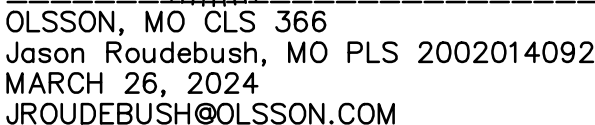




PROPERTY DESCRIPTION
ALL OF REPLAT 001, 1 FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 52 NORTH, RANGE 34 WEST RECORDED JANUARY 24, 2001 AS
BOOK 1091105 IN BOOK 1091105 IN BOOK 1091105 IN PAGE 220 OF RECORD OF DEEDS, PLATT COUNTY, MISSOURI, PART 2 OF FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION OF LAND IN SAID
SOUTHEAST QUARTER RECORDED NOVEMBER 30, 1999 AS INSTRUMENT NUMBER 0020324 IN BOOK 191 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. ROUBEUSH P.L.S. 0202014092, AS FOLLOWS:
THENCE SOUTHWESTERLY ALONG THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE SOUTH 89°00'57" WEST, ON SAID SOUTHWEST QUARTER, 200.25 FEET; THENCE SOUTHWESTERLY ALONG THE
SOUTHEAST QUARTER, ALSO BEING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE SOUTH 00°01'20" WEST, ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ALSO BEING THE EAST LINE OF SAID SOUTHWEST
QUARTER, 582.23 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 435 AS NOW ESTABLISHED, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN
DESCRIBED; THENCE SOUTH 73°47'20" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 469.90 FEET; THENCE SOUTH 76°39'04" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 200.25 FEET; THENCE SOUTH
73°47'20" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 200.25 FEET; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 200.25 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE
LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 150°17'13" WEST WITH A RADIUS OF 414.24 FEET, A CENTRAL ANGLE OF 24°02'51" AND AN ARC DISTANCE OF 173.86 FEET TO THE NORTHEAST CORNER OF N. AMBASSADOR
DRIVE, ESTABLISHED BY SAID FARMLAND INDUSTRIES CORPORATE HEADQUARTERS; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 79°29'38" WEST, ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF SAID N.
AMBASSADOR DRIVE, ESTABLISHED BY SAID FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, 102.00 FEET TO THE NORTHWEST CORNER OF SAID N. AMBASSADOR DRIVE, ESTABLISHED BY SAID FARMLAND INDUSTRIES CORPORATE
HEADQUARTERS, 102.00 FEET; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 200.25 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE LEFT HAVING AN INITIAL TANGENT
BEARING OF SOUTH 10°30'22" EAST WITH A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 03°48'14" AND AN ARC DISTANCE OF 36.52 FEET TO THE INTERSECTION OF SAID EXISTING WESTERLY RIGHT-OF-WAY LINE
AND THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NW 123RD COURT ESTABLISHED BY SAID FARMLAND INDUSTRIES CORPORATE HEADQUARTERS; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, ALONG A
CURVE, 102.00 FEET; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 200.25 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE LEFT HAVING AN INITIAL TANGENT
123RD COURT, ALSO BEING THE POINT ON THE EASTERLY LINE OF SAID REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS; THENCE SOUTHEASTERLY, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND SAID
EASTERLY LINE ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 251°04' EAST WITH A RADIUS OF 552.00 FEET, A CENTRAL ANGLE OF 06°20'29" (PLATTED 06°20'35") AND AN ARC DISTANCE OF 61.09
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, 378.75 FEET; THENCE SOUTHERLY, ON SAID
EXISTING WESTERLY RIGHT-OF-WAY LINE, 126.68 FEET; THENCE SOUTHERLY, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 126.68 FEET; THENCE SOUTHERLY, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 126.68 FEET; THENCE
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RIGHT-OF-WAY LINE, 126.68 FEET; THENCE SOUTHERLY, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 126.68 FEET; THENCE SOUTHERLY, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 126.68 FEET; THENCE SOUTHERLY,
ON SAID EASTERLY LINE, 180.21 FEET TO THE SOUTHEAST CORNER OF SAID REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS; THENCE NORTH 88°10'06" WEST, ON THE SOUTHERLY LINE OF SAID REPLAT
OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, 246.18 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 86°07'56" WEST, 314.41 FEET; THENCE NORTH 89°10'41" WEST, 433.69 FEET; THENCE NORTH 78°14'48"
WEST, 34.68 FEET TO THE SOUTHEAST CORNER OF QUIT CLAIM DEED RECORDED NOVEMBER 1, 2007 AS INSTRUMENT NUMBER 017056 IN BOOK 1113 AT PAGE 113 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI;
THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 200.25 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 78°14'50" WEST WITH A RADIUS
OF 550.00 FEET, A CENTRAL ANGLE OF 32°01'20" AND AN ARC DISTANCE OF 307.39 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 46°13'28" WEST, ON SAID SOUTHWESTERLY LINE, A DISTANCE OF 550.05 FEET;
THENCE NORTHWESTERLY, ON SAID SOUTHWESTERLY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 46°13'27" WEST WITH A RADIUS OF 1,355.00 FEET, A CENTRAL ANGLE OF 14°48'58" AND AN ARC DISTANCE OF 350.39 FEET; THENCE NORTH 31°24'25" WEST, ON SAID SOUTHWESTERLY LINE, 494.31 FEET; THENCE NORTH 33°09'34" WEST, ON SAID
SOUTHWESTERLY LINE, 126.68 FEET; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 200.25 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE LEFT HAVING AN INITIAL TANGENT
BEARING OF NORTH 77°32'06" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 264.66 FEET; THENCE SOUTH 73°47'20" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 214.53 FEET; THENCE SOUTH 60°40'17"
EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 66.09 FEET; THENCE SOUTH 80°42'00" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 332.42 FEET; THENCE SOUTH 73°47'20" EAST, ON SAID EXISTING
SOUTHERLY RIGHT-OF-WAY LINE, 332.42 FEET; THENCE SOUTH 73°47'20" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 332.42 FEET; THENCE SOUTH 73°47'20" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE,
30.10 FEET TO THE POINT OF BEGINNING, CONTAINING 3,818.48 SQUARE FEET OR 87.66 ACRES, MORE OR LESS.

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 ARCHITECTURE, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. 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.



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.

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 0203234 IN
BOOK 19 AT PAGE 142 AND "PER REPLAT"
IS IN REFERENCE TO REPLAT OF LOT 1
FARMLAND INDUSTRIES CORPORATE
HEADQUARTER RECORDED JANUARY 24, 200
AS INSTRUMENT NUMBER 0091105 IN BOOK
19 AT PAGE 222 EACH IN PLATTE COUNTY,
MISSOURI.

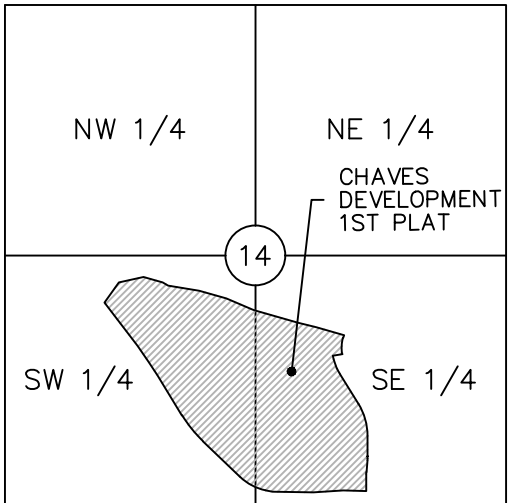
LEGEND	
SURVEY MARKERS	
	FND FOUND MONUMENT
	SCR SECTION CORNER
	SET SET MONUMENT
	ROW ROW RIGHT OF WAY MARKER
BOUNDARIES	
	SECTION LINE

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	

DATE OF SURVEY	
03-21-2024 - For Client Review	
03-26-2024 - Lot 2, 3, 5 & R/W Revisions	
drawn by:	NRW
surveyed by:	-----
checked by:	JPM
approved by:	JSR
project no.:	023-04686
file name:	V_PPLAT_023-04686.DWG

olsson

SHEET
1 of 4

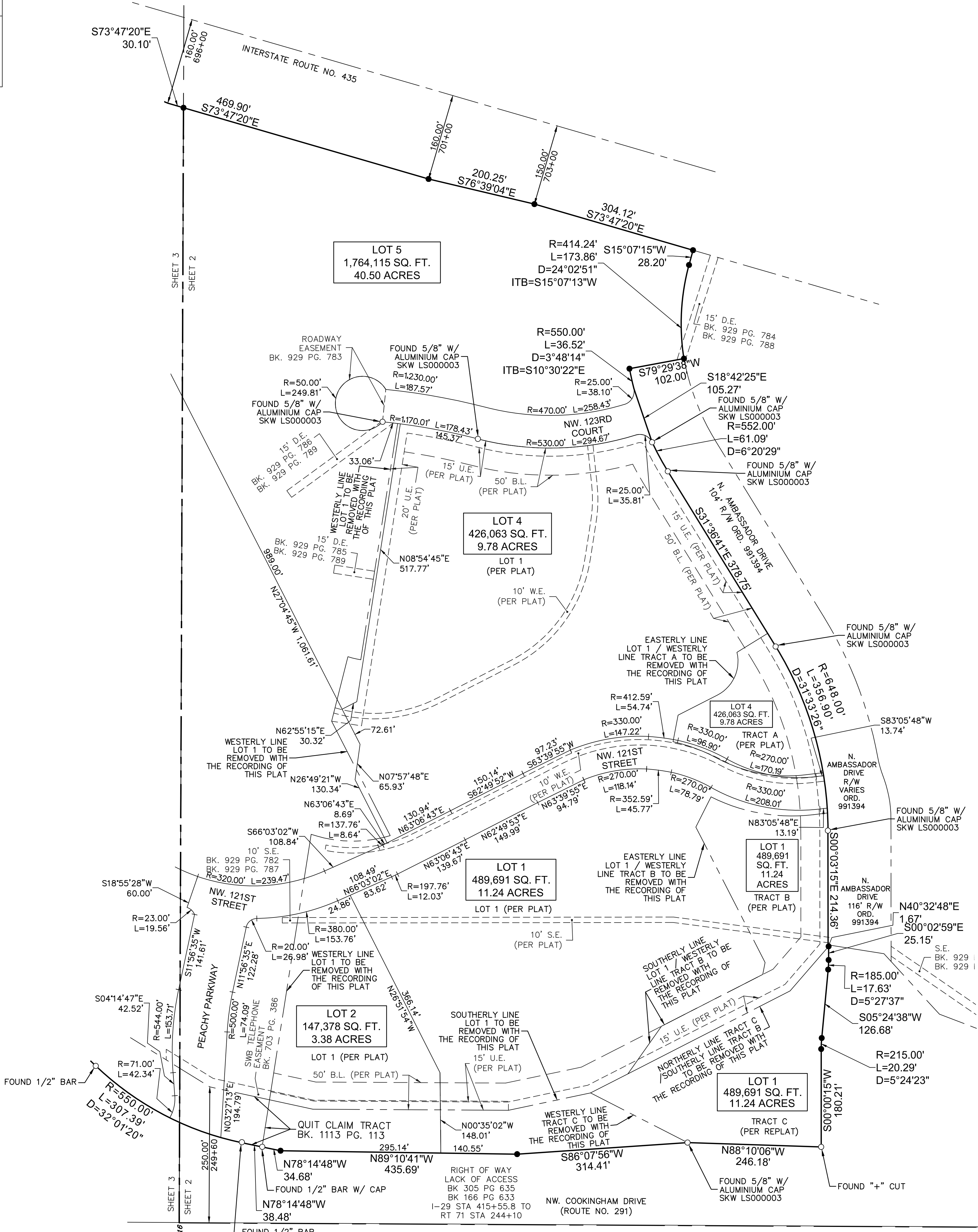


LOCATION MAP
SEC. 14, T52N., R34W.
(N.T.S.)

N

SCALE IN FEET
1" = 100'

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



SURVEYORS NOTES:

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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.

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.



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

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

DEVELOPER:
PCA-KC LLC
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

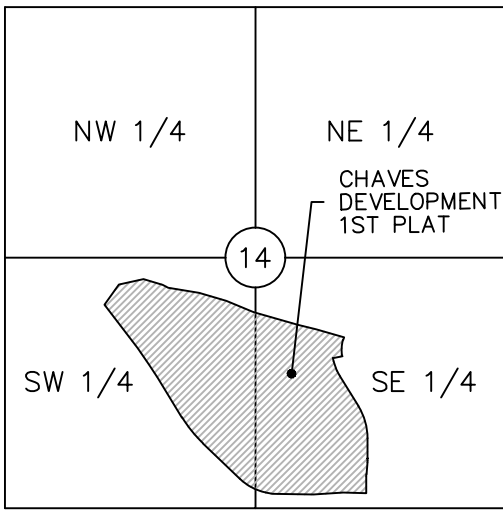
drawn by: NRW
surveyed by: _____
checked by: JPM
approved by: JSR
project no.: 023-04686
file name: V_PPLAT_023-04686.DWG

olsson

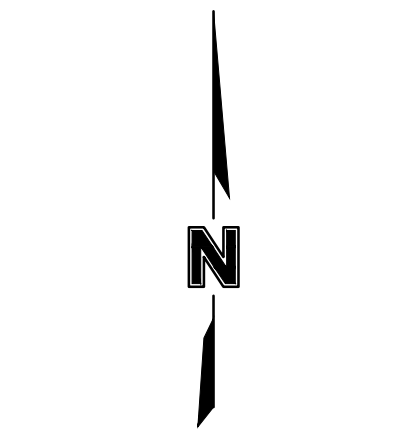
Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street, TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

SHEET
2 of 4

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



LOCATION MAP
SEC. 14, T52N., R34W.
(N.T.S.)



00' 50' 100'

SCALE IN FEET

1" = 100'

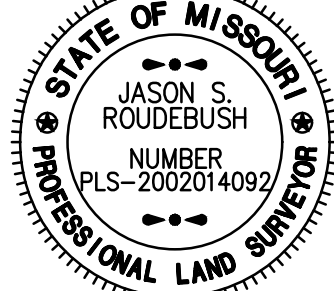
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THIS PLAT AND SURVEY OF CHAVES DEVELOPMENT 1ST PLAT WERE
EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS
CITY, MISSOURI 64116.

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

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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

[illegible]

olsen

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North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888 www.olsson.com

