CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00023

Chatham Self Storage Final Plat

August 20, 2025

Docket # C9

Request
Final Plat

Applicant
Nelson Willoughby
Olsson

Owner
Daniel Gregory
Arium

Site Information

Location	6550 N Chatham Ave
Area	3 Acres
Zoning	B4-3
Council District	2
County	Platte
School District	Park Hill

Surrounding Land Uses
North: Commercial, B3-2
South: Commercial, B3-2
East: Commercial, B3-2
West: Commercial, B3-2

Land Use Plan
The Line Creek Area Plan recommends Commercial for this location. This application type is not reviewed for alignment with the area plan.

Major Street Plan
North Chatham Avenue is identified as a Throughfare at this location.

Approval Process

Overview
The applicant seeks approval of a Final Plat in District B4-3 (Commercial) on about 3 acres which would create 2 lots and 2 tracts for a self storage building.

Existing Conditions
The subject site is undeveloped and generally slopes to the southwestern corner of the site. There was previously a stream crossing on the western side of the site but it has been removed with the controlling development plan.

Neighborhood(s)
This site is not located within a registered neighborhood or homes association.

Required Public Engagement
Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case
CD-CPC-2024-00196 & 00197 – Ordinance 250203, rezoned an area of about 3 acres generally located 600 feet north of the intersection of Northwest 64th Street and North Chatham Avenue from District B3-2 to District B4-3 and approved a development plan, also serving as a preliminary plat, to allow for a self-storage warehouse, approved March 6, 2025

Project Timeline
The application was filed on June 27, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation
Docket #C9 Approval Subject to Conditions

KANSAS CITY
Planning & Dev

VICINITY MAP

RELATED CASES

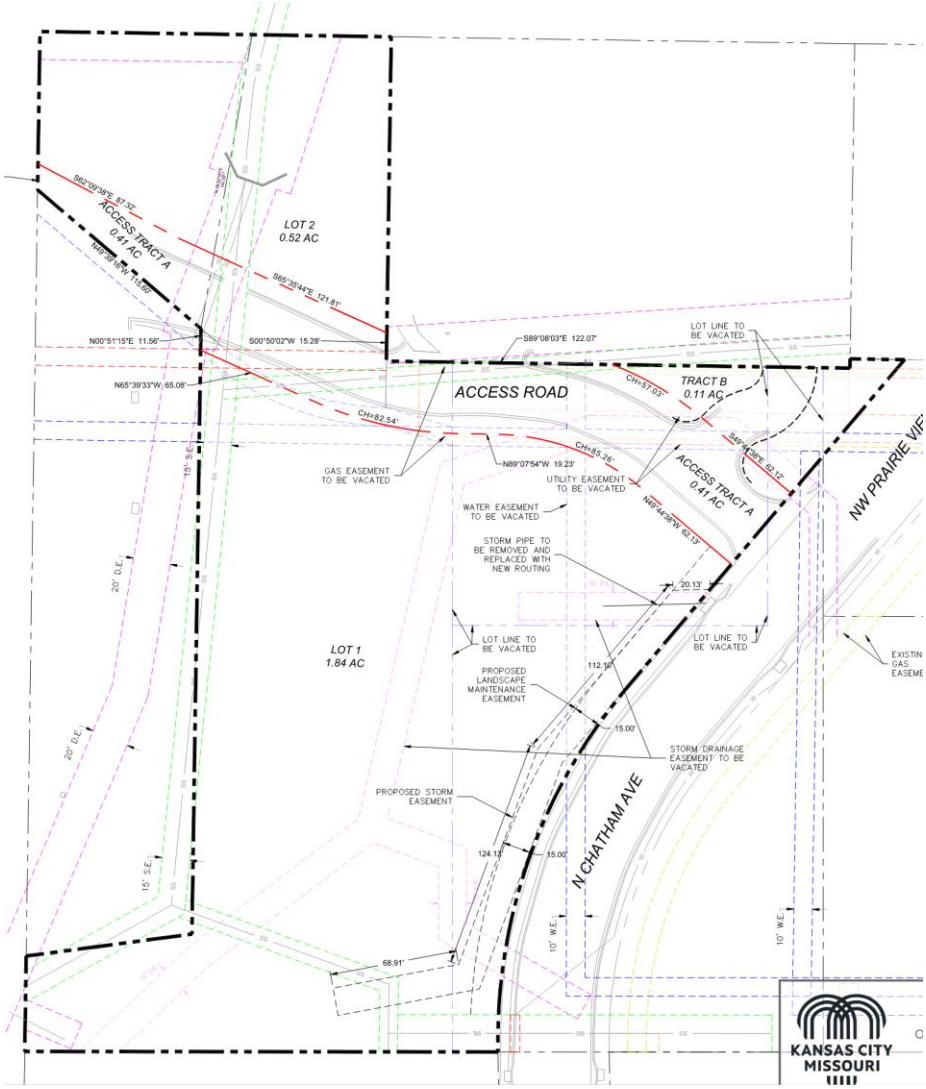
CD-CPC-2024-00199- Resolution 250200, approved an amendment to the Line Creek Valley Area Plan on about 3 acres generally located 600 feet north of the intersection of Northwest 64th Street and North Chatham Avenue by changing the recommended land use from mixed use community to commercial, approved March 6, 2025.

PLAT REVIEW

The request is to consider approval of a Final Plat in B4-3 (Commercial) on about 3 acres generally located 600 feet north of the intersection of Northwest 64th Street and North Chatham Avenue to allow for the creation of 2 lots and 2 tracts for the purposes of a self-storage building.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-120 of the Zoning and Development Code.

This use was approved in Case No. CD-CPC-2025-00196 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a single self-storage building on one large lot. A second lot, which has an area of 0.52 acres, is proposed on the northern side of the development, with no current development planned. Two tracts are included with this plat, which will serve as vehicular access tracts for adjacent parcels. See image below for the preliminary plat:



PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	Proposed Final Plat meets the Lot and Building Standards as set in the controlling Preliminary Plat

KANSAS CITY
Planning & Dev

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

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 requested 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. Applicant's Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,

Matthew Barnes, AICP

Lead Planner

Plan Conditions

Report Date: August 14, 2025

Case Number: CLD-FnPlat-2025-00023

Project: Chatham Ave Self Storage

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. That Ordinance No. __250203___, including all conditions provided therein, shall remain in full force and effect.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

2. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.

3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-XXXX-XXXXX.

4. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

5. Controlling plan conditions shall be followed.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

6. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

7. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

8. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

9. 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.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

10. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

11. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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 may be required.

12. 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.

13. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.

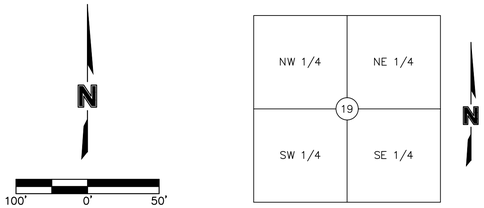
14. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.

15. 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, as amended, commonly known as the Development Regulations, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.

16. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

17. The developer shall provide a letter of explanation from a Missouri-licensed civil engineer to KC Water for an exception to the stream buffer regulations. The letter shall address any previous grading, storm water improvements and adjacent parcel improvements that have mitigated the regulated stream shown on the city's G.I.S. mapping within the subject parcels.

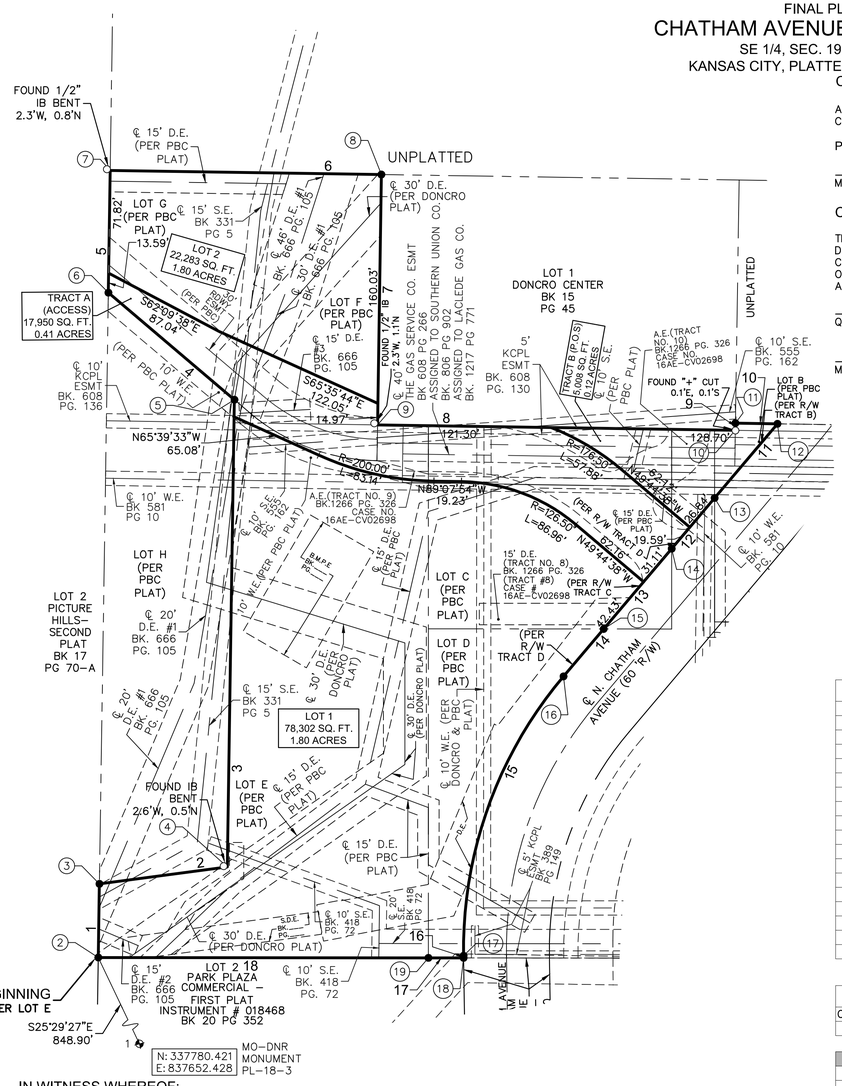
FINAL PLAT OF
CHATHAM AVENUE SELF STORAGE
SE 1/4, SEC. 19, T51N, R33W
KANSAS CITY, PLATTE COUNTY, MISSOURI



LOCATION MAP
SECTION 19, T51N, R33W
(N.T.S.)

PROPERTY DESCRIPTION:

PART OF LOTS B, C AND D AND ALL OF LOTS E, F AND G, PRAIRIE VIEW CENTER A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI RECORDED JANUARY 15, 1988 IN PLAT BOOK 17 AT PAGE 250 IN THE OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS, P.L.S. 2000147866, UNDER THE AUTHORITY OF OLSSON C.L.S. 366 AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT E; THENCE NORTH 00°52'06" E, ALONG THE WESTERLY LINE OF SAID LOT E, 51.48 FEET TO THE SOUTHWEST CORNER OF LOT H OF SAID PRAIRIE VIEW CENTER; THENCE NORTH 82°26'59" EAST ALONG SAID WESTERLY LINE, ALSO BEING THE SOUTHERLY LINE OF SAID LOT H, 90.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT H; THENCE NORTH 00°52'06" EAST ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT H, 326.55 FEET TO THE NORTHWEST CORNER OF SAID LOT E, ALSO BEING THE NORTHEAST CORNER OF SAID LOT H, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT G AND ALSO BEING THE SOUTHWEST CORNER OF SAID LOT F; THENCE NORTH 49°37'55" WEST, ALONG THE NORTHERLY LINE OF SAID LOT H, ALSO BEING THE SOUTHERLY LINE OF SAID LOT G, 115.60 FEET TO THE NORTHWEST CORNER OF SAID LOT H AND ALSO BEING THE SOUTHWEST CORNER OF SAID LOT G; THENCE NORTH 00°52'06" EAST ALONG THE WEST LINE OF SAID LOT G, 85.41 FEET TO THE NORTHWEST CORNER OF SAID LOT G; THENCE SOUTH 89°07'54" EAST, ALONG THE NORTH LINE OF SAID LOT G AND ALONG THE NORTH LINE OF SAID LOT E, 189.47 FEET TO THE NORTHEAST CORNER OF SAID LOT F; THENCE SOUTH 00°52'06" WEST, ALONG THE EAST LINE OF SAID LOT F, 175.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT E; THENCE SOUTH 89°07'54" EAST ALONG SAID NORTHERLY LINE OF SAID LOT E, ALSO ALONG THE NORTH LINE OF SAID LOT C, ALSO ALONG THE NORTH LINE OF SAID LOT D AND ALSO ALONG THE NORTHERLY LINE OF SAID LOT B, 250.00 FEET; THENCE NORTH 00°52'06" EAST, ALONG SAID NORTHERLY LINE OF SAID LOT B, 5.00 FEET; THENCE SOUTH 89°07'54" EAST, ALONG SAID NORTHERLY LINE OF SAID LOT B, 29.38 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF N. CHATHAM AVENUE, ESTABLISHED BY ORDINANCE NUMBER 140109 RECORDED MAY 26, 2015 AS INSTRUMENT NUMBER 2015006706 IN BOOK 1244 AT PAGE 388, AMENDED BY ORDINANCE NUMBER 160496 RECORDED AUGUST 24, 2016 AS INSTRUMENT NUMBER 2016011538 IN BOOK 1266 AT PAGE 326 EACH RECORDED IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI AND REPORT OF COMMISSIONERS CONDEMNATION PROCEEDINGS IN PLATTE COUNTY CIRCUIT COURT CASE NO. 16AE-CV02698 FILED JUNE 27, 2017; THENCE SOUTH 40°15'22" WEST ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 67.94 FEET TO A POINT ON THE WEST LINE OF SAID LOT B, ALSO BEING THE NORTHERLY LINE OF SAID LOT D; THENCE LEAVING SAID WEST LINE AND LEAVING SAID NORTHERLY LINE, SOUTH 40°15'22" WEST, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 46.42 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID LOT D, ALSO BEING A POINT ON THE EAST LINE OF SAID LOT C; THENCE LEAVING SAID NORTHERLY LINE AND LEAVING SAID EAST LINE, SOUTH 40°15'22" WEST, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 73.54 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT C, ALSO BEING THE NORTHERLY LINE OF SAID LOT D; THENCE LEAVING SAID SOUTH LINE AND LEAVING SAID NORTHERLY LINE, SOUTH 40°15'22" WEST ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 43.46 FEET; THENCE SOUTHERLY ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 41°08'36", AND AN ARC DISTANCE OF 211.84 FEET; THENCE SOUTH 00°53'14" EAST, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 1.54 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT D; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, NORTH 89°56'15" WEST, ALONG SAID SOUTH LINE, 24.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT D, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT E; THENCE NORTH 89°56'15" WEST, ALONG THE SOUTH LINE OF SAID LOT E, 230.66 FEET TO THE POINT OF BEGINNING. CONTAINING 123,543 SQUARE FEET OR 2.84 ACRES, MORE OF LESS.



STATE PLANE COORDINATE TABLE

Point Number	Grid Northing	Grid Easting
1	337780.421	837652.428
2	338013.967	837541.079
3	338029.655	837541.317
4	338033.266	837568.560
5	338132.782	837570.069
6	338155.601	837543.226
7	338181.630	837543.620
8	338180.755	837601.361
9	338127.424	837600.553
10	338126.269	837676.740
11	338127.793	837676.763
12	338127.657	837685.717
13	338111.855	837672.337
14	338101.057	837663.193
15	338083.952	837648.710
16	338073.844	837640.151
17	338014.351	837618.868
18	338013.882	837618.875
19	338013.890	837611.380

IN WITNESS WHEREOF:

64TH LAND, 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 _____, 20__.

64TH LAND, LLC
A MISSOURI LIMITED LIABILITY COMPANY

_____
NAME TITLE

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 _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS _____ OF 64TH LAND, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID _____, 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

DEVELOPER:
ARIUM
551 DELAWARE STREET
KANSAS CITY, MO 64105
PHONE: 816.617.5307

CITY PLAN COMMISSION:

APPROVED: _____
CASE NUMBER: CLD-FnPlat-2025-00023

PUBLIC WORKS DEPARTMENT

_____
MICHAEL J. 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 _____ 20__

_____
QUINTON LUCAS MAYOR

_____
MARILYN SANDERS CITY CLERK

PLAT DEDICATION: CHATHAM AVENUE SELF STORAGE	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: PLAT	

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:

CHATHAM AVENUE SELF STORAGE

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.

MAINTENANCE OF TRACTS: TRACTS A (0.41 ACRES) ARE TO BE USED FOR ACCESS, AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO DECLARATION OF HOMES ASSOCIATION AND COVENANT, CONDITIONS, RESTRICTION AND EASEMENTS.

MAINTENANCE OF TRACTS: TRACTS B (0.12 ACRES) ARE TO BE USED FOR PRIVATE OPEN SPACE, AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO DECLARATION OF HOMES ASSOCIATION AND COVENANT, CONDITIONS, RESTRICTION AND EASEMENTS.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ACCORDING TO THE PLATTE COUNTY FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0109G MAP REVISED JANUARY 20, 2017.

AVIATION AND NOISE EASEMENT: AN AVIATION AND NOISE IS HEREBY GRANTED BY GRANTED BY DOCUMENT NUMBER 000385 BOOK 713 PAGE 382.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1663545, REVISION NUMBER: 2 – UPDATED (REVISED ON MAY 22, 2025) WITH A COMMITMENT DATE OF MAY 16, 2025 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-18-3 RESET" WITH A GRID FACTOR OF 0.9999024. ALL COORDINATES SHOWN ARE IN METERS.

4. PER DONCRO PLAT IS IN REFERENCE TO DONCRO CENTER LOT 2, RECORDED IN PLAT BOOK 15 AT PAGE 65. PER PBC IS IN REFERENCE TO PRAIRIE BUSINESS CENTER RECORDED IN PLAT BOOK 17 AT PAGE 250.

3. PER R/W TRACT B IS IN REFERENCE TO N. CHATHAM RIGHT-OF-WAY AS DESCRIBED IN "STREET RIGHT-O-WAY LOT B, PRAIRIE BUSINESS CENTER" IN ORDINANCE NO. 140109 RECORDED AS DOCUMENT NO. 2015006706 IN BOOK 1244 AT PAGE 388 ON MAY 26, 2015, ALSO DESCRIBED AS "STREET RIGHT-OF-WAY TRACT NO. 7" IN ORDINANCE 160496 RECORDED AS DOCUMENT NO. 2016011538 IN BOOK 1266 AT PAGE 326 ON AUGUST 24, 2016 AND ALSO DESCRIBED AS "TRACT #7 IN STREET RIGHT-OF-WAY" IN CIRCUIT COURT OF PLATTE COUNTY CASE NUMBER 16AE-CV02698 FILED JUNE 17, 2017.

4. PER R/W TRACT C IS IN REFERENCE TO N. CHATHAM RIGHT-OF-WAY AS DESCRIBED IN "STREET RIGHT-O-WAY LOT C, PRAIRIE BUSINESS CENTER" IN ORDINANCE NO. 140109 RECORDED AS DOCUMENT NO. 2015006706 IN BOOK 1244 AT PAGE 388 ON MAY 26, 2015, ALSO DESCRIBED AS "STREET RIGHT-OF-WAY TRACT NO. 8" IN ORDINANCE 160496 RECORDED AS DOCUMENT NO. 2016011538 IN BOOK 1266 AT PAGE 326 ON AUGUST 24, 2016 AND ALSO DESCRIBED AS TRACT #8 AS STREET RIGHT-OF-WAY IN CIRCUIT COURT OF PLATTE COUNTY CASE NUMBER 16AE-CV02698 FILED JUNE 17, 2017.

5. PER R/W TRACT D IS IN REFERENCE TO N. CHATHAM RIGHT-OF-WAY AS DESCRIBED IN "STREET RIGHT-O-WAY LOT D, PRAIRIE BUSINESS CENTER" IN ORDINANCE NO. 140109 RECORDED AS DOCUMENT NO. 2015006706 IN BOOK 1244 AT PAGE 388 ON MAY 26, 2015, ALSO DESCRIBED AS "STREET RIGHT-OF-WAY TRACT NO. 10" IN ORDINANCE 160496 RECORDED AS DOCUMENT NO. 2016011538 IN BOOK 1266 AT PAGE 326 ON AUGUST 24, 2016 AND ALSO DESCRIBED AS TRACT #10 AND #11 AS STREET RIGHT-OF-WAY IN CIRCUIT COURT OF PLATTE COUNTY CASE NUMBER 16AE-CV02698 FILED JUNE 17, 2017.

LINE BOUNDARY TABLE		
LINE ID	BEARING	DISTANCE
1	N00°52'06"E	51.48'
2	N82°26'59"E	90.17'
3	N00°52'06"E	326.55'
4	N49°37'55"W	115.60'
5	N00°52'06"E	85.41'
6	S89°07'54"E	189.47'
7	S00°52'06"W	175.00'
8	S89°07'54"E	250.00'
9	N00°52'06"E	5.00'
10	S89°07'54"E	29.38'
11	S40°15'22"W	67.94'
12	S40°15'22"W	46.42'
13	S40°15'22"W	73.54'
14	S40°15'22"W	43.46'
16	S00°53'14"E	1.54'
17	N89°56'15"W	24.59'
18	N89°56'15"W	230.66'

CURVE BOUNDARY TABLE			
CURVE ID	RADIUS	DELTA	LENGTH
15	295.00'	41°08'36"	211.84'

LAND DATA	AREA
TOTAL LAND AREA	2.84 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	0.00 ACRES±
NET LAND AREA	2.84 ACRES±
PLAT DATA	**COUNT**
NUMBER OF LOTS	2
NUMBER OF TRACTS	2

LEGEND	
SURVEY MARKERS	
O FND	FOUND MONUMENT
◔ SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
— — —	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
B.M.P.E.	BEST MANAGEMENT PRACTICES EASEMENT
W.E.	WATER EASEMENT
GENERAL	
℄	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

THIS PLAT AND SURVEY OF CHATHAM AVENUE SELF STORAGE WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CHATHAM AVENUE SELF STORAGE 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
JEFFREY P. MEANS
NUMBER PLS-2000147866
PROFESSIONAL LAND SURVEYOR

_____
OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 1, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY
06-27-2025 - 1st Submittal
08-01-2025 - 2nd Submittal

drawn by:	NRW
surveyed by:	AH/NZ
checked by:	JPM
approved by:	JPM
project no.:	A24-05939
file name:	V_FPT_A2405939.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street - #100
North Kansas City, MO 64116
TEL 816.361.1177
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