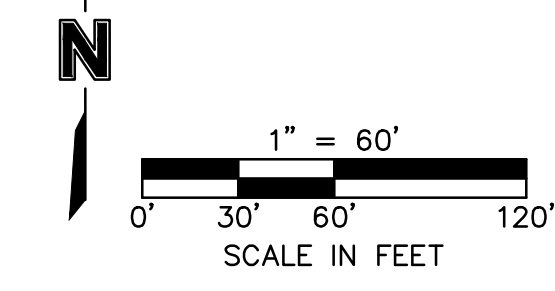
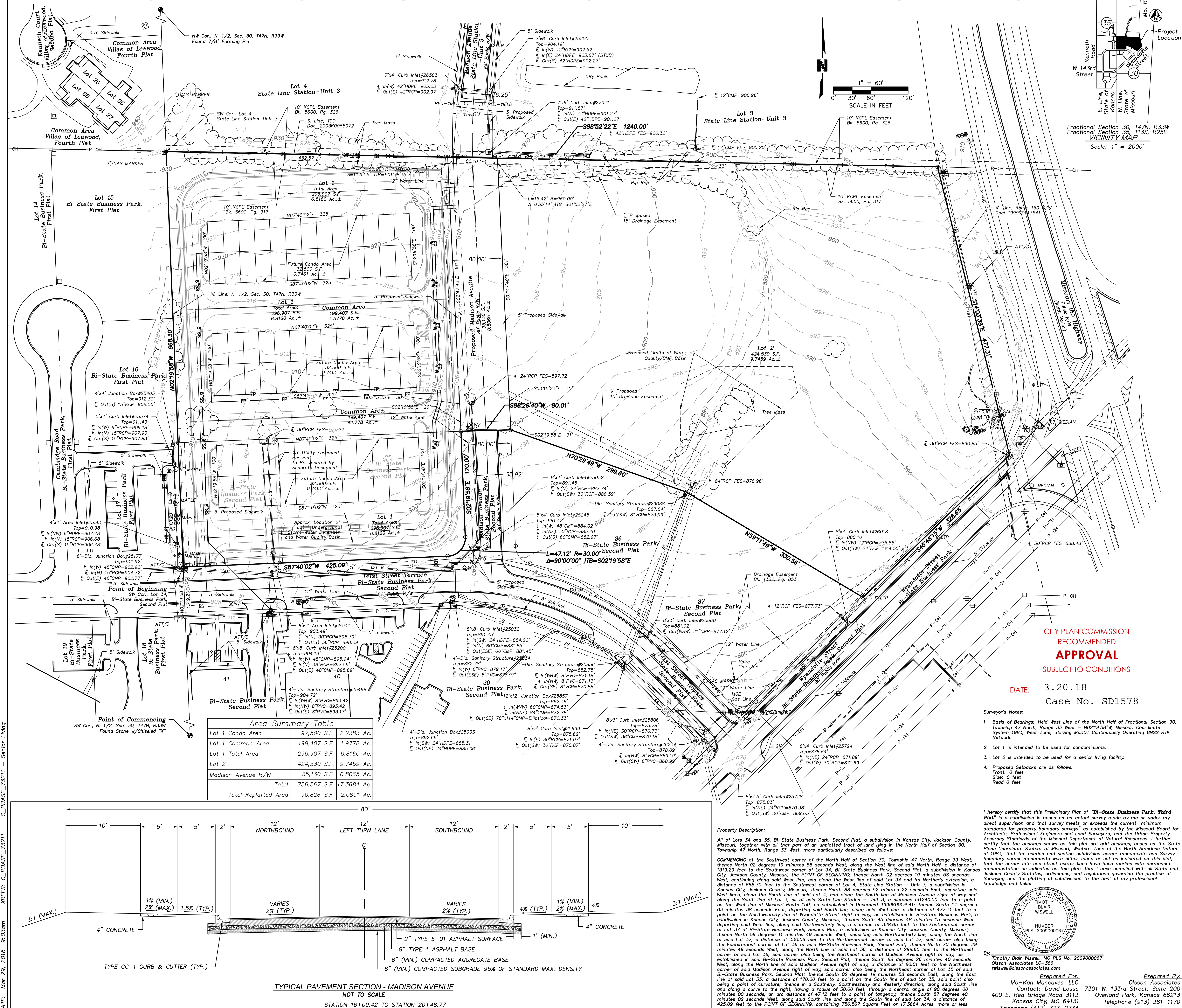


Preliminary Plat Bi-State Business Park, Third Plat

180390

A replat of all of Lots 34 and 35, Bi-State Business Park, Second Plat, a subdivision in Kansas City, Jackson County, Missouri, together with all that part of an unplatted tract of land lying in the North Half of Section 30, Township 47 North, Range 33 West



Fractional Section 30, T47N, R33W
Fractional Section 35, T47N, R33W
VICINITY MAP
Scale: 1" = 2000'

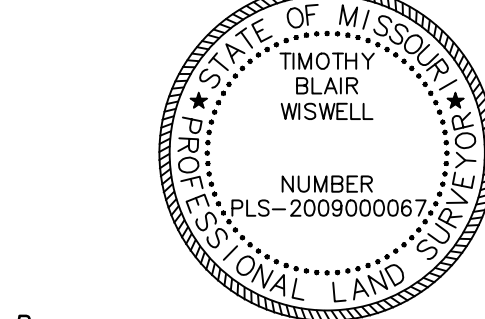
| Area Summary Table | |
|-----------------------------|----------------------------------|
| Lot 1 Condo Area | 97,500 S.F., 2.2383 Ac. |
| Lot 1 Common Area | 199,407 S.F., 1.9778 Ac. |
| Lot 1 Total Area | 296,907 S.F., 6.8160 Ac. |
| Lot 2 | 424,530 S.F., 9.7459 Ac. |
| Madison Avenue R/W | 35,130 S.F., 0.8065 Ac. |
| Total | 756,567 S.F., 17.3684 Ac. |
| Total Replatted Area | 90,826 S.F., 2.0851 Ac. |

**CITY PLAN COMMISSION
RECOMMENDED
APPROVAL
SUBJECT TO CONDITIONS**

DATE: 3.20.18
Case No. SD1578

- Surveyor's Notes:
- Basis of Bearings: Held West Line of the North Half of Fractional Section 30, Township 47 North, Range 33 West = N02°19'58"W, Missouri Coordinate System 1983, West Zone, utilizing MoDOT Continuously Operating GNSS RTK Network.
 - Lot 1 is intended to be used for condominiums.
 - Lot 2 is intended to be used for a senior living facility.
 - Proposed Setbacks are as follows:
Front: 0 feet
Side: 0 feet
Rear: 0 feet

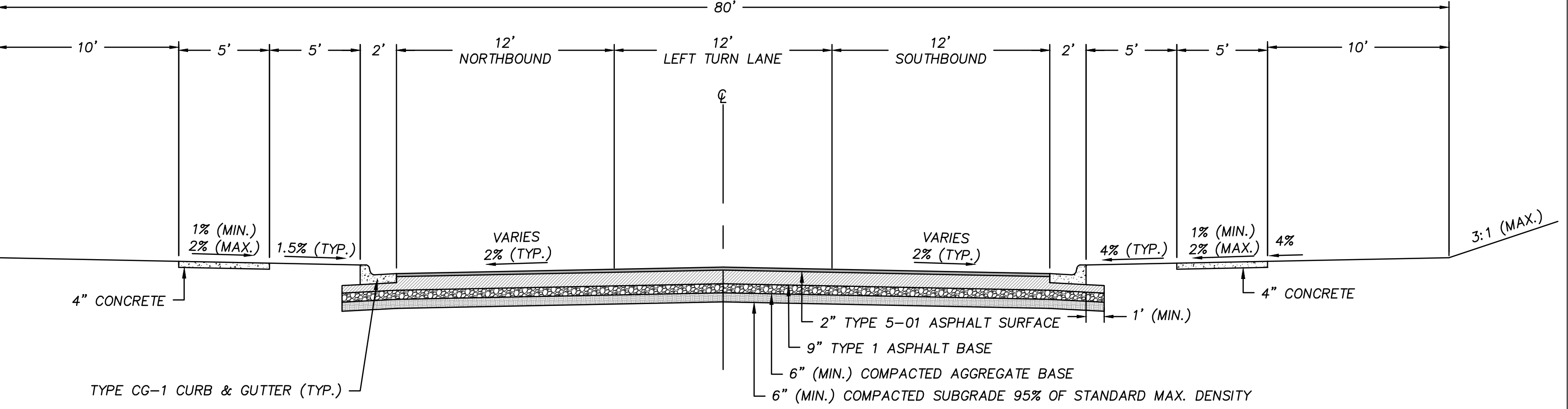
I hereby certify that this Preliminary Plat of "Bi-State Business Park, Third Plat" is a subdivision based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "minimum standards for property boundary surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Urban Property Accuracy Standards of the Missouri Department of Natural Resources. I further certify that the bearings shown on this plat are grid bearings, based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of surveying and the plotting of subdivisions to the best of my professional knowledge and belief.



By: Timothy Blair Wiswell, MO PLS No. 209800067
tswiswell@olsonassociates.com

Prepared For: Mo-Kan Menckes, LLC
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7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170



TYPICAL PAVEMENT SECTION - MADISON AVENUE
NOT TO SCALE
STATION 16+09.42 TO STATION 20+48.77

OLSSON ASSOCIATES
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| BY | DATE | REVISIONS DESCRIPTION |
|-----|----------|---|
| MJB | 01/31/18 | Added Surveyor's Note #4, Sidewalk Labels, & Underground Detection Basin Label, & AASHTO Contour Labels |
| MJB | 02/09/18 | Added BMP & Drainage Elements & Typical Pavement Section |

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|----------|----------|---|
| 1 | 01/31/18 | Added Surveyor's Note #4, Sidewalk Labels, & Underground Detection Basin Label, & AASHTO Contour Labels |
| 2 | 02/09/18 | Added BMP & Drainage Elements & Typical Pavement Section |

Preliminary Plat
Bi-State Business Park, Third Plat

A replat of all of Lots 34 and 35, Bi-State Business Park, Second Plat, together with all that part of an unplatted tract of land lying in the North Half of Section 30, Township 47 North, Range 33 West

Kansas City, Jackson County, Missouri

2018

REVISIONS

1 of 1

DWG: F:\2017\3001-3500\017-321\140-Design\Survey\Sheets\K_P_P\23211.dwg
 DATE: Mar 29, 2018 9:03am
 USER: mjbogina
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