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36

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38

349545.960

349537.662

349485.137

349479.469

349468.601

349438.212

349421.847

349323.541

349220.204

349154.875

349155.258

349147.593

349142.227

349103.789

349097.615

349042.690

349045.088

349038.624

349040.529

349042.680

349045.071

349088.147

349204.131

349287.109

349415.692

349458.422

349511.053

349651.128

349716.853

349734.264

349716.009

349706.142

349689.770

349664.243

349628.469

834210.726

834208.484

834205.642

834175.075

834177.466

834187.756

834196.619

834257.125

834286.431

834286.492

834286.823

834286.830

834286.579

834282.938

834282.646

834282.642

834207.649

834112.040

833979.262

833968.914

833957.432

833875.605

833754.555

833687.801

833609.289

833581.371

833544.634

833437.189

833484.287

833563.050

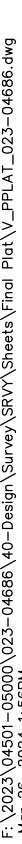
833625.836

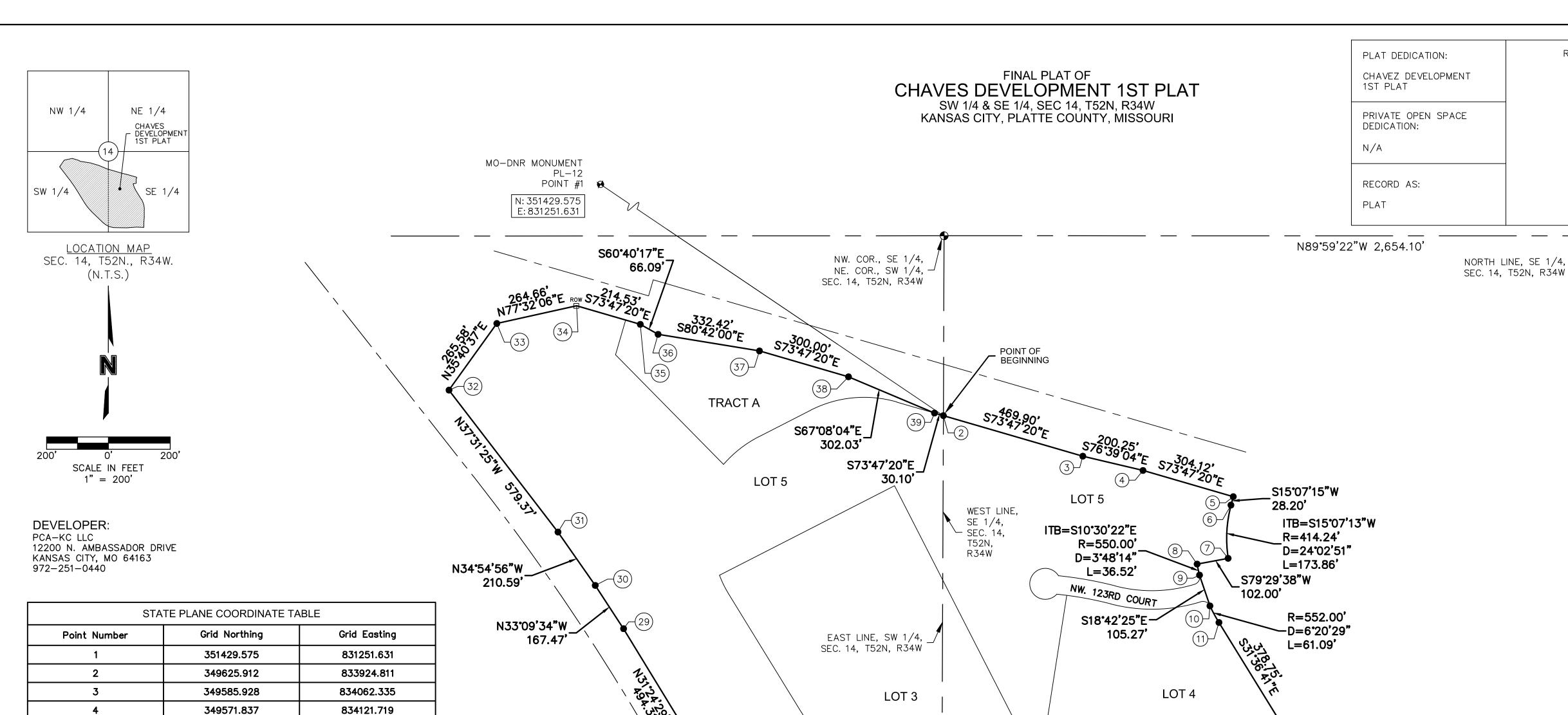
833643.398

833743.381

833831.181

833916.018





R=1355.00

D=14'48'58"

L=350.39'

PLAT DEDICATION:	RESERVED FOR COUNTY RECORDING STAMP
CHAVEZ DEVELOPMENT 1ST PLAT	
PRIVATE OPEN SPACE DEDICATION:	
N/A	
RECORD AS:	
PLAT	

R=648.00' __D=31'33'26"

L=356.90'

1.67

R=185.00'

L=17.63'

D=5°27'37"

LOT 1

S00°03'15"E

S00°02'59"E

S05°24'38"W

S00°00'15"W

126.08

214.36'

25.15

R=215.00'

L=20.29'

D=5°24'23"

POINT OF COMMENCING

NE. COR., SE 1/4, SEC. 14, T52N, R34W

SURVEYORS NOTES:

MISSOURI.

PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. WITH A COMMITMENT DATE OF JANUARY 16, 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 "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.

3. "PER PLAT" IS IN REFERENCE TO FARMLAND INDUSTRIES CORPORATE HEADQUARTERS RECORDED NOVEMBER 30, 1999 AS INSTRUMENT NUMBER 0020324 IN BOOK 19 AT PAGE 142 AND "PER REPLAT" IS IN REFERENCE TO REPLAT OF LOT 1 FARMLAND INDUSTRIES CORPORATE HEADQUARTER RECORDED JANUARY 24, 2001 AS INSTRUMENT NUMBER 0091105 IN BOOK 19 AT PAGE 222 EACH IN PLATTE COUNTY,

LEGEND					
SURVEY MARKERS					
0	FND	FOUND MONUMENT			
•	SCR	SECTION CORNER			
•	SET	SET MONUMENT			
ROW	ROW	RIGHT OF WAY MARKER			
BOUNDARIES					
	SECTION LINE				

LAND DATA	AREA
TOTAL LAND AREA	87.66 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	3.44 ACRES±
NET LAND AREA	84.22 ACRES±
PLAT DATA	COUNT
NUMBER OF LOTS	5
NUMBER OF TRACTS	1

THIS PLAT AND SURVEY OF CHAVES DEVELOPMENT 1ST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CHAVES DEVELOPMENT 1ST 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.

▶• ROUDEBUSH

SE. COR., SE 1/4,

SEC. 14, T52N, R34W

Jason Roudebush, MO PLS 2002014092

ALL OF REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 52 NORTH, RANGE 34 WEST RECORDED JANUARY 24, 2001 AS INSTRUMENT NUMBER 0091105 IN BOOK 19 AT PAGE 222 IN THE OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI, AND PART OF FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION OF LAND IN SAID SOUTHEAST QUARTER RECORDED NOVEMBER 30, 1999 AS INSTRUMENT NUMBER 0020324 IN BOOK 19 AT PAGE 142 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI, ALSO AN UN-PLATTED TRACT OF LAND IN SAID SOUTHEAST QUARTER, ALSO BEING IN THE SOUTHWEST QUARTER OF SAID SECTION 14 BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH P.L.S. 2002014092, AS FOLLOWS: FEET (PLATTED 61.08 FEET); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 31'36'41' EAST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, AND SAID EASTERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 648.00 FEET, A CENTRAL ANGLE OF 33'26' AND AN ARC DISTANCE OF 356.90 FEET; THENCE SOUTH 00'32'59' EAST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, AND SAID EASTERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 648.00 FEET, THENCE SET, THENCE SOUTH 60'32'69' EAST, ON SAID EASTERLY LINE, ON SAID EASTERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 05'27'37' AND AN ARC DISTANCE OF 17.63 FEET; THENCE SOUTHERLY, ON SAID EASTERLY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 05'24'38' WEST, ON SAID EASTERLY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 185.00 FEET, THENCE SOUTHERLY, ON SAID EASTERLY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 185.00 FEET, THENCE SOUTHERLY, ON SAID EASTERLY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 05'24'23' WEST, ON SAID EASTERLY LINE, ON A CURVE TO THE SOUTHEAST CORNER OF COURSE OF SAID REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, THENCE NORTH 88'10'06' WEST, ON THE SOUTHEAST CORNER OF CUIT CLAIM DEED RECORDED NOVEMBER 1, 2007 AS INSTRUMENT NUMBER 107506 IN BOOK 1113 AT PAGE 113 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTS, SAID SOUTHWESTERLY LINE, ON SAID SOUTHESTERLY LINE, ON SAID SOUTHWESTERLY LINE, ON SAID SOUTHWESTERLY LINE, ON SAID SOUTHWESTERLY LINE, ON ACCOUNT, A SAID SOUTHWESTERLY LINE, ON SAID SOUTHWESTERLY LINE, SOUTH BOOK TO SAID SOUTH

R=550.00'

D=32°01'20"

L=307.39

SW. COR., SE 1/4,

SE. COR., SW 1/4,

SEC. 14, T52N, R34W

LOT 2

N7814'48"W

34.68'

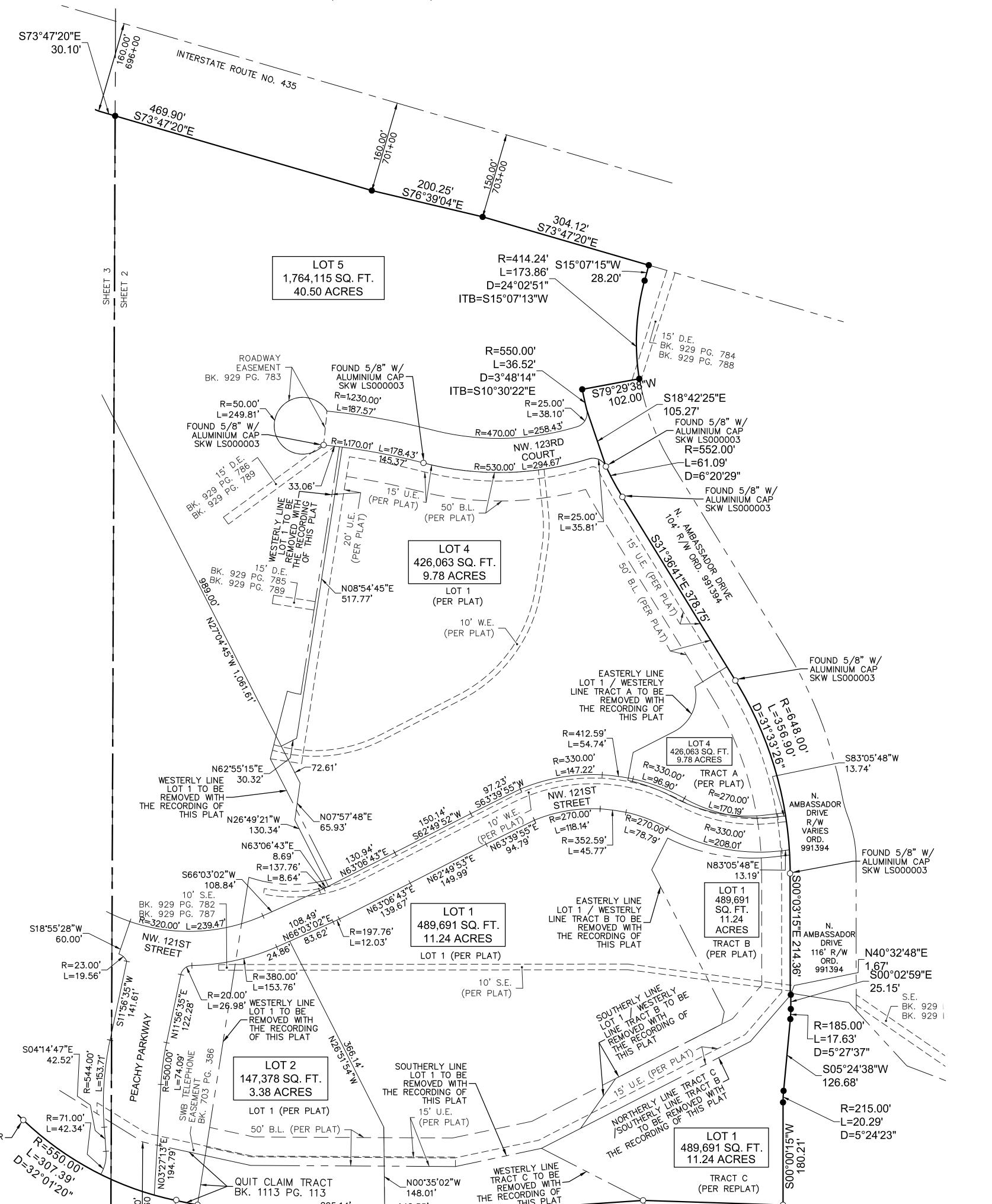
N89°10'41"W 435.69'

OLSSON, MO CLS 366 MARCH 26, 2024 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY 03-21-2024 - For Client Review -26-2024 - Lot 2, 3, 5 & R/W Revi

surveved by checked by JPM project no : 023-04686 file name: V PPLAT 023-04686.DW

SHEET 1 of 4



WESTERLY LINE TRACT C TO BE REMOVED WITH—

S86°07'56"W

314.41'

NW. COOKINGHAM DRIVE

(ROUTE NO. 291)

THE RECORDING OF THIS PLAT

N00'35'02"W

148.01

RIGHT OF WAY

LACK OF ACCESS

BK 305 PG 635

BK 166 PG 633

I-29 STA 415+55.8 TO

RT 71 STA 244+10

140.55'

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. ____, WITH A COMMITMENT DATE OF JANUARY 16, 2020 AT 8:00 A.M.

FOUND 1/2" BAR-

N03°27

250.00° 249+60

QUIT CLAIM TRACT

BK. 1113 PG. 113

N78°14'48"W

FOUND 1/2" BAR W/ CAP

34.68'

N78°14'48"W

38.48'

└FOUND 1/2" BAR

N89°10'41"W

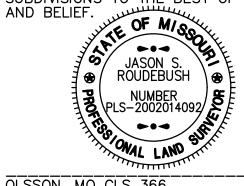
435.69'

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.

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THIS PLAT AND SURVEY OF CHAVES DEVELOPMENT 1ST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CHAVES DEVELOPMENT 1ST 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 PRÁCTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE



OLSSON, MO CLS 366 Jason Roudebush, MO PLS 2002014092 MARCH 26, 2024 JROUDEBUSH@OLSSON.COM

LEGEND								
S	SURVEY MARKERS							
O FND	FOUND MONUMENT							
◆ SCR	SECTION CORNER							
● SET	SET MONUMENT							
ROW 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

DEVELOPER: PCA-KC LLC 12200 N. AMBASSADOR DRIVE KANSAS CITY, MO 64163 972-251-0440

11.24 ACRES

N88°10'06"W

246.18'

FOUND 5/8" W/ -ALUMINIUM CAP

SKW LS000003

TRACT C

(PER REPLAT)

-FOUND "+" CUT

DATE OF SURVEY 03-21-2024 - For Client Review 03-26-2024 - Lot 2, 3, 5 & R/W Revisions

drawn by: NRW surveyed by: JPM <u>JSR</u> 023-04686 project no.: file name: V_PPLAT_023-04686.DWG

SHEET 2 of 4

vey\SRVY\Sheets\Fin

W.E. WATER EASEMENT

FINAL PLAT OF CHAVES DEVELOPMENT 1ST PLAT

SW 1/4 & SE 1/4, SEC 14, T52N, R34W KANSAS CITY, PLATTE COUNTY, MISSOURI

Jason Roudebush, MO PLS 2002014092 MARCH 26, 2024 JROUDEBUSH@OLSSON.COM

12200 N. AMBASSADOR DRIVE KANSAS CITY, MO 64163 972-251-0440

DATE OF SURVEY 03-21-2024 - For Client Review 03-26-2024 - Lot 2, 3, 5 & R/W Revisions NRW JPM <u>JSR</u> 023-04686 file name: V_PPLAT_023-04686.DWG

Olsson - Land Surveying - M 1301 Burlington Street North Kansas City, MO 6

SHEET

3 of 4

FINAL PLAT OF CHAVES DEVELOPMENT 1ST PLAT SW 1/4 & SE 1/4, SEC 14, T52N, R34W KANSAS CITY, PLATTE COUNTY, MISSOURI

IN WITNESS WHEREOF:

KANSAS CITY AIRPORT PARKING, LLC A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____, 20__.

KANSAS CITY AIRPORT PARKING, LLC A MISSOURI LIMITED LIABILITY COMPANY

BY:				
RICHARD	CHAVES,	JR.	MANAGING	MEMBER

COUNTY OF ____

BE IT REMEMBERED THAT ON THIS _____ _, 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME RICHARD CHAVES, JR TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS MANAGING MEMBER OF KANSAS CITY AIRPORT PARKING, LLC AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID RICHARD CHAVES, JR, 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: _____

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 _____, 20___.

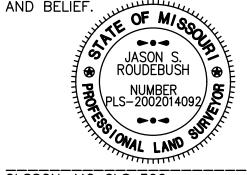
MAYOR QUINTON LUCAS

CITY CLERK MARILYN SANDERS

CITY SEAL

THIS PLAT AND SURVEY OF CHAVES DEVELOPMENT 1ST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CHAVES DEVELOPMENT 1ST 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



OLSSON, MO CLS 366 Jason Roudebush, MO PLS 2002014092 MARCH 26, 2024 JROUDEBUSH@OLSSON.COM

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:

CHAVEZ DEVELOPMENT 1ST PLAT

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.

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 HAVÉ 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. 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.

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.

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.

FLOODPLAIN:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2909500030G, 2909500035G, 2909500040G AND 2909500041G MAP EACH 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) AND ZONE "A" (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE LANDS HEREIN PLATTED LIE TOTALLY OR PARTIALLY WITHIN THE LIMITS OF THE REGULATORY FLOODPLAIN, AS DESIGNATED ON THE OFFICIAL FLOODPLAIN DOCUMENTS AND ARE SUBJECT TO THE RESTRICTIONS OF CHAPTER 28, CODE OF ORDINANCES OF KANSAS CITY, MISSOURI, AND ARE FURTHER SUBJECT TO THE REVISIONS OF CHAPTER X - FEDERAL INSURANCE ADMINISTRATION, SUBCHAPTER B - NATIONAL FLOOD INSURANCE PROGRAM FOR ELIGIBILITY THEREOF. HOWEVER, DUE TO CHANGE IN CIRCUMSTANCES, THE BOUNDARIES AS SHOWN HEREON MAY BE MODIFIED FROM TIME TO TIME. THEREFORE, SPECIFIC INFORMATION CONCERNING THE LOCATION OF THE FLOODPLAIN BOUNDARIES SHOULD BE ASCERTAINED AT THE PERTINENT TIME FROM THE APPROPRIATE AUTHORITIES. THE CITY OF KANSAS CITY, MISSOURI AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYORS NOTES:

PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. ____, WITH A COMMITMENT DATE OF JANUARY 16, 2020 AT 8:00 A.M.

2. 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.

3. "PER PLAT" IS IN REFERENCE TO FARMLAND INDUSTRIES CORPORATE HEADQUARTERS RECORDED NOVEMBER 30, 1999 AS INSTRUMENT NUMBER 0020324 IN BOOK 19 AT PAGE 142 AND "PER REPLAT" IS IN REFERENCE TO REPLAT OF LOT 1 FARMLAND INDUSTRIES CORPORATE HEADQUARTER RECORDED JANUARY 24, 2001 AS INSTRUMENT NUMBER 0091105 IN BOOK 19 AT PAGE 222 EACH IN PLATTE COUNTY, MISSOURI.

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.

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

MAINTENANCE OF TRACTS:

TRACT A (4.04 ACRES) IS TO BE USED FOR STORM WATER DETENTION 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 AND BMP FACILITIES PLAT OF CHAVEZ DEVELOPMENT 1ST PLAT.

STREET GRADES:

STREET GRADES FOR A PORTION OF N. AMBASSADOR DRIVE AND NW. 123RD COURT WERE ESTABLISHED BY FARMLAND INDUSTRIES CORPORATE HEADQUARTERS FINAL PLAT ORDINANCE 991394 BEING PASSED NOVEMBER 4, 1999.

STREET GRADES TO BE ADDED IN FUTURE SUBMITTAL

> DATE OF SURVEY 03-21-2024 - For Client Review 03-26-2024 - Lot 2, 3, 5 & R/W Revisions

drawn by: NRW surveyed by: JPM approved by <u>JSR</u> project no.: 023-04686 file name: V_PPLAT_023-04686.DWG

DEVELOPER: PCA-KC LLC 12200 N. AMBASSADOR DRIVE KANSAS CITY, MO 64163 972-251-0440