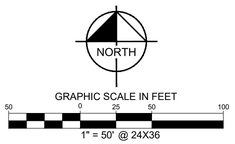
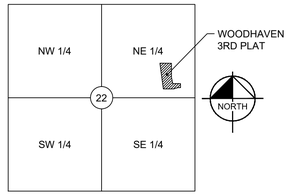
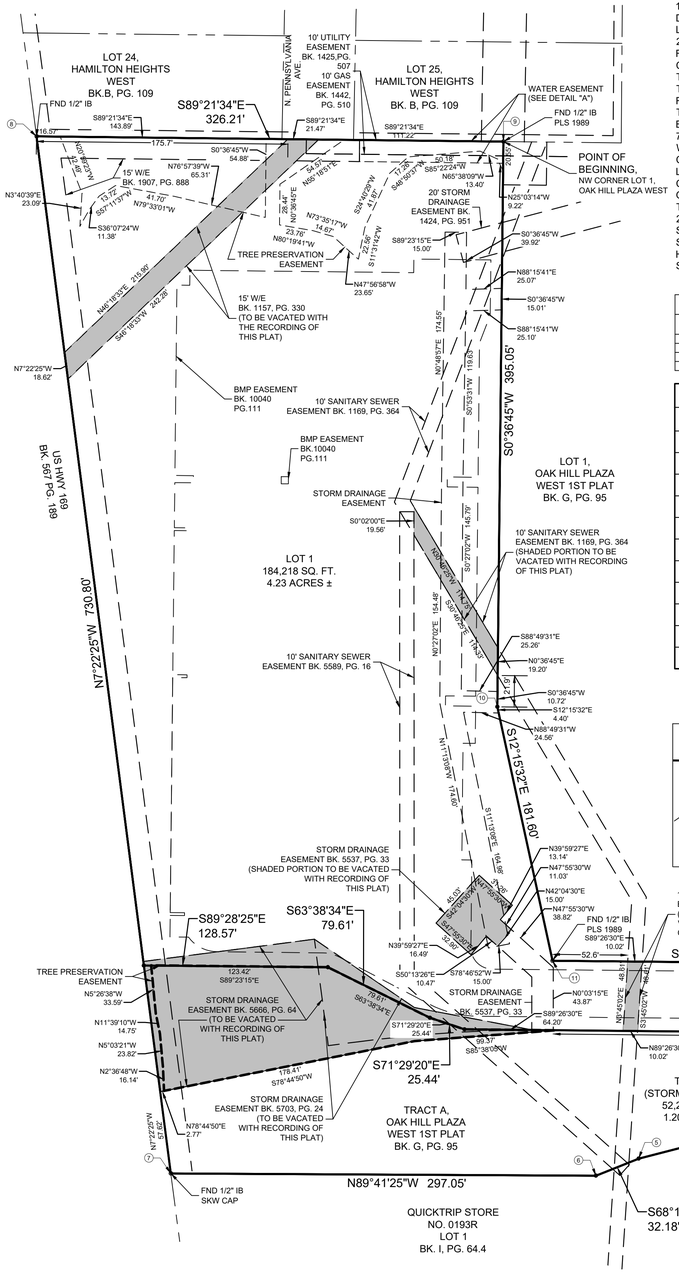
FINAL PLAT
CRASH CHAMPIONS KCMO
PART OF THE NORTHEAST QUARTER
SECTION 22,TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE FIFTH P.M.,
KANSAS CITY, CLAY COUNTY, MISSOURI





LOCATION MAP
SEC. 22, T.51 N., RGE.33 W.
(N.T.S.)



PROPERTY DESCRIPTION:

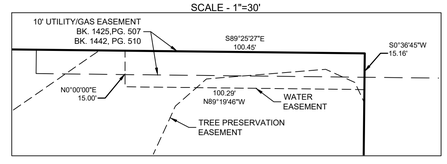
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI ALONG WITH ALL OF TRACT A, OAK HILL PLAZA WEST 1ST PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED IN BOOK G AT PAGE 95 IN CLAY COUNTY RECORDER OF DEEDS OFFICE, BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, PLS 2002014092 UNDER THE AUTHORITY OF KIMLEY-HORN CLS 2025011669 ON JANUARY 26, 2026, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, SAID OAK HILL PLAZA WEST 1ST PLAT; THENCE SOUTH 00°36'45" WEST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 395.05 FEET; THENCE SOUTH 12°15'32" EAST CONTINUING ALONG SAID WESTERLY LINE, 181.60 FEET; THENCE SOUTH 89°26'30" EAST CONTINUING ALONG SAID WESTERLY LINE, 213.00 FEET; THENCE SOUTH 03°02'45" EAST CONTINUING ALONG SAID WESTERLY LINE, 48.63 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 00°22'19" WEST CONTINUING ALONG SAID WESTERLY LINE, SAID LINE ALSO BEING THE EAST LINE OF SAID TRACT A, 65.39 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, QUIKTRIP STORE NO. 0193R, A SUBDIVISION OF LAND RECORDED IN BOOK I AT PAGE 64.4 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 89°50'38" WEST ALONG THE SOUTH LINE OF SAID TRACT A, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, QUIKTRIP STORE NO. 0193R, 67.79 FEET; THENCE SOUTH 75°32'26" WEST CONTINUING ALONG SAID SOUTH LINE, 90.00 FEET; THENCE SOUTH 68°16'01" WEST CONTINUING ALONG SAID SOUTH LINE, 32.18 FEET; THENCE NORTH 89°41'25" WEST CONTINUING ALONG SAID SOUTH LINE, 297.05 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT A, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, QUIKTRIP STORE NO. 0193R; THENCE NORTH 07°22'25" WEST ALONG THE WEST LINE OF SAID TRACT A AND SAID EAST RIGHT-OF-WAY LINE, 730.80 FEET TO THE SOUTHWEST CORNER OF LOT 24, HAMILTON HEIGHTS WEST, A SUBDIVISION OF LAND RECORDED IN BOOK B AT PAGE 109 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 89°21'34" EAST ALONG THE SOUTH LINE OF SAID LOT 24, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 25 OF SAID HAMILTON HEIGHTS WEST, 326.21 FEET TO THE TO THE POINT OF BEGINNING. CONTAINING 236,503 SQUARE FEET OR 5.43 ACRES, MORE OR LESS.

LEGEND

———	BOUNDARY LINE
— — —	ADJACENT PROPERTY LINE
— · — · —	EASEMENT LINE
●	5/8" IRON ROD W/ "KHA" CAP SET
○	FOUND MONUMENT

STATE PLANE, MISSOURI WEST ZONE, NAD83 (METER)		
Point #	Northing	Easting
1	338709.73	842498.20
2	338694.93	842498.99
3	338675.00	842498.86
4	338675.05	842478.20
5	338668.21	842451.64
6	338664.57	842442.52
7	338665.06	842351.98
8	338885.97	842323.40
9	338884.86	842322.82
10	338764.45	842421.53
11	338710.36	842433.28

DETAIL "A"
SCALE - 1"=30'



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:

CRASH CHAMPIONS KCMO

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..

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.

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: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0127G AND 29095C0129G CLAY COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

MAINTENANCE OF TRACTS: TRACT A IS TO BE USED FOR DETENTION.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG 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.

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF KANSAS CITY AND COUNTY OF CLAY, MISSOURI THIS _____ DAY OF _____, 2026

CITY PLANNING COMMISSION APPROVAL:

APPROVED DATE: _____

CASE NO: _____

QUINTON LUCAS MAYOR MARILYN SANDERS CITY CLERK

MICHAEL J. SHAW DIRECTOR OF PUBLIC WORKS

CLAY COUNTY GIS

PLAT DEDICATION: CRASH CHAMPIONS KCMO	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: NONE	
RECORD AS: PLAT	

EXECUTION:

GTY AUTO SERVICE, LLC, A NEW YORK LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2026.

GTY AUTO SERVICE, LLC,
A NEW YORK LIMITED LIABILITY COMPANY

_____
(NAME) (TITLE)

STATE OF _____
SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2026 , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME (NAME) TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS (TITLE) OF GTY AUTO SERVICE, LLC, A NEW YORK LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID (NAME), 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

EXECUTION:

169 BASIN, 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 _____, 2026.

169 BASIN, LLC,
A MISSOURI LIMITED LIABILITY COMPANY

_____
(NAME) (TITLE)

STATE OF _____
SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2026 , 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 (TITLE) OF 169 BASIN, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID (NAME), 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

SURVEYOR'S CERTIFICATION:

THIS PLAT AND SURVEY OF CRASH CHAMPIONS KCMO WERE EXECUTED BY KIMLEY-HORN. 805 PENNSYLVANIA AVENUE, KANSAS CITY, MISSOURI 64105.

I HEREBY CERTIFY: THAT THE PLAT OF CRASH CHAMPIONS KCMO 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.

STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER PLS-2002014092
PROFESSIONAL LAND SURVEYOR

_____
KIMLEY-HORN MO CLS 395
JASON S. ROUDEBUSH, MO PLS 2002014092
JANUARY 26, 2026
JASON.ROUDEBUSH@KIMLEY-HORN.COM

No.	DATE	REVISION DESCRIPTION
5		
4		
3		
2	1-26-2026	REVISIONS PER CITY COMMENTS
1	11-6-2025	FIRST SUBMITTAL

Kimley»Horn
805 PENNSYLVAINIA AVENUE
KANSAS CITY, MISSOURI 64105
Tel. No. (816) 652-0350
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=50'	SFS	JSR	1-26-2026	268724000	4 OF 4

DWG NAME: K:\KCMO_LDD\268724000_CRASH CHAMPIONS KCMO\SURVEY\PLAT\268724000_CRASH CHAMPIONS PLAT.DWG PLOTTED BY SAM HELD, SAM 1/30/2026 8:49 AM LAST SAVED 1/30/2026 8:49 AM