



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

June 5th, 2024

**Project Name**  
KCI Logistics Park Second Plat

**Docket #C4**

**Request**  
CLD-FnPlat-2024-00007  
Final Plat

**Applicant**  
Jacob Hodson  
Olsson

**Owner**  
Aaron Schmidt  
Hunt Midwest Real Estate Development  
Inc.

**Location** 13201 NW Roanridge  
**Area** About 209 acres  
**Zoning** MPD  
**Council District** 1st  
**County** Platte  
**School District** Platte County R-III

**Surrounding Land Uses**

**North:** Undeveloped, zoned MPD  
**South:** Undeveloped, zoned MPD  
**East:** Undeveloped, zoned MPD  
**West:** Industrial Use, zoned MPD

**Major Street Plan**

The City's Major Street Plan identifies Mexico City Ave as a thoroughfare with four lanes at this location

**Land Use Plan**

The KCIA Area Plan recommends Industrial/Open Space/Buffer uses for the subject property.

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on March 11<sup>th</sup>, 2024.  
Scheduling deviations from 2024 Cycle 4.2 have occurred.

- Applicant failed multiple QCR, pushing CPC date back.
- CompassKC was temporarily down

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

A public hearing notification is not required for Final Plats therefore notice is not sent.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does not apply to this request.

**EXISTING CONDITIONS**

The project site is a combination of parcels totaling about 269 acres generally located on the north side of I-29/I-435 & NW 132<sup>nd</sup> St, specially at the terminus of North Mexico City Ave. The subject site is currently undeveloped and used as agricultural farmland. It is within the existing KCI 29 Logistics Park Development. There is an associated regulated stream with the subject site.

Surrounding land uses are general agricultural farmland with an industrial intent for the future. To the south is Kansas City International Airport. To the east is the existing Marietta-Stamper quarry and to the west is KCI 29 Logistics First Plat and Project Gateway.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a Final Plat in District MPD on about 209 acres generally located at the northeast corner of Mexico City Ave and NW 132<sup>nd</sup> St., allowing for the creation of three lots and two tracts.

**CONTROLLING CASE**

**Case No. CD-CPC-2022-00097** – Ordinance No. 220882 passed by City Council on October 6<sup>th</sup>, 2022, rezoned about 2,136 acres from Districts M1-5 and AG-R to District MPD.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #C4 Recommendation: **Approval Subject to Conditions**

**RELEVANT CASES**

**Case No. CD-AA-2024-00029** – Minor Amendment to allow for a change in phasing of the KCI 29 Logistics Park Second Plat. This change in phasing created smaller acreages of phases to allow flexibility to the extension of Mexico City Avenue.

**Case No. CD-CPC-2022-00097** – Resolution No. 220882 adopted by City Council on October 6<sup>th</sup>, 2022, amended the Kansas City International Area Plan by changing the recommended land use from Residential Very Low Density to Industrial land use designation on about 290 acres in an area generally located on the northside of NW 128<sup>th</sup> Street, south of the extension of NW 136<sup>th</sup> Street, east N. Winan Road and west of NW Interurban Road.

**Case No. CD-CPC-2022-00096** – Ordinance No. 220884 passed by City Council on October 6, 2022, approved an amendment to the major street plan for the realignment of NW 128<sup>th</sup> Street, NW 136<sup>th</sup> Street, N. Ambassador Drive and N. Winan Avenue and addition of NW 132<sup>nd</sup> Street, in the area bordered by MO Route 92 on the north, I-29/I-435 & NW 128<sup>th</sup> Street on the south, NW Interurban Road on the east and N. Bethel Avenue on the west.

**PLAT REVIEW**

The request is to consider approval of a Final Plat in District MPD on about 209 acres generally located at the northeast corner of Mexico City Ave and NW 132<sup>nd</sup> Street creating three (3) industrial lots and two (2) tracts to allow for an industrial development. This use was approved by Ordinance No. 220883 passes by City Council on October 6<sup>th</sup>, 2022, which served as the Preliminary Plat that allowed for 20 million square foot of commercial space and warehouse development on 32 lots in multiple phases. The plan also proposes to construct the extension of Mexico City Avenue and other arterial streets such as NW 132<sup>nd</sup> Street and NW 136<sup>th</sup> Street. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of the Master Planned Development Approved by City Council.

**PLAT ANALYSIS**

**\*indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (MPD)	Yes	Yes	The proposed Final Plat is in conformance with the approved MPD Plan
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		This phase does not propose any residential development.

**APPROVAL CRITERIA**

**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 request 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. Applicants Submittal

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Justin Smith  
Planner



## Plan Conditions

Report Date: May 29, 2024

Case Number: CLD-FnPlat-2024-00007

Project: KCI 29 LOGISTICS PARK SECOND PLAT

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*Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / [justin.smith@kcmo.org](mailto:justin.smith@kcmo.org) with questions.*

1. Paid Tax Receipt - That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent year applicable.
2. Signature Block Update - That prior to submitting documents for final approval the applicant updates the plat to reflect the correct City Plan Commission date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert case No. CLD-FnPlat-2024-00007.
3. Title Report - That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated title report.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.

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

6. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
7. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
8. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development 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 the Land Development Division.
9. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
10. 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.
11. 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.
12. The developer shall dedicate right of way for the applicable streets as required by the adopted Major Street Plan and/or Chapter 88, so as to provide sufficient right of way as measured from the centerline, along those areas being platted.
13. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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 as may be required.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

14. 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.
15. The developer shall grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
16. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

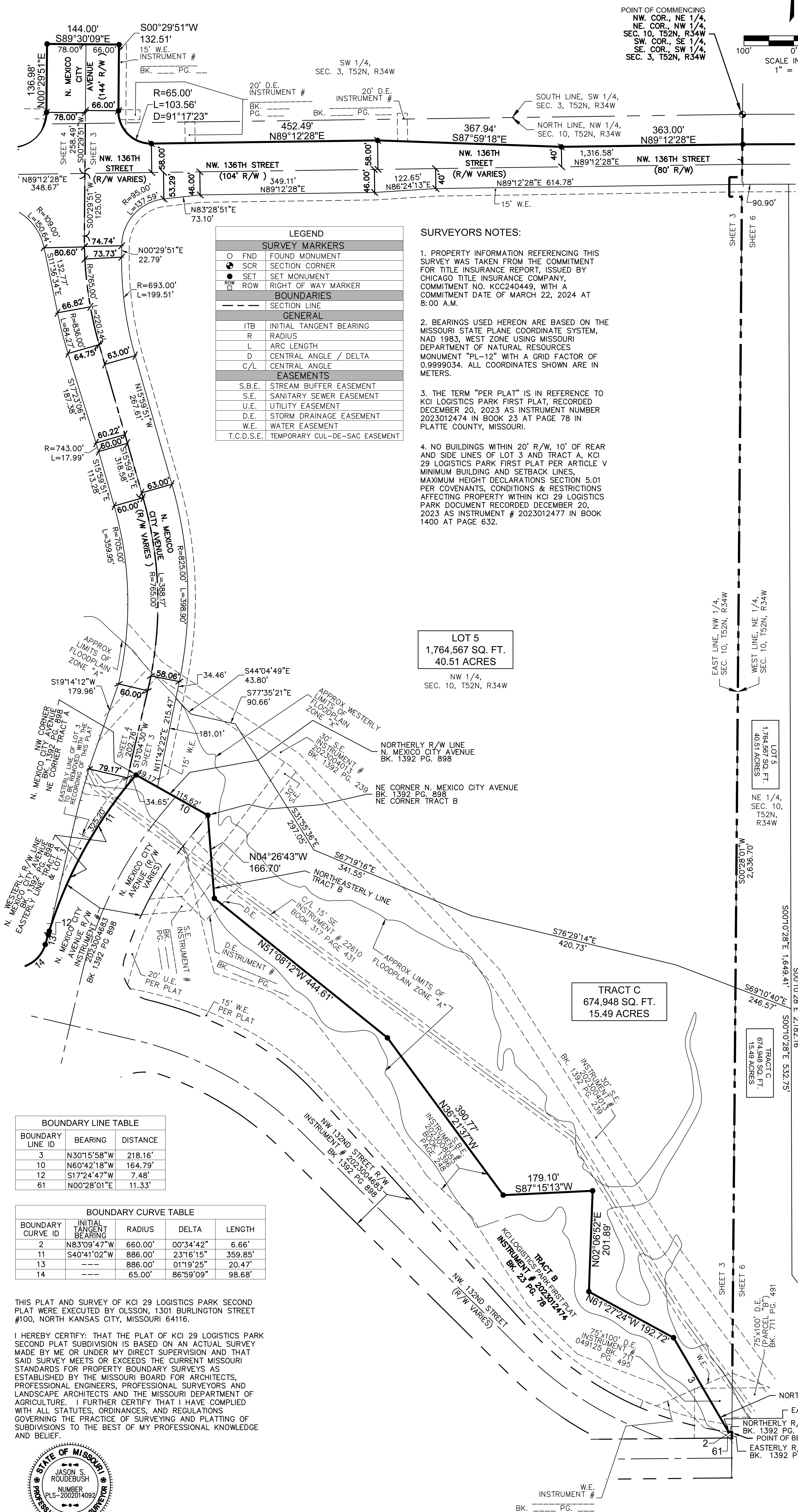
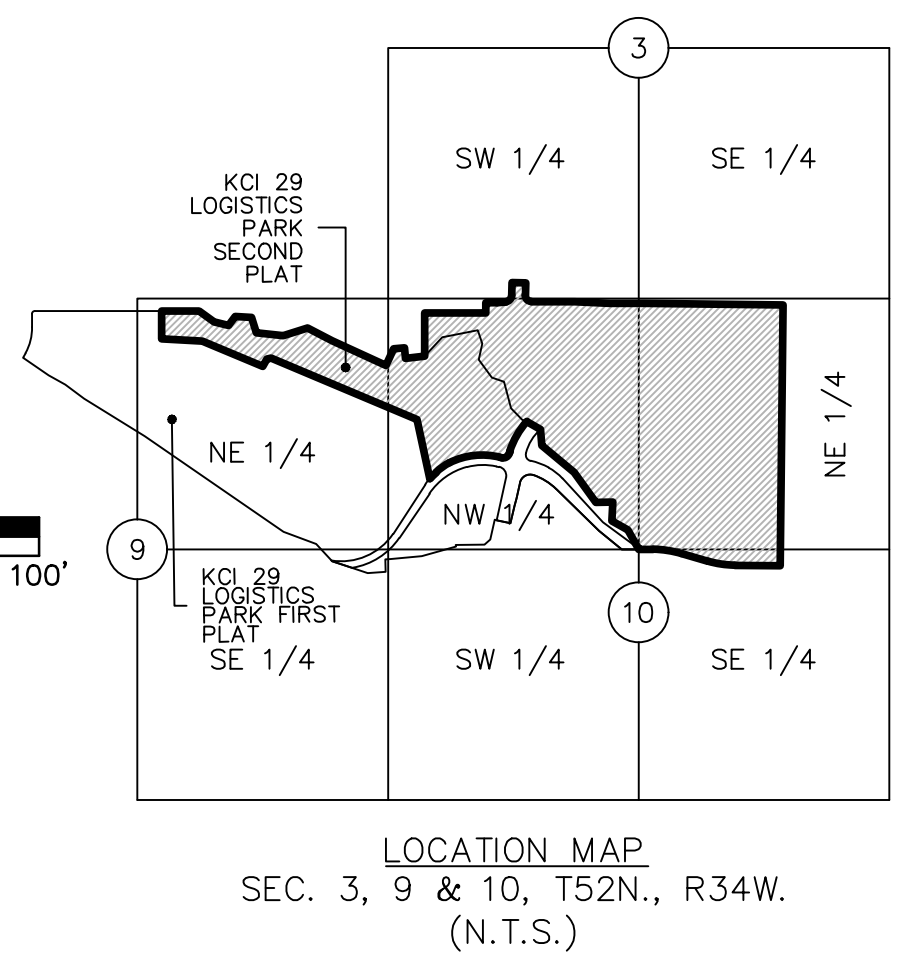
*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

17. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, 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.
18. The developer must grant any BMP and/or Surface Drainage Easements to the City, prior to recording the plat or issuance of any building permits.
19. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems, prior to recording the plat or issuance of a building permit whichever occurs first.
20. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
21. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
22. The developer shall submit a final stream buffer plan 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.
23. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88, prior to issuance of any stream buffer permits.
24. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
25. 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.
26. The developer must submit covenants, conditions and restrictions 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 storm water detention area tracts, prior to recording the plat.





FINAL PLAT OF  
**KCI 29 LOGISTICS PARK SECOND PLAT**  
 SW 1/4, SEC 3, T52N, R34W  
 NE 1/4, SEC 9, T52N, R34W  
 SE 1/4, NE 1/4 & NW 1/4, SEC 10, T52N, R34W  
 KANSAS CITY, PLATTE COUNTY, MISSOURI

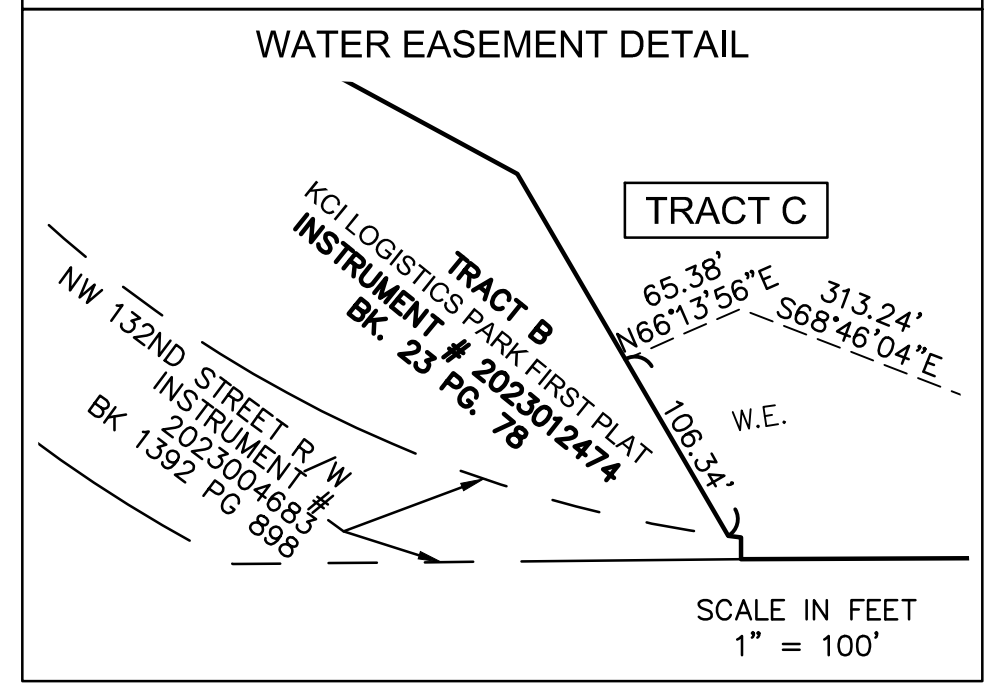
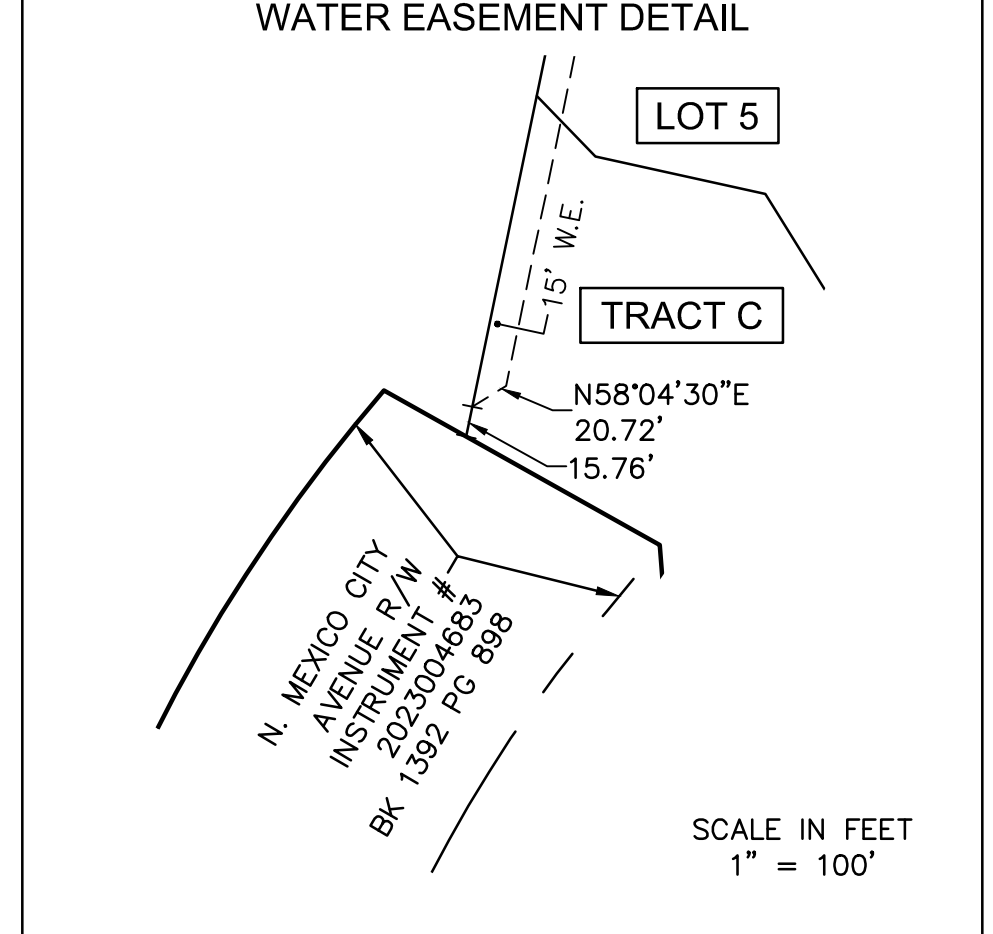
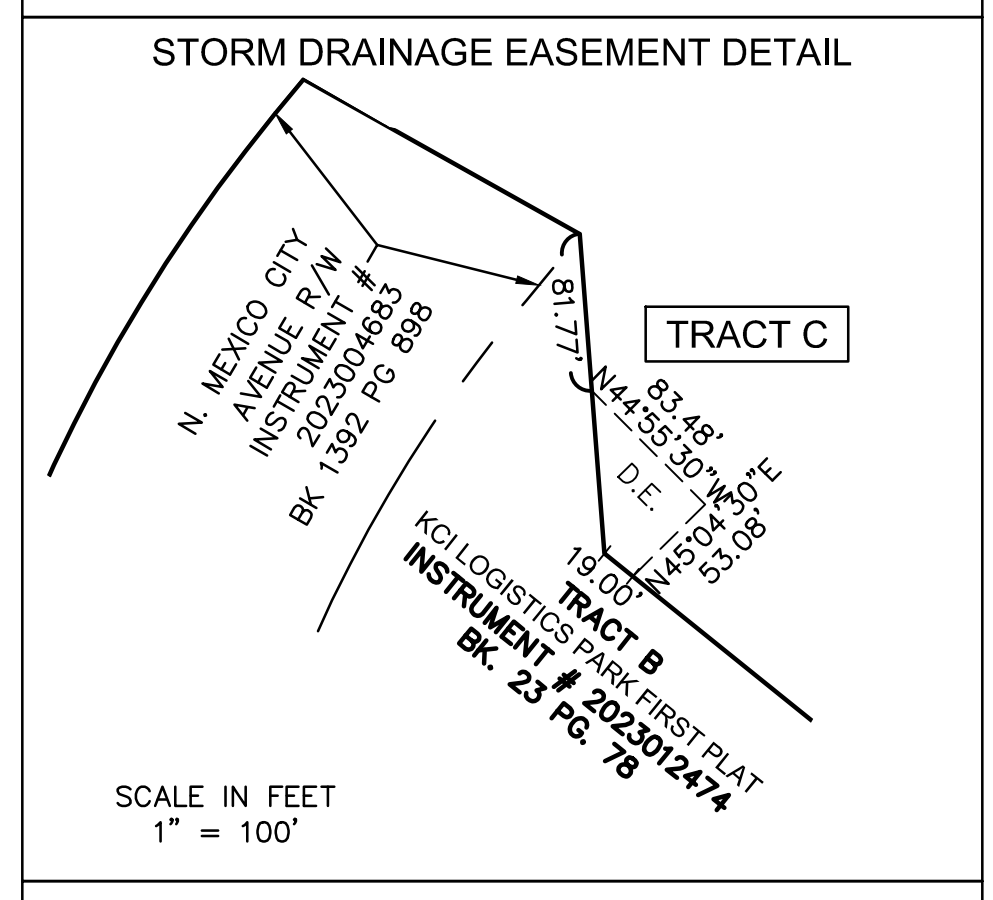
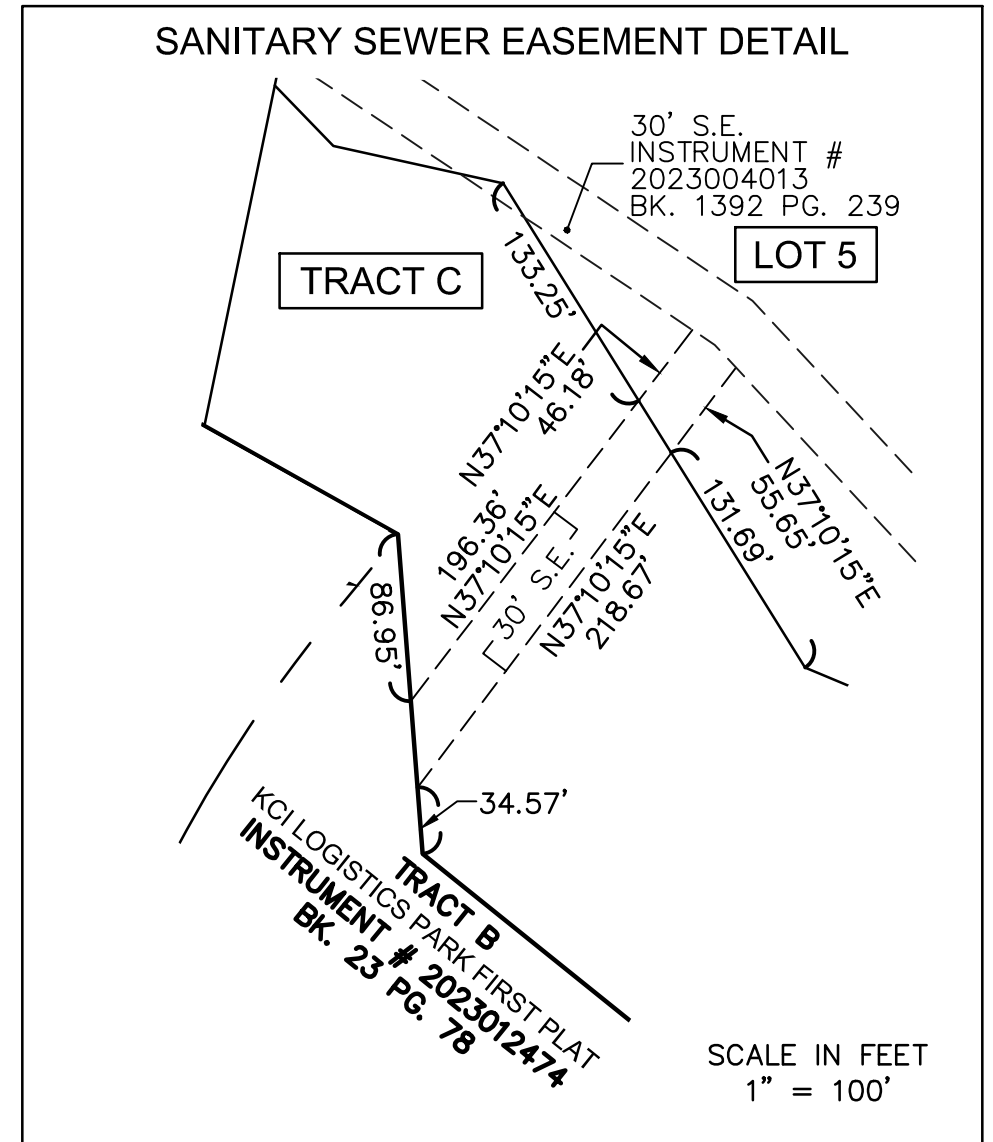


**LEGEND**

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
T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT

**SURVEYORS NOTES:**

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. KCC240449, WITH A COMMITMENT DATE OF MARCH 22, 2024 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.
- THE TERM "PER PLAT" IS IN REFERENCE TO KCI LOGISTICS PARK FIRST PLAT, RECORDED DECEMBER 20, 2023 AS INSTRUMENT NUMBER 2023012474 IN BOOK 23 AT PAGE 78 IN PLATTE COUNTY, MISSOURI.
- NO BUILDINGS WITHIN 20' R/W, 10' OF REAR AND SIDE LINES OF LOT 5 AND TRACT A, KCI 29 LOGISTICS PARK FIRST PLAT PER ARTICLE V MINIMUM BUILDING AND SETBACK LINES, MAXIMUM HEIGHT DECLARATIONS SECTION 5.01 PER COVENANTS, CONDITIONS & RESTRICTIONS AFFECTING PROPERTY WITHIN KCI 29 LOGISTICS PARK DOCUMENT RECORDED DECEMBER 20, 2023 AS INSTRUMENT # 2023012477 IN BOOK 1400 AT PAGE 632.



**BOUNDARY LINE TABLE**

BOUNDARY LINE ID	BEARING	DISTANCE
3	N30°15'58"W	218.16'
10	N60°42'18"W	164.79'
12	S17°24'47"W	7.48'
61	N00°28'01"E	11.33'

**BOUNDARY CURVE TABLE**

BOUNDARY CURVE ID	INITIAL TANGENT BEARING	RADIUS	DELTA	LENGTH
2	N83°09'47"W	660.00'	00°34'42"	6.66'
11	S40°41'02"W	886.00'	23°16'15"	359.85'
13	---	886.00'	01°19'25"	20.47'
14	---	65.00'	86°59'09"	98.68'

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK SECOND 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.



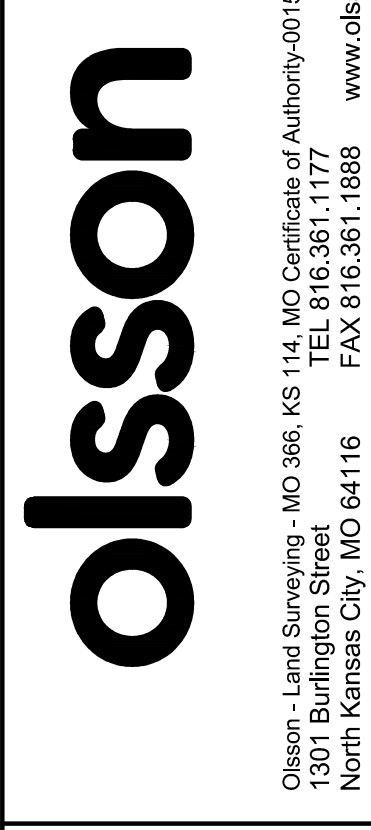
OLSSON, MO CLS 366  
 Jason Roudebush, MO PLS 2002014092  
 APRIL 30, 2024  
 JROUDEBUSH@OLSSON.COM

**DEVELOPER:**  
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.  
 8300 NE UNDERGROUND DRIVE  
 KANSAS CITY, MO 64161  
 816-455-2500

**DATE OF SURVEY**

03-10-2024	To HMW for Review
03-11-2024	1st Submittal
03-18-2024	Title Report Request
04-03-2024	To HMW for Review
04-05-2024	2nd Submittal
04-29-2024	Revised Plat Boundary to HMW for Review
04-30-2024	3rd Submittal

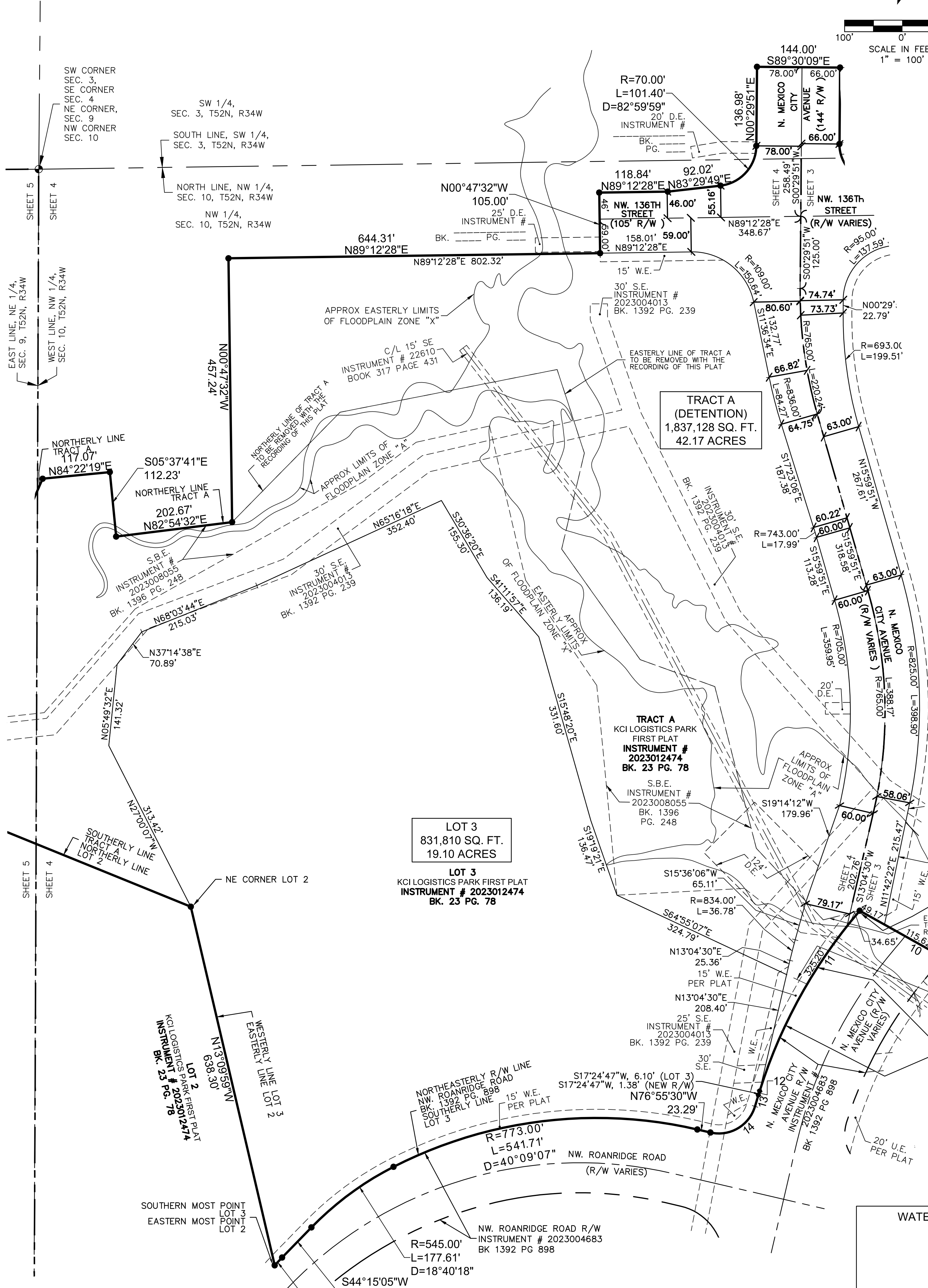
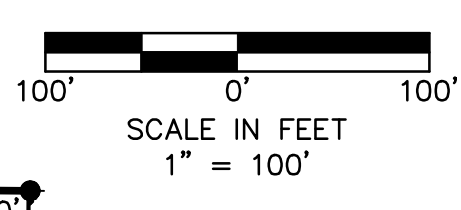
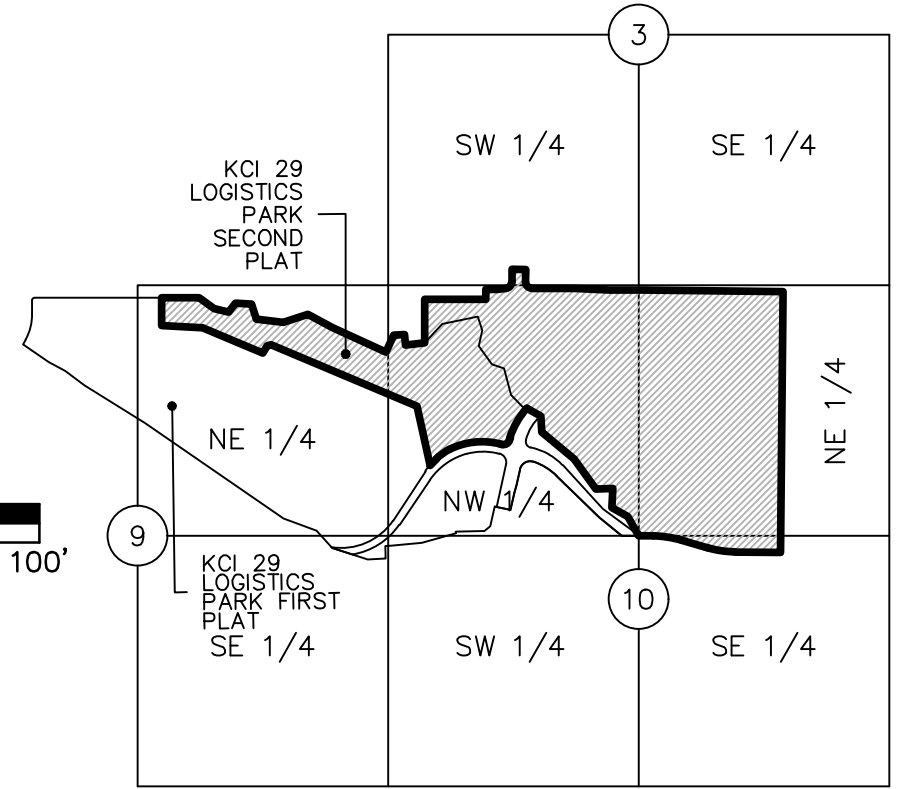
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 surveyed by: AH-NZ-RN-TG  
 checked by: JPM  
 approved by: JSR  
 project no.: B21-06168  
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 DATE: APR 30, 2024 6:53PM



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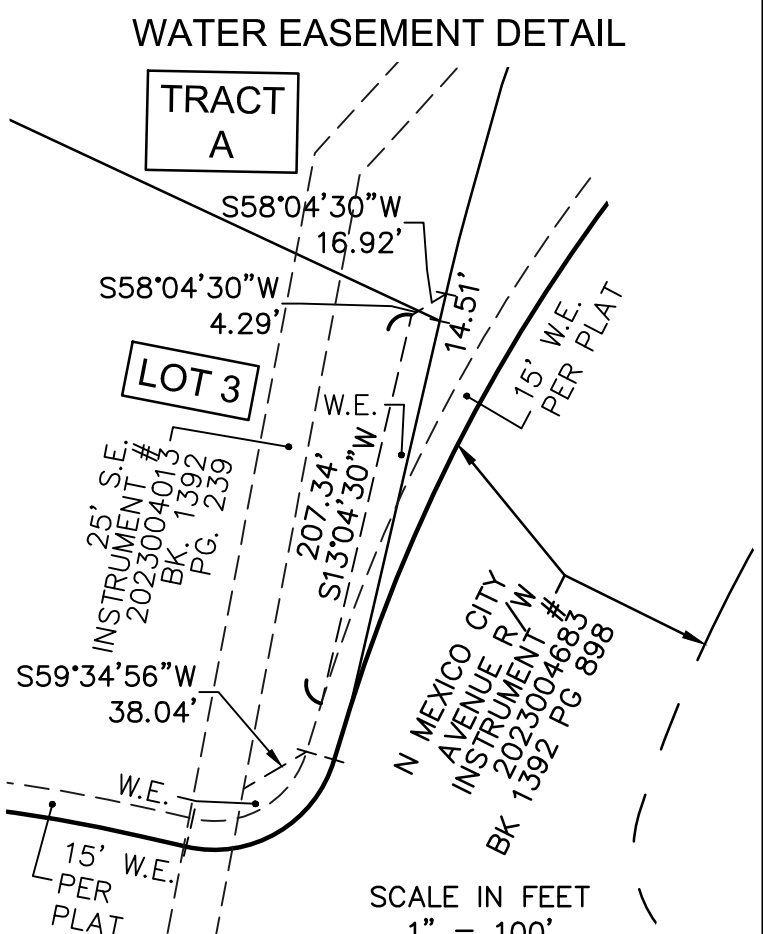
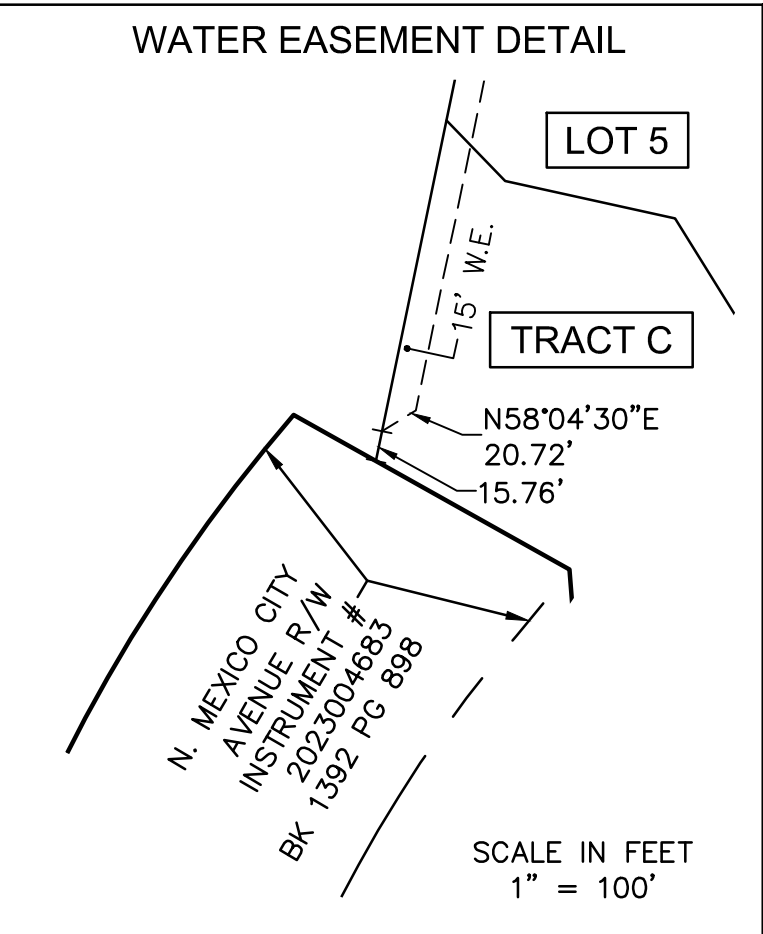
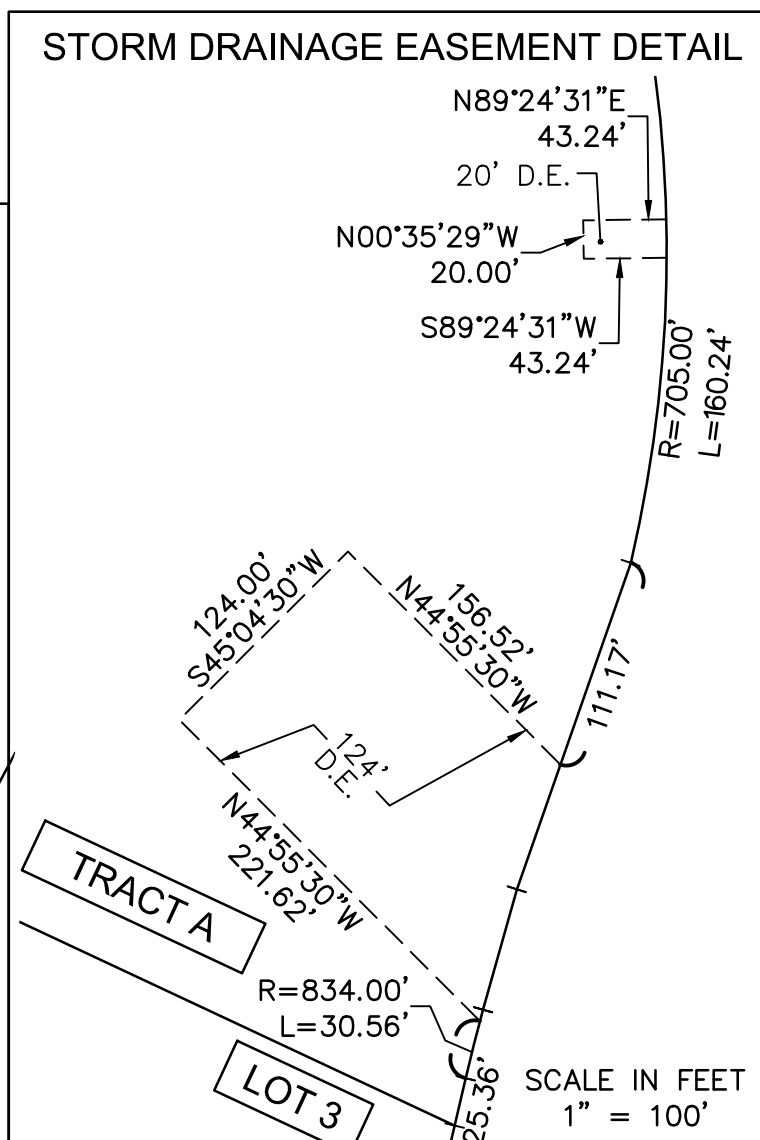
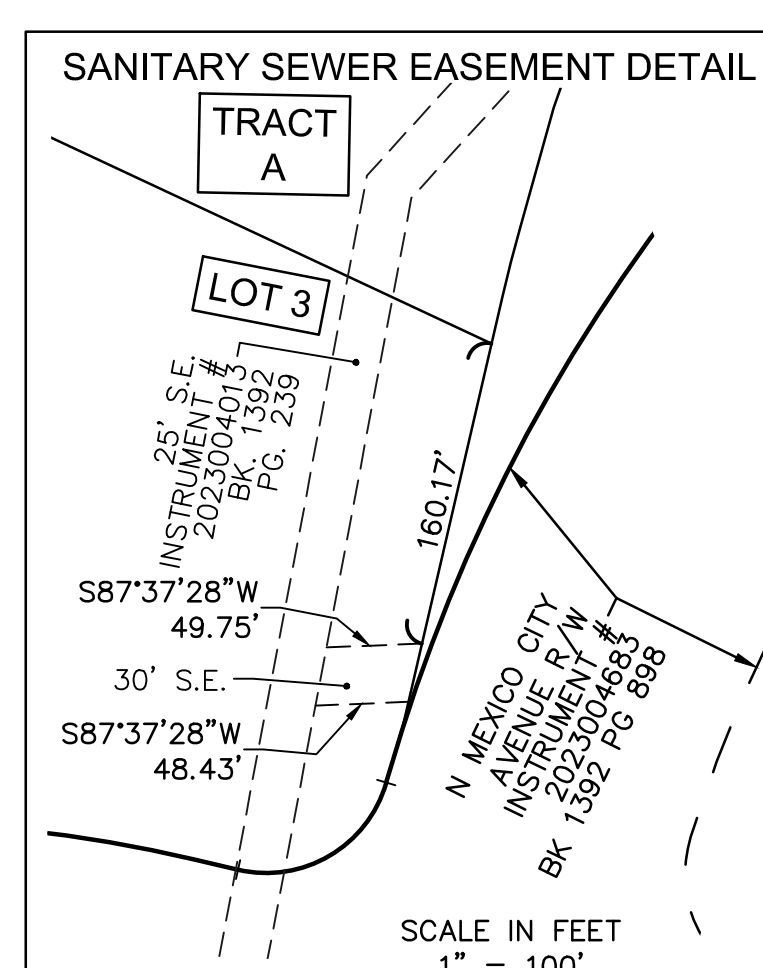
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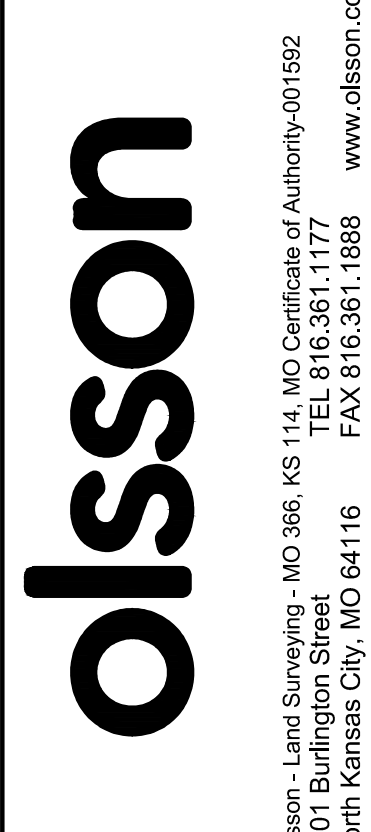


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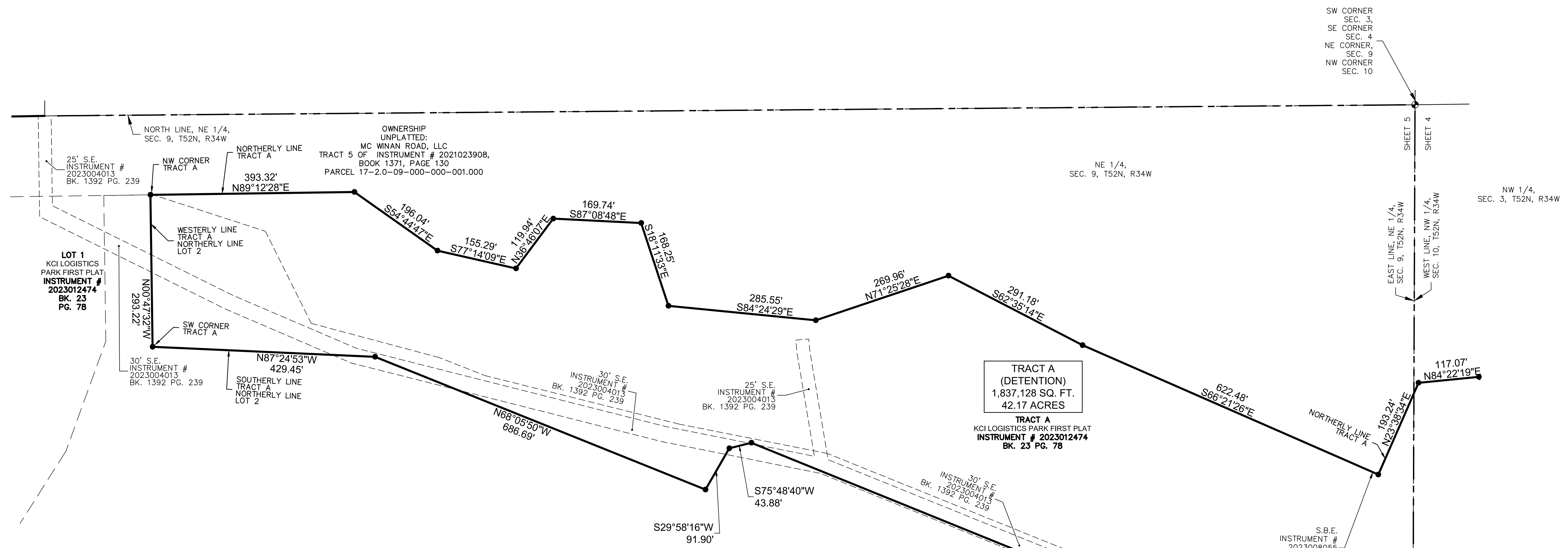
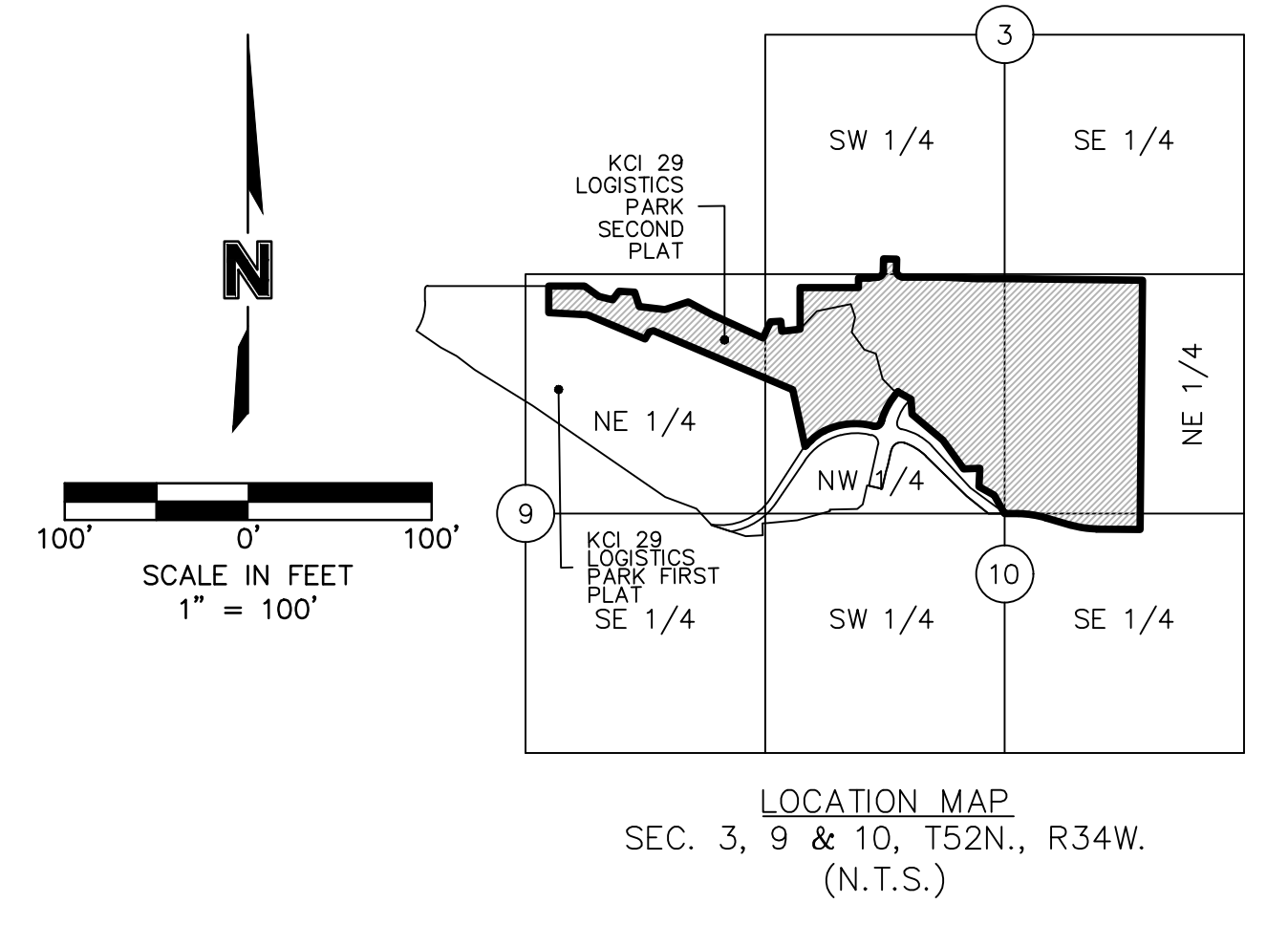
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 surveyed by: AH-NZ-RN-TG  
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 approved by: JSR  
 project no.: B21-06168  
 file name: V\_PLAT\_B2106168.DWG



USER: nwilloughby

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 DATE: Apr 30, 2024 6:54PM

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 KANSAS CITY, PLATTE COUNTY, MISSOURI



THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK SECOND 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.

**SURVEYORS NOTES:**

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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
T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT



OLSSON, MO OLS 366  
 Jason Roudsbush, MO PLS 2002014092  
 APRIL 30, 2024  
 JROUDBUSH@OLSSON.COM

DATE OF SURVEY	
03-10-2024	To HMW for Review
03-11-2024	1st Submittal
03-18-2024	Title Report Request
04-03-2024	To HMW for Review
04-05-2024	2nd Submittal
04-29-2024	Revised Plat Boundary to HMW for Review
04-30-2024	3rd Submittal
drawn by:	NRW
surveyed by:	AH-NZ-RN-TG
checked by:	JPM
approved by:	JSR
project no.:	B21-06168
file name:	V_PPLAT_B2106168.DWG

**olsson**  
 Olsson & Associates, Inc.  
 1301 Burlington Street  
 North Kansas City, MO 64116  
 TEL 816.361.1177  
 FAX 816.361.1888  
 www.olsson.com

**DEVELOPER:**  
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.  
 8300 NE UNDERGROUND DRIVE  
 KANSAS CITY, MO 64161  
 816-455-2500

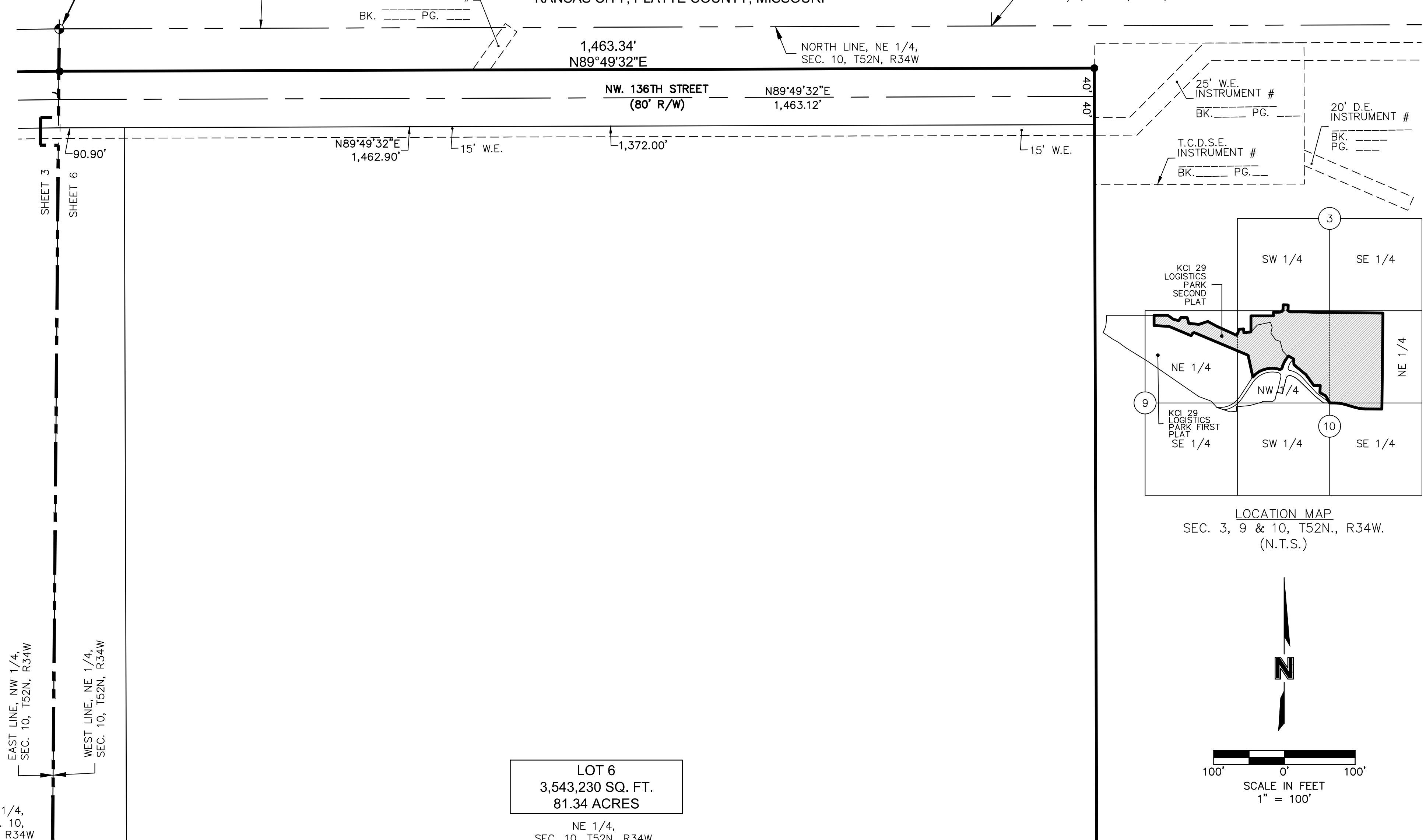
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 DATE: Apr 30, 2024 6:55pm  
 USER: nwilloughby

FINAL PLAT OF  
**KCI 29 LOGISTICS PARK SECOND PLAT**  
 SW 1/4, SEC 3, T52N, R34W  
 NE 1/4, SEC 9, T52N, R34W  
 SE 1/4, NE 1/4 & NW 1/4, SEC 10, T52N, R34W  
 KANSAS CITY, PLATTE COUNTY, MISSOURI

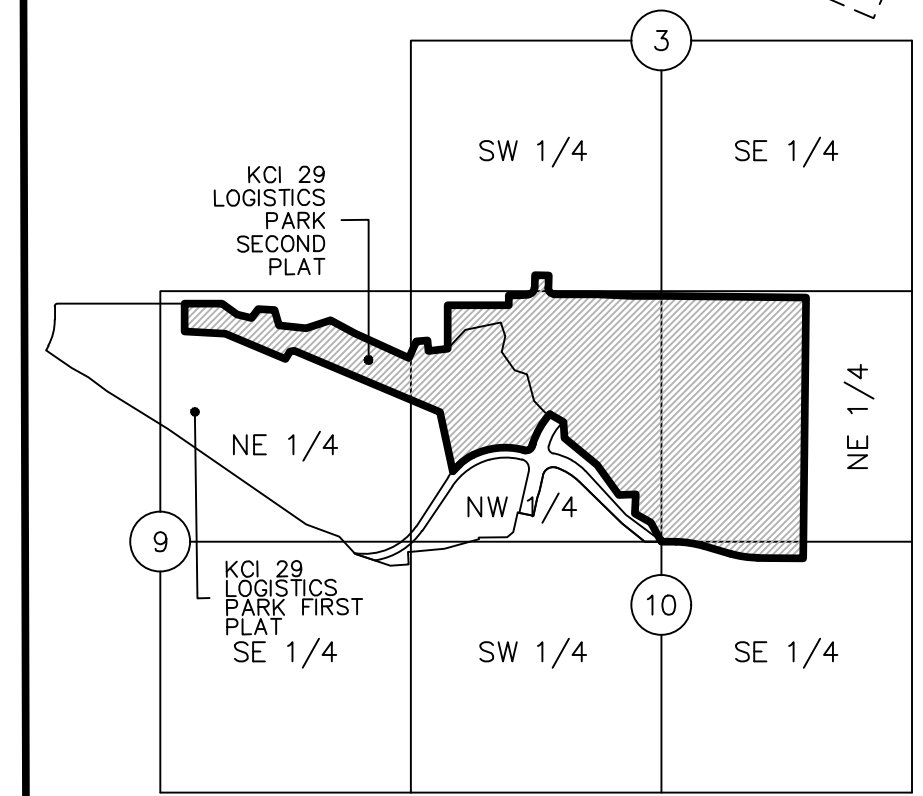
POINT OF COMMENCING  
 NW COR., NE 1/4,  
 NE COR., NW 1/4,  
 SEC. 10, T52N, R34W  
 SW COR., SE 1/4,  
 SE COR., SW 1/4,  
 SEC. 3, T52N, R34W

SOUTH LINE, WEST 1/2, SE 1/4,  
 SEC. 3, T52N, R34W

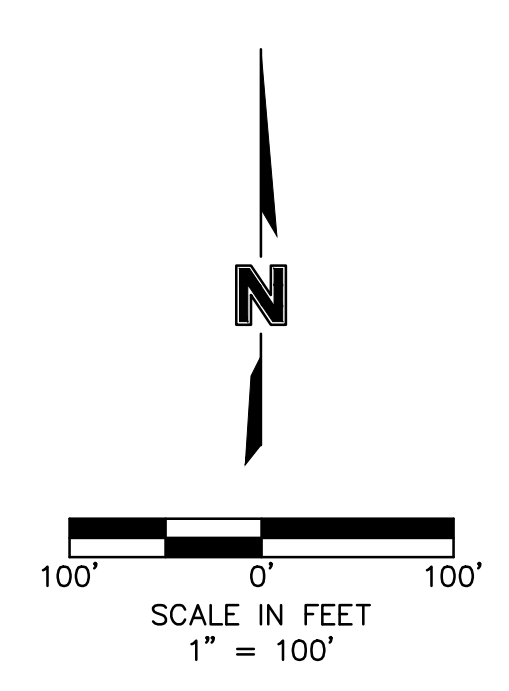
SE CORNER WEST 1/2  
 SW CORNER EAST 1/2  
 SE 1/4, SEC. 3, T52N, R34W



**LOT 6**  
 3,543,230 SQ. FT.  
 81.34 ACRES  
 NE 1/4,  
 SEC. 10, T52N, R34W



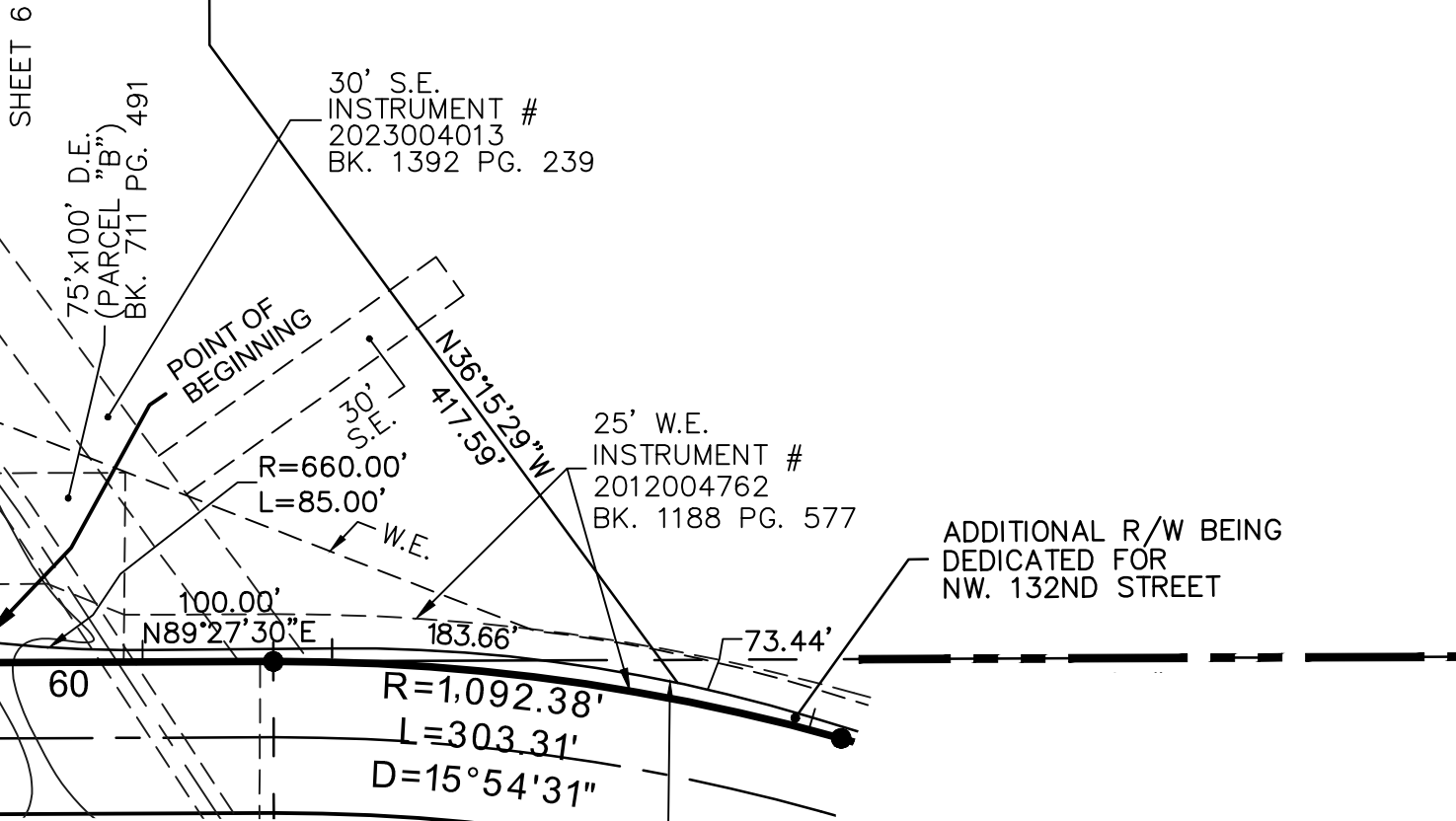
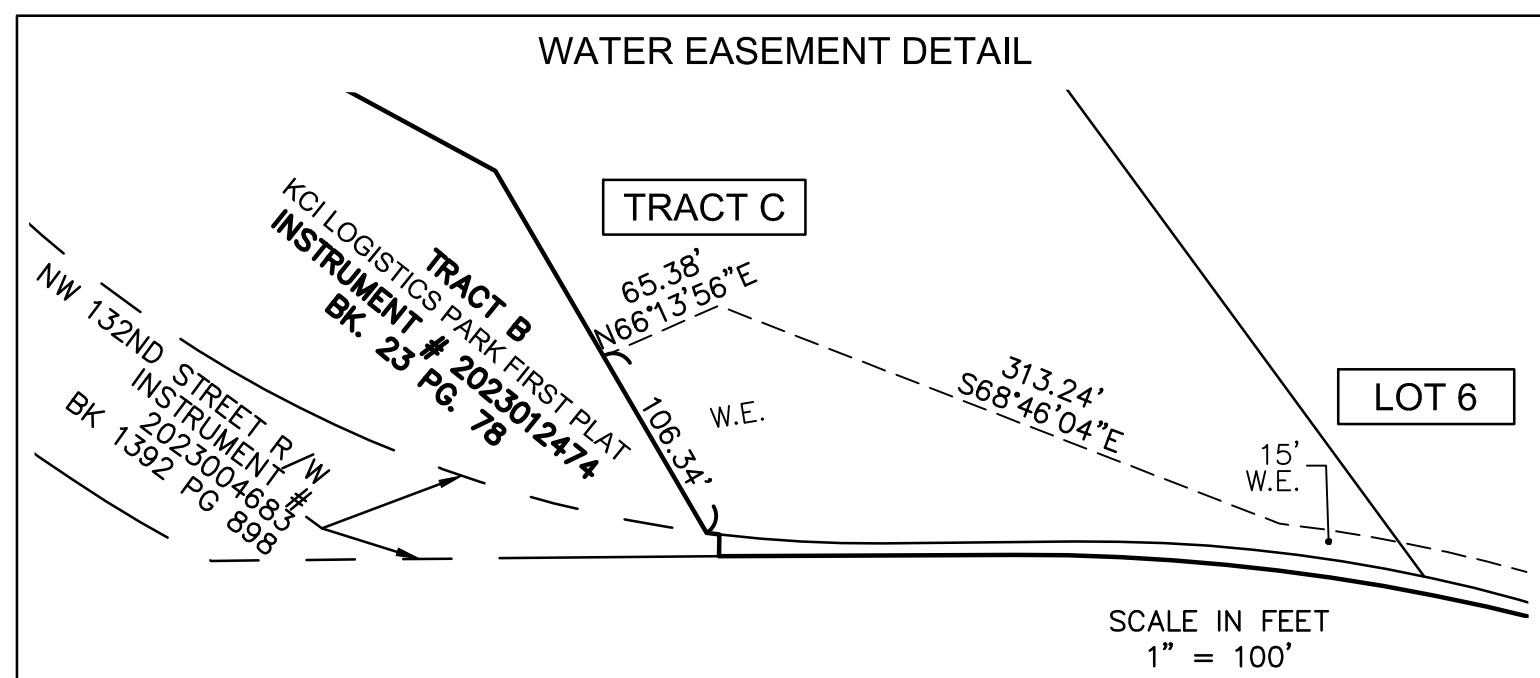
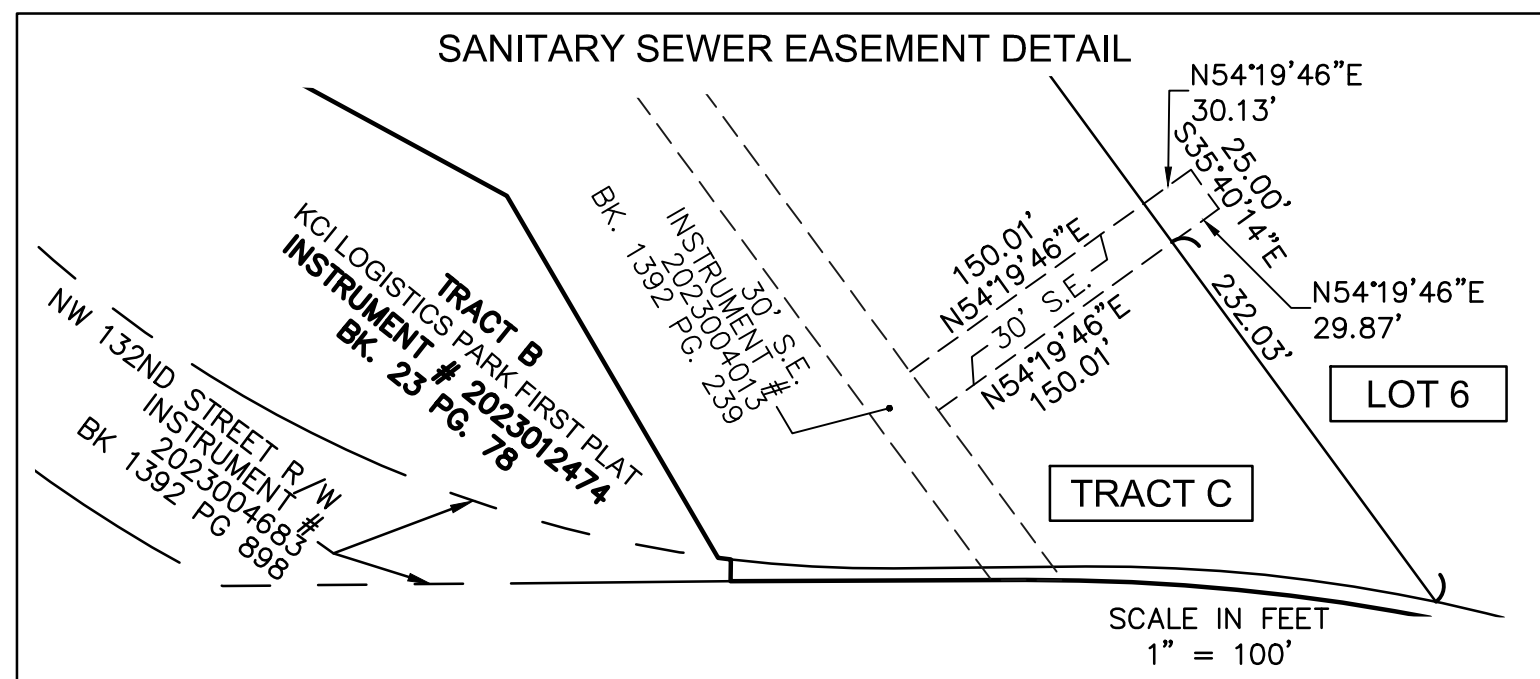
LOCATION MAP  
 SEC. 3, 9 & 10, T52N., R34W.  
 (N.T.S.)



LEGEND	
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BOUNDARY LINE TABLE		
BOUNDARY LINE ID	BEARING	DISTANCE
3	N30°15'58"W	218.16'
60	S89°46'03"W	153.89'

DEVELOPER:  
 HUNT MIDWEST REAL  
 ESTATE DEVELOPMENT, INC.  
 8300 NE UNDERGROUND DRIVE  
 KANSAS CITY, MO 64111  
 816-455-2500

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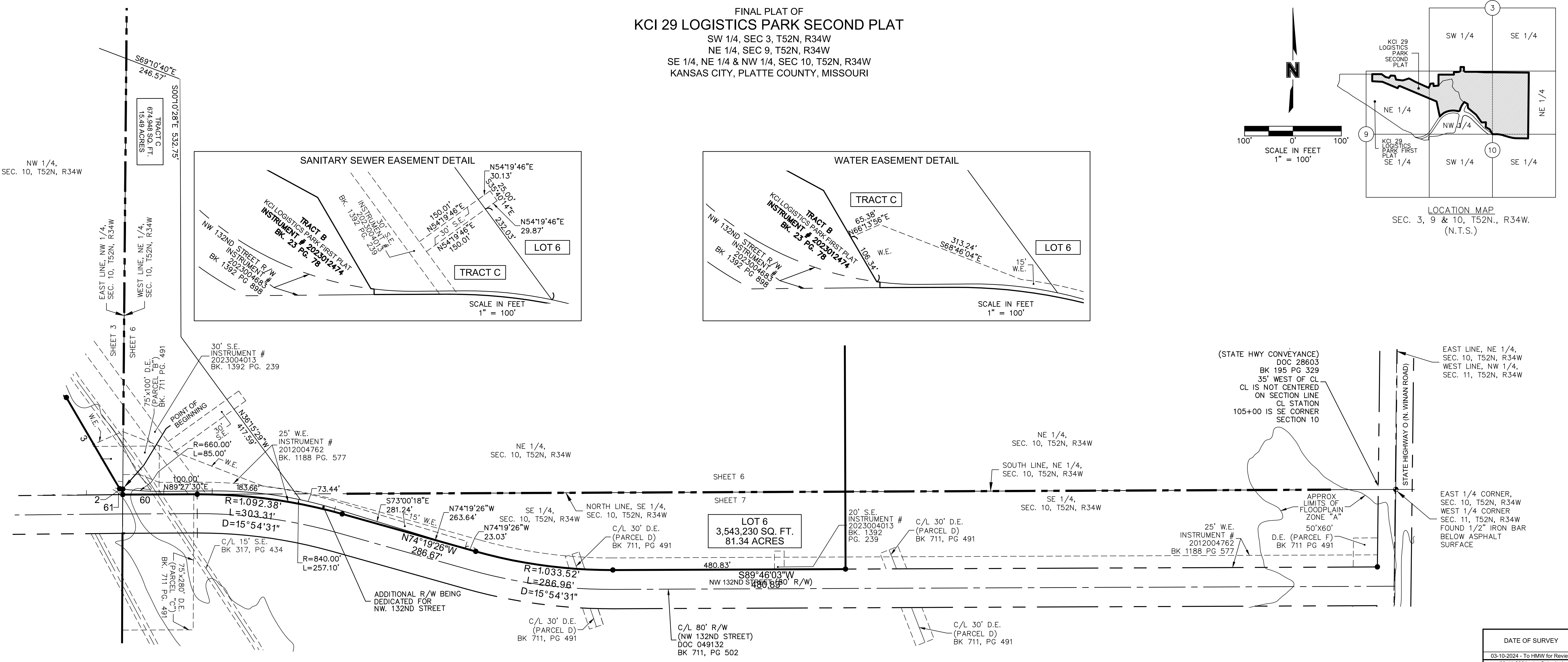
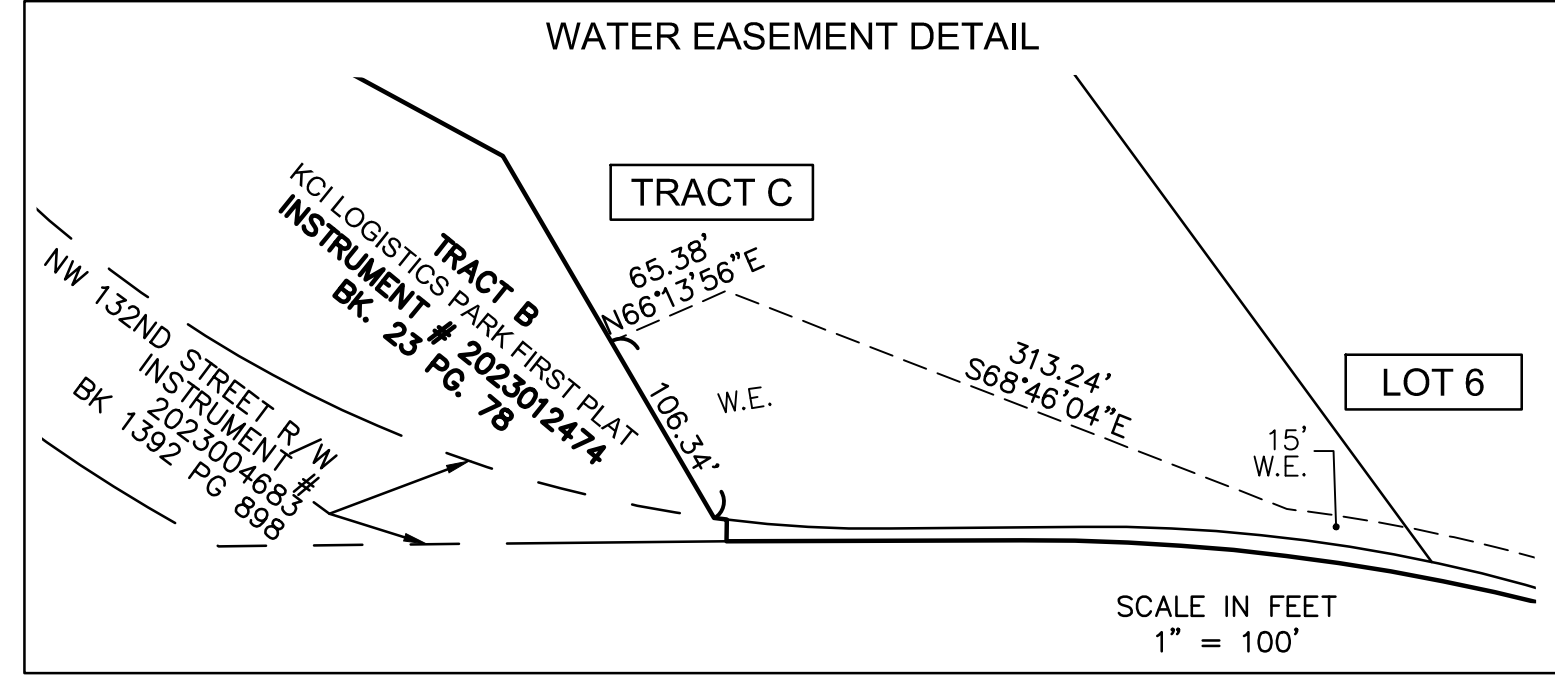
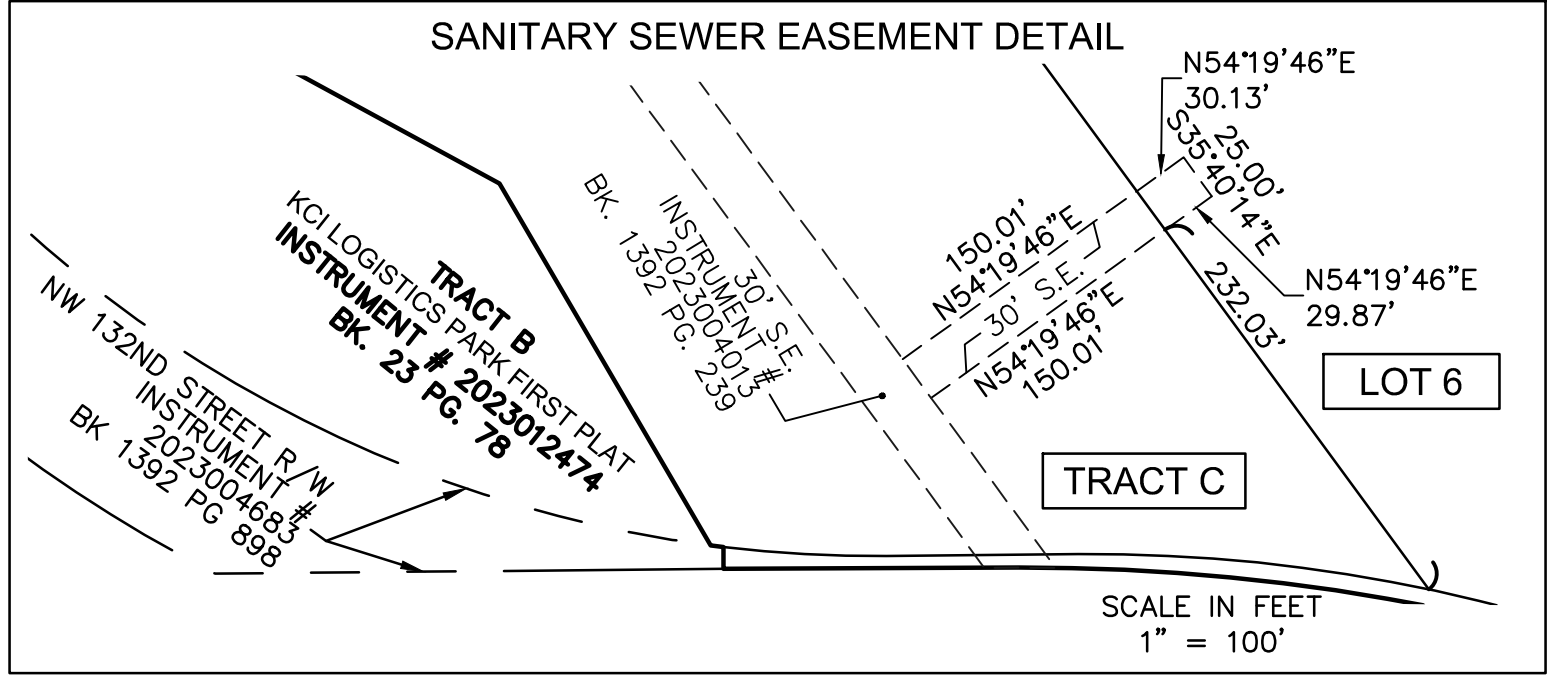
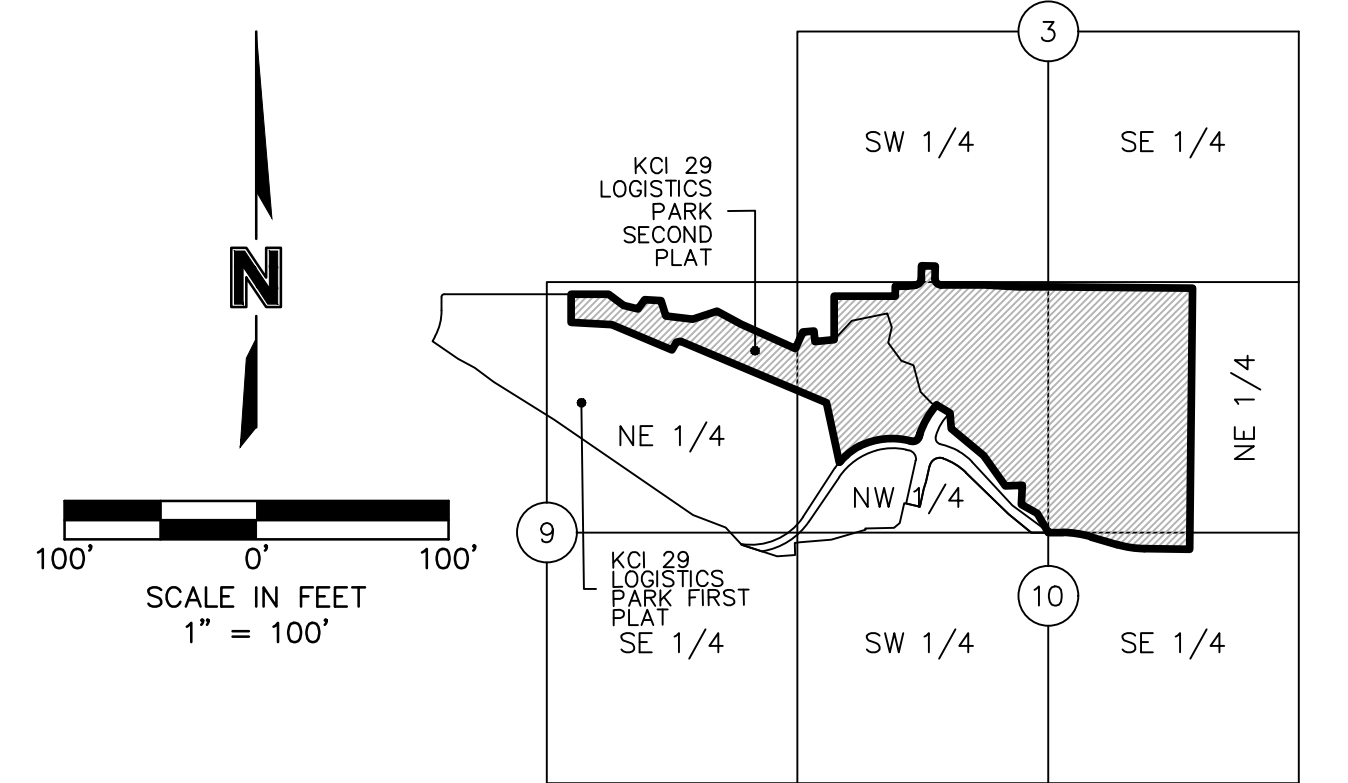
drawn by: NRW  
 surveyed by: AH-NZ-RN-TG  
 checked by: JPM  
 approved by: JSR  
 project no.: B21-06168  
 file name: V\_PLAT\_B2106168.DWG

DWG: F:\2021\06001-06500\021-06168-B\40-Design\Survey\SRV\Sheets\Plat\PLAT\_B2106168.dwg  
 DATE: Apr 30, 2024 6:57PM  
 USER: nwilloughby



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 APRIL 30, 2024  
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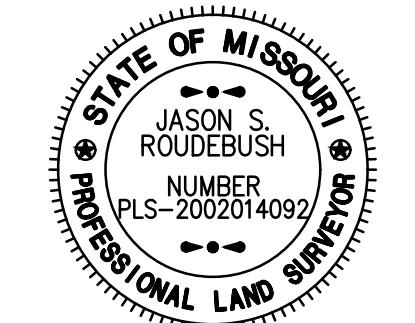
BOUNDARY CURVE TABLE				
BOUNDARY CURVE ID	INITIAL TANGENT BEARING	RADIUS	DELTA	LENGTH
2	N83°09'47"W	660.00'	00°34'42"	6.66'

BOUNDARY LINE TABLE		
BOUNDARY LINE ID	BEARING	DISTANCE
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**olsson**

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592  
 1301 Burlington Street  
 North Kansas City, MO 64116  
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