sanitary Sewer Mains acceptable to KC Water.
31. The developer shall provide a Covenant to Maintain Private Storm Sewer Main acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
32. The developer shall provide a Covenant to Maintain Private Sanitary Sewer Main acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.



FINAL PLAT OF  
TILDEN STATION  
A PART OF THE NW 1/4, SECTION 20, TOWNSHIP 47S, RANGE 33W  
IN KANSAS CITY, JACKSON COUNTY, MISSOURI



LOT 1 = 106,930± Sq. Ft. or 2.455± Acres  
LOT 2 = 496,859± Sq. Ft. or 11.406± Acres  
LOT 3 = 130,549± Sq. Ft. or 2.997± Acres  
TRACT A = 14,950± Sq. Ft. or 0.343± Acres  
TRACT B = 15,446± Sq. Ft. or 0.355± Acres  
TRACT C = 460,382± Sq. Ft. or 10.569± Acres  
R/W = 4,488± Sq. Ft. or 0.103± Acres  
Total Area = 1,229,604± Sq. Ft. or 28.228± Acres

L1	N3°31'20"E(M) -107.00'	L17	N42°12'35"W -20.94'	L36	N34°23'53"E -12.62'
L2	N3°31'41"E(P)	L18	N54°32'41"W -22.64'	L37	N10°27'25"E -26.17'
L3	N85°46'39"W -100.00'	L19	N48°12'36"W -26.71'	L38	N3°06'04"E -29.96'
L4	N3°31'20"E(M) -40.90'	L20	N43°24'35"W -26.08'	L39	N3°31'40"W -43.54'
L5	N3°31'41"E(P)	L21	N70°55'34"W -51.15'	L40	N20°39'28"W -25.32'
L6	N85°46'39"E -100.00'	L22	N80°10'50"W -32.61'	L41	N44°11'40"W -29.91'
L7	N3°31'20"E(M) -84.95'	L23	N56°34'42"W -16.93'	L42	N54°49'48"W -30.26'
L8	N3°31'41"E(P)	L24	N66°29'48"W -29.32'	L43	N66°30'29"W -26.27'
L9	N85°46'39"E -98.16'	L25	N12°20'06"W -37.78'	L44	S88°03'46"W -24.88'
L10	N25°46'39"E -22.89'	L26	N24°44'33"W -33.06'	L45	S83°56'24"W -25.38'
L11	S46°46'39"E -42.00'	L27	N18°36'18"W -32.42'	L46	S82°55'26"W -29.91'
L12	S32°13'21"W -30.00'	L28	N16°32'58"W -16.62'	L47	S80°37'04"W -31.12'
L13	S64°13'21"W -43.39'	L29	N30°06'13"W -27.14'	L48	S88°45'20"W -24.36'
L14	N39°17'54"W -18.92'	L30	N35°32'14"W -33.67'	L49	S86°03'59"W -52.79'
L15	N53°53'16"W -47.50'	L31	N43°38'16"E -22.36'	L50	N80°48'03"W -216.72'
L16	N48°47'47"W -44.21'	L32	N11°35'17"E -13.84'	L51	S47°24'26"W -64.73'
L17	N39°21'22"W -28.51'	L33	N59°15'50"E -29.54'	L52	S70°48'33"W -45.55'
L18	N89°11'39"W -32.22'	L34	N54°53'37"E -33.27'	L53	S48°42'50"W -198.32'
L19	N37°16'04"W -23.56'	L35	S74°09'38"E -27.98'		

All that part of the SW 1/4, Section 20, Township 47 S, Range 33 W, in Kansas City, Jackson County, Missouri, more particularly described as:  
Commencing at the NE corner of said SW 1/4, then N 85°47'00" W, along the north line of said SW 1/4, a distance of 1324.53 feet; then S 3°31'20" W, a distance of 59.06 feet, to a point on the South right of way line of 135th Street, as now established, said point being the Point of Beginning; then S 85°09'43" E, along the south right of way line of said 135th Street, a distance of 448.89 feet; then S 4°50'17" W, along said right of way line, a distance of 10.00 feet; then S 85°09'12" E, along said right of way line, a distance of 216.03 feet, to a point on the west line of MARTIN CITY ACRES, a subdivision of land in Kansas City, Jackson County, Missouri; S 3°29'46" W, along the west line of said MARTIN CITY ACRES, a distance of 1,654.60 feet to the SW corner of a tract of land recorded in Instrument No. 2010E0107920 at the Recorder of Deeds Office, Jackson County, Missouri; then S 85°46'39" E, along the south line of said tract of land, a distance of 98.16 feet; then southerly, southerly, then northwesterly and westerly along the centerline of creek the following courses and distances; then S 25°46'59" E, 22.89 feet; then S 46°46'59" E, 42.00 feet; then S 32°13'21" W, 30.00 feet; then S 64°13'21" W, 43.39 feet; then N 39°17'54" W, 18.92 feet; then N 53°53'16" W, 47.50 feet; then N 48°47'47" W, 44.21 feet; then N 39°21'22" W, 28.51 feet; then N 89°11'39" W, 32.22 feet; then N 37°16'04" W, 23.56 feet; then N 42°12'35" W, 20.94 feet; then N 54°32'41" W, 22.64 feet; then N 48°12'36" W, 26.71 feet; then N 43°24'35" W, 26.08 feet; then N 70°55'34" W, 51.15 feet; then N 80°10'50" W, 32.61 feet; then N 56°34'42" W, 16.93 feet; then N 26°29'48" W, 29.32 feet; then N 12°20'06" W, 37.78 feet; then N 24°44'33" W, 33.06 feet; then N 18°36'18" W, 32.42 feet; then N 16°32'58" W, 16.62 feet; then N 30°06'13" W, 27.14 feet; then N 35°32'14" W, 33.67 feet; then N 43°38'16" E, 22.36 feet; then N 11°35'17" E, 13.84 feet; then N 59°15'50" E, 29.54 feet; then N 54°53'37" E, 33.27 feet; then S 74°09'38" E, 27.98 feet; then N 34°23'53" E, 12.62 feet; then N 10°27'25" E, 26.17 feet; then N 3°06'04" E, 29.96 feet; then N 3°31'40" W, 43.54 feet; then N 20°39'28" W, 25.32 feet; then N 44°11'40" W, 29.91 feet; then N 54°49'48" W, 30.26 feet; then N 66°30'29" W, 26.27 feet; then S 86°03'46" W, 24.88 feet; then S 83°56'24" W, 25.38 feet; then S 82°55'26" W, 29.91 feet; then S 80°37'04" W, 31.12 feet; then S 88°45'20" W, 24.36 feet; then S 86°03'59" W, 52.79 feet; then N 80°48'03" W, 216.72 feet; then S 47°24'26" W, 64.73 feet; then S 70°48'33" W, 45.55 feet; then S 48°42'50" W, 198.32 feet; then N 3°32'13" E, along the east line of tracts of land recorded as Instrument No. 2003K0044659 and Instrument No. 2014E0102405, recorded in said recorder of deeds office, and their southerly extension, a distance of 1,139.66 feet, to the SW corner of Lot 1, MARTIN CITY BUSINESS PARK, a subdivision of land in Kansas City, Jackson County, Missouri; then S 86°28'40" E, along the south line of said Lot 1, a distance of 313.30 feet, to the SE corner of said Lot 1; then N 3°31'20" E, along the east line of said Lot 1, a distance of 107.00 feet; then N 85°46'39" W, a distance of 100.00 feet, to a point on the east line of said Lot 1; then N 3°31'20" E, along the east east line, a distance of 40.90 feet, to the SW corner of a tract of land described in Instrument No. 1975K0263791 at said recorder of deeds office; then S 85°46'39" East, along the south line of said tract, a distance of 100.00 feet; then N 3°31'20'34" E, a distance of 84.95 feet, to the point of beginning.

The above described tract of land contains 1,229,604 Sq. Ft. or 28.228 Acres more or less.

OWNERS CERTIFICATION AND DEDICATION  
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "TILDEN STATION"

Tract A is to be used for emergency access only and will be owned and maintained by the owner of Lot 1.

Tract B is to be used for private road access and is to be owned and maintained by the owner of Lot 1.

Tract C is to be used for Stream Buffer and is to be owned and maintained by the owner of Lot 1.

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 Service 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.

SEWER EASEMENT - A sewer easement (S/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through land lying, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. By the granting of this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof, provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with the City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

DRAINAGE EASEMENT - A drainage easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in Kansas City, Missouri (The City) is hereby granted to The City. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

CROSS ACCESS: The right of ingress-egress between lots 2 and 3 along the areas shown hereon as cross access easement is hereby granted.

BMP EASEMENT: A BMP Easement (BMP/E) for the purpose of storm water detention facilities and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the Covenant to Maintain Storm Water Detention Facility of the TILDEN STATION, recorded simultaneously with this plat.

EXISTING EASEMENTS as shown hereon by their respective record books and pages are subject to the terms and conditions stated therein. This plat does not modify the existing easement terms or locations. They are shown hereon only as to how the affect the subject property.

EXECUTION  
IN TESTIMONY WHEREOF, the undersigned proprietor of has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner  
Martin City Venture, LLC

By: Michael Knight, Manager

ACKNOWLEDGMENT  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the undersigned, a Notary Public in and for said County and State, personally appeared Michael Knight, Manager, of Martin City Venture, LLC, who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person acknowledged the execution of the same to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public \_\_\_\_\_ My Appointment Expires \_\_\_\_\_  
Print Name

APPROVALS  
CITY PLAN COMMISSION \_\_\_\_\_ PUBLIC WORKS \_\_\_\_\_  
Approved Date: \_\_\_\_\_

Case No.: \_\_\_\_\_  
Michael J. Shaw, Director

COUNCIL  
This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance

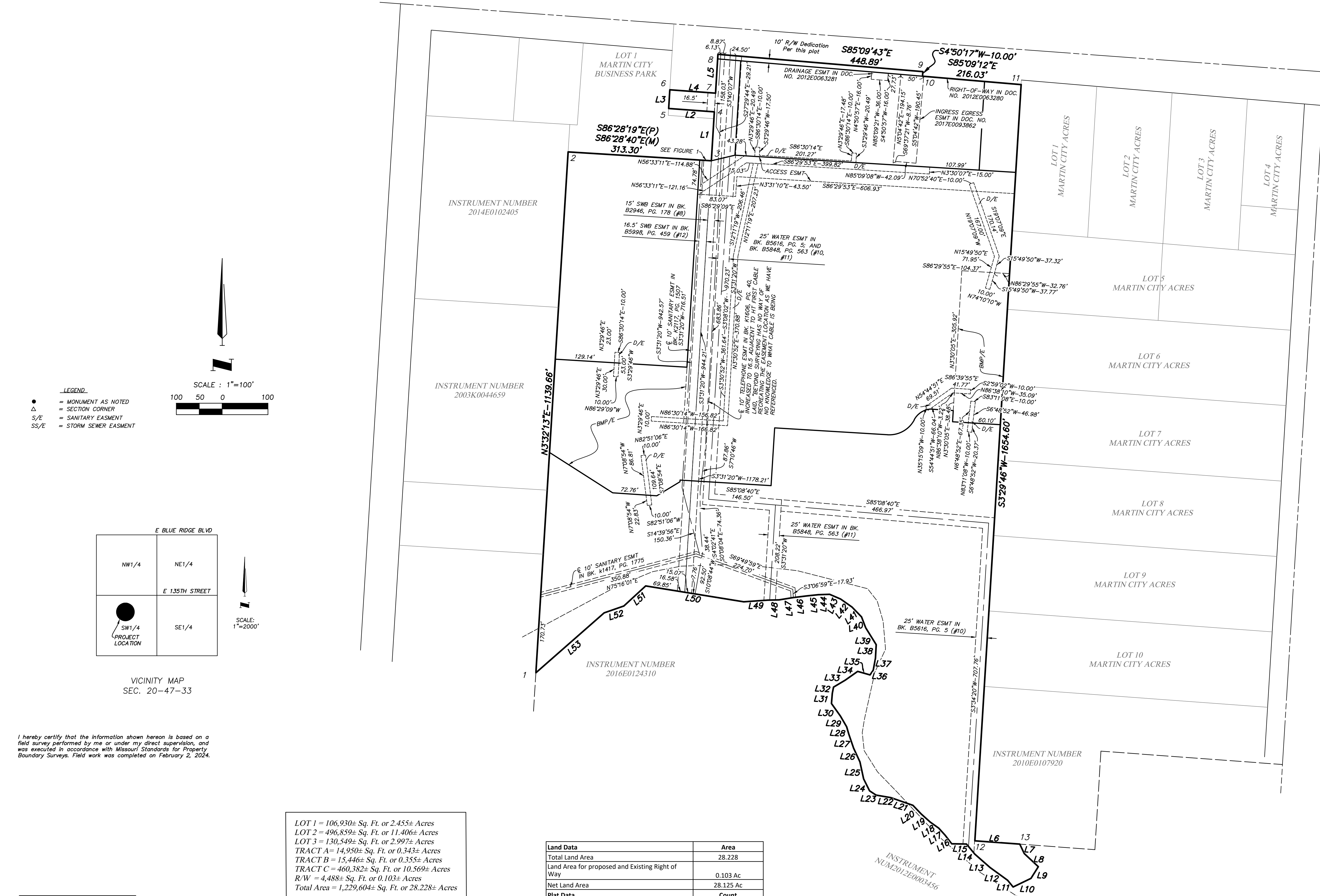
No. \_\_\_\_\_ duly authenticated as passed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Quinton Lucas, Mayor \_\_\_\_\_ Marilyn Sanders, City Clerk \_\_\_\_\_

Plat Dedication: TILDEN STATION	
Private Open Space Dedication: 2.274	
Record As: Plat	

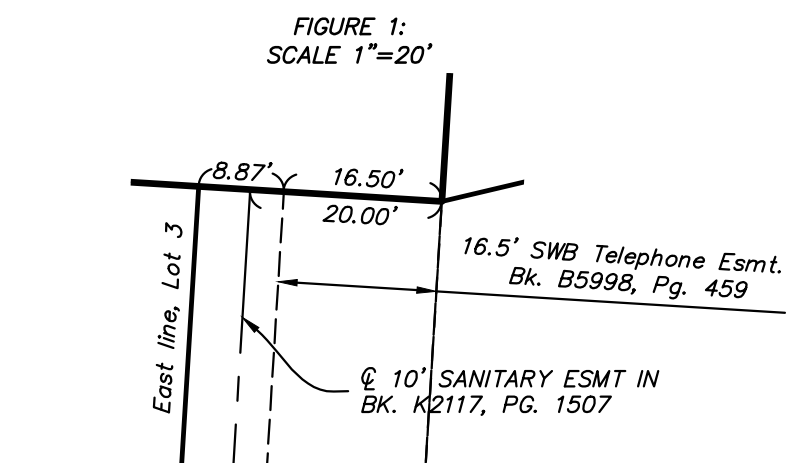
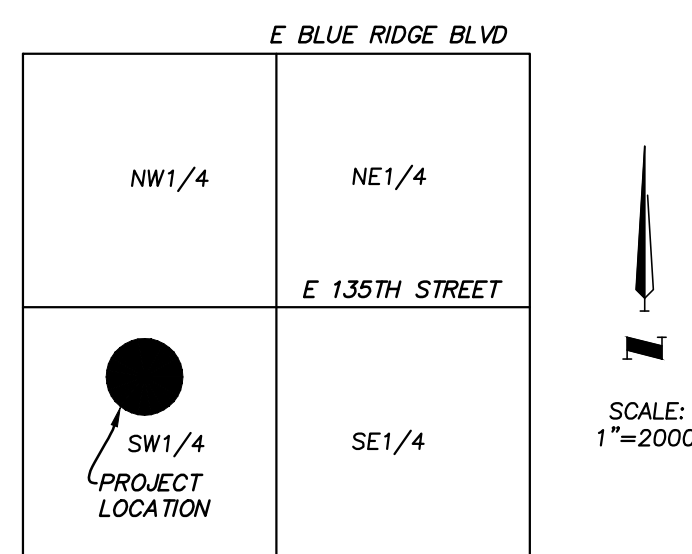


FINAL PLAT OF  
TILDEN STATION  
A PART OF THE NW 1/4, SECTION 20, TOWNSHIP 47S, RANGE 33W  
IN KANSAS CITY, JACKSON COUNTY, MISSOURI



LEGEND  
● = MONUMENT AS NOTED  
Δ = SECTION CORNER  
S/E = SANITARY EASEMENT  
SS/E = STORM SEWER EASEMENT

SCALE : 1"=100'  
100 50 0 100



	NORTHING:	EASTING:
1	987642.849	2761035.839
2	988780.274	2761106.145
3	988761.027	2761418.836
4	988867.818	2761425.409
5	988875.181	2761325.586
6	988916.001	2761328.193
7	988908.639	2761427.916
8	988993.423	2761433.140
9	988955.566	2761890.405
10	988945.602	2761879.562
11	988927.350	2762094.811
12	987275.925	2761993.917
13	987268.698	2762091.805

FLOOD NOTE:  
This property lies within Floodway areas in Zone AE, defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments; Flood Zone AE special flood hazard area where base flood elevations determined; Flood Zone X, other flood areas of 0.2% annual chance flood; Flood zone X areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Kansas City, Jackson County, Missouri, Map Number 28095C03886, and 28095C03896 and both dated January 20, 2017.

GENERAL NOTES:  
The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD 83  
The subject property address is: 1 East 135th Street.  
The accuracy standard for this survey is "Urban."  
Coordinate shown hereon are State Plane, Missouri West Zone NAD83.

TITLE NOTE:  
Title information shown hereon was taken from First American Title Insurance Company Commitment for Title Insurance, No. NCS-1261805-STLO Effective Date: April 24, 2025 at 8:00 A.M.

REFERENCE SURVEY  
Survey by Weiskirch & Parks Engineers, Inc. Dated 1/3/17 and recorded in Book 145 at Page 87, as Doc. No. 2017E0093862

LOT 1 = 106,930± Sq. Ft. or 2.455± Acres  
LOT 2 = 496,859± Sq. Ft. or 11.406± Acres  
LOT 3 = 130,549± Sq. Ft. or 2.997± Acres  
TRACT A = 14,950± Sq. Ft. or 0.343± Acres  
TRACT B = 15,446± Sq. Ft. or 0.355± Acres  
TRACT C = 460,382± Sq. Ft. or 10.569± Acres  
R/W = 4,488± Sq. Ft. or 0.103± Acres  
Total Area = 1,229,604± Sq. Ft. or 28.228± Acres

Land Data	Area
Total Land Area	28.228
Land Area for proposed and Existing Right of Way	0.103 Ac
Net Land Area	28.125 Ac
Plat Data	Count
Number of Lots	3
Number of Tracts	3

Robert C. Sandlin, MOPLS-2016000169  
Beyond Surveying, LLC Corporate Certificate/License No. 2018041532

Revision Date: 11/11/2025  
Revision Date: 07/09/2025

OWNER  
Martin City Venture, LLC  
4600 Madison Ave  
Kansas City, Mo  
Phone: 816-886-8413

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