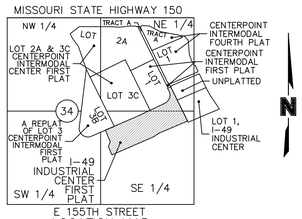
FINAL PLAT OF

I-49 INDUSTRIAL CENTER FIRST PLAT

SEC 34 - T47N. - R33W.

KANSAS CITY, JACKSON COUNTY, MISSOURI



LOCATION MAP

Sec. 34, T51N, R33W

(N.T.S.)

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	298599.684	844764.109
2	297857.174	845138.978
3	297959.136	845422.555
4	298057.757	845669.070
5	298157.902	845711.063
6	298184.782	845699.821
7	298196.542	845727.938
8	297890.944	845855.754
9	297801.727	845604.076
10	297771.463	845549.763
11	297638.509	845182.917
12	297712.768	845156.217
13	297753.893	845175.590

LAND DATA	AREA
TOTAL LAND AREA	38.80 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	0 ACRES±
TOTAL LAND AREA	38.80 ACRES±
PLAT DATA	COUNT
NUMBER OF LOTS	1
NUMBER OF TRACTS	0

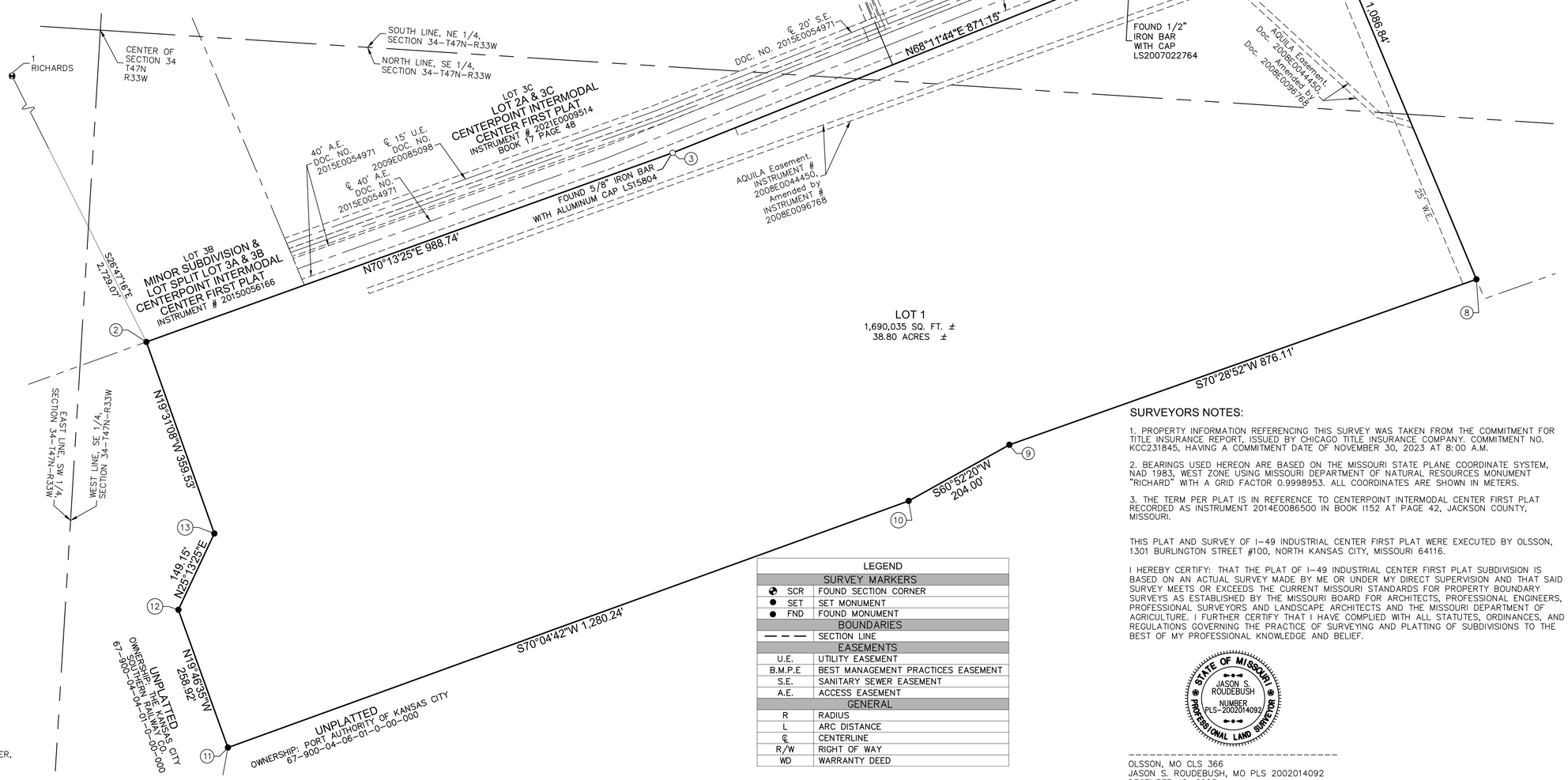
N

100' 0' 100'

SCALE IN FEET

PROPERTY DESCRIPTION:

THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING ABOVE THE TOP OF THE WINTERSET LEDGE OF LIMESTONE ROCK: A TRACT OF LAND IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 34 TOWNSHIP 47 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TRACT "A", CENTERPOINT INTERMODAL CENTER FIRST PLAT, A SUBDIVISION OF LAND RECORDED AS DOCUMENT 2014E0086500 IN SAID JACKSON COUNTY, MISSOURI; THENCE SOUTH 22°41'49" EAST, 1,086.84 FEET; THENCE SOUTH 70°28'52" WEST, 876.11 FEET; THENCE SOUTH 60°52'20" WEST, 204.00 FEET; THENCE SOUTH 70°04'42" WEST, 1,280.24 FEET; THENCE NORTH 19°46'35" WEST, 258.92 FEET; THENCE NORTH 25°13'25" EAST, 149.15 FEET; THENCE NORTH 19°31'08" WEST, 359.53 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 3B OF THE MINOR SUBDIVISION & LOT SPLIT LOT 3A & 3B, CENTERPOINT INTERMODAL CENTER FIRST PLAT, RECORDED AS DOCUMENT 2015E0056166 AND BEING A REPLAT OF LOT 3 OF SAID CENTERPOINT INTERMODAL CENTER FIRST PLAT; THENCE NORTH 70°13'25" EAST, 988.74 FEET; ALONG THE SOUTHERLY LINE OF SAID LOT 3B AND LOT 3A; THENCE NORTH 68°11'44" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 3A AND ALONG THE SOUTHERLY LINE OF LOT 1, SAID CENTERPOINT INTERMODAL CENTER FIRST PLAT, 871.15 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 1, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 90°53'32" AND AN ARC DISTANCE OF 396.59 FEET; THENCE NORTH 22°41'48" WEST, ALONG THE EASTERLY LINE OF SAID LOT 1, 95.60 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A", SAID CENTERPOINT INTERMODAL CENTER FIRST PLAT; THENCE NORTH 67°18'12" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,690,035 SQUARE FEET OR 38.80 ACRES, MORE OR LESS.



LEGEND	
SURVEY MARKERS	
SCR	FOUND SECTION CORNER
SET	SET MONUMENT
FND	FOUND MONUMENT
BOUNDARIES	
— — —	SECTION LINE
EASEMENTS	
U.E.	UTILITY EASEMENT
B.M.P.E	BEST MANAGEMENT PRACTICES EASEMENT
S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
℄	CENTERLINE
R/W	RIGHT OF WAY
WD	WARRANTY DEED

DEVELOPER:

AMERICOLD REAL ESTATE, L.P
10 GLENLAKE PARKWAY, SOUTH TOWER,
STE 600
ATLANTA, GA 30328

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY. COMMITMENT NO. KCC231845, HAVING A COMMITMENT DATE OF NOVEMBER 30, 2023 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 "RICHARD" WITH A GRID FACTOR 0.9998953. ALL COORDINATES ARE SHOWN IN METERS.

3. THE TERM PER PLAT IS IN REFERENCE TO CENTERPOINT INTERMODAL CENTER FIRST PLAT RECORDED AS INSTRUMENT 2014E0086500 IN BOOK 1152 AT PAGE 42, JACKSON COUNTY, MISSOURI.

THIS PLAT AND SURVEY OF I-49 INDUSTRIAL CENTER FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF I-49 INDUSTRIAL CENTER FIRST 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.

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

_____

OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
DECEMBER 18, 2023
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY
2023-11-28 - 1st Submittal
2023-11-29 - UPDATE
2023-12-18 - 2ND SUBMITTAL

drawn by:	JRH
surveyed by:	AH-JH
checked by:	JPM
approved by:	JSR
project no.:	023-05269
file name:	V_FPT_023-05269.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 1 of 2

DWG: F:\2023\05001-05500\023-05269\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_023-05269.dwg USER: jholdcroft
DATE: Dec 18, 2023 2:18PM

FINAL PLAT OF

I-49 INDUSTRIAL CENTER FIRST PLAT

SEC 34 - T47N. - R33W.

KANSAS CITY, JACKSON COUNTY, MISSOURI

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:

I-49 INDUSTRIAL CENTER FIRST 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.

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0510G, JACKSON COUNTY, MISSOURI FLOOD MAP EFFECTIVE DATE JANUARY 20, 2017.

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.

DEVELOPER:

AMERICOLD REAL ESTATE, L.P
10 GLENLAKE PARKWAY, SOUTH TOWER,
STE 600
ATLANTA, GA 30328

CITY PLAN COMMISSION:

APPROVED:

_____

CASE NUMBER:
CLD-FNPLAT-2023-00029

JACKSON COUNTY GIS:

_____

PUBLIC WORKS:

_____

MICHAEL 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 _____ 2023.

_____

QUINTON LUCAS
MAYOR

_____

MARILYN SANDERS
CITY CLERK

STREET GRADES:

STREET GRADES FOR E 149TH STREET ARE DISPLAYED ON THE RECORDED PLAT OF CENTERPOINT INTERMODAL CENTER FOURTH PLAT RECORDED AS INSTRUMENT NUMBER 2016E0008152 IN BOOK I160 AT PAGE 82.

PLAT DEDICATION: I-49 INDUSTRIAL CENTER FIRST PLAT	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: PLAT	

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY. COMMITMENT NO. KCC231845, HAVING A COMMITMENT DATE OF NOVEMBER 30, 2023 AT 8:00 A.M.

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3. THE TERM PER PLAT IS IN REFERENCE TO CENTERPOINT INTERMODAL CENTER FIRST PLAT RECORDED AS INSTRUMENT 2014E0086500 IN BOOK I152 AT PAGE 42, JACKSON COUNTY, MISSOURI.

IN WITNESS WHEREOF:

THE KANSAS CITY SOUTHERN RAILWAY COMPANY, A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20__.

THE KANSAS CITY SOUTHERN RAILWAY COMPANY
A MISSOURI CORPORATION

_____

MICHAEL J. NAATZ EVP, CHIEF MARKETING OFFICER

STATE OF _____
SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME MICHAEL J. NAATZ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS EVP, CHIEF MARKETING OFFICER OF THE THE KANSAS CITY SOUTHERN RAILWAY COMPANY, A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID MICHAEL J. NAATZ, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

THIS PLAT AND SURVEY OF I-49 INDUSTRIAL CENTER FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER
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OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
DECEMBER 18, 2023
JROUDEBUSH@OLSSON.COM

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2023-12-18 - 2ND SUBMITTAL

drawn by:	JRH
surveyed by:	AH-JH
checked by:	JPM
approved by:	JSR
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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 816.361.1988

SHEET
2 of 2

DWG: F:\2023\05001-05500\023-05269\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_023-05269.dwg USER: jholdcroft
DATE: Dec 18, 2023 2:16PM