

MISSOURI STATE PLANE COORDINATE TABLE  
 GEODETIC DATA - NAD 1983 (West Zone)  
 PROJECT GRID FACTOR: 0.99990150

Coordinates shown hereon are Grid Coordinates listed in U.S. survey feet and were derived from GPS observations referenced to Missouri Department of Transportation RTK Network

PLAT CORNER NUMBER	NORTHING (Y) COORDINATE	EASTING (X) COORDINATE
SCALE POINT	1017621.64	27857579.45
PC-1	1015747.78	2785318.51
PC-2	1016016.71	2785329.96
PC-3	1016013.30	2785409.88
PC-4	1016997.95	2785451.81
PC-5	1016939.26	2786534.93
PC-6	1015659.58	2786496.78
PC-7	1015709.57	2785562.28
PC-8	1015734.53	2785563.63

AREA TABLE		
SITE DATA	SQUARE FEET	ACRES
LOT 1	1,299,724	29.8375
TRACT A	62,390	1.4323
PLAT GROSS	1,410,708	32.3854
RIGHT-OF-WAY DEDICATION	48,594	1.1156
PLAT NET	1,362,114	31.2698

**RECORD SOURCES**

- Subdivision plots of "Subdivision of Sechrest Estate", "Camelot Courts", "Foree Heights", "Palestine Acres" and "Corner Trails Campus First Plat"
- Record description provided in Title Commitment, General Warranty Deed in Book K-1362, Page 855 and Missouri Warranty Deed Doc. No. 1966B0563696 in Book B-5927, Page 286

Bearing, distance and or text shown hereon and followed by the word (Plat or Deed) refers to that as shown on the applicable record plat or deed referenced above.

**FLOOD NOTE**

According to my interpretations of Community Panel No. 29095C03846 of the Flood Insurance Rate Map for Jackson County, Missouri and Incorporated Areas, dated January 20, 2017, the subject property is in Flood Zone "X" Unshaded, i.e. "areas determined to be outside the 0.2% annual chance floodplain."

**SURVEYOR'S NOTES**

- This survey is based on information (record description, easements, etc.) provided by First American Title Insurance Company as Commitment/File No. NCS-1114081-INDY, with an effective date of April 14, 2023 at 8:00 AM. First Amendment
- Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD-83) West Zone.

**MONUMENTATION LEGEND**

- = Found section corner monumentation as noted hereon.
- = Found property corner monumentation as noted hereon.
- = Set 5/8" iron bar with aluminum cap numbered 2580 unless noted otherwise.

**SURVEYOR'S CERTIFICATION**

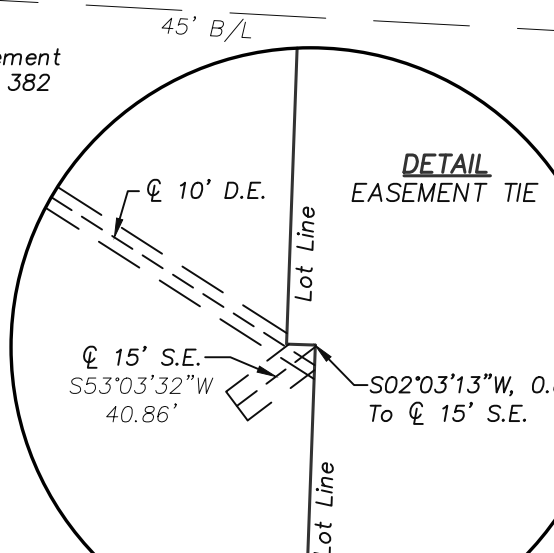
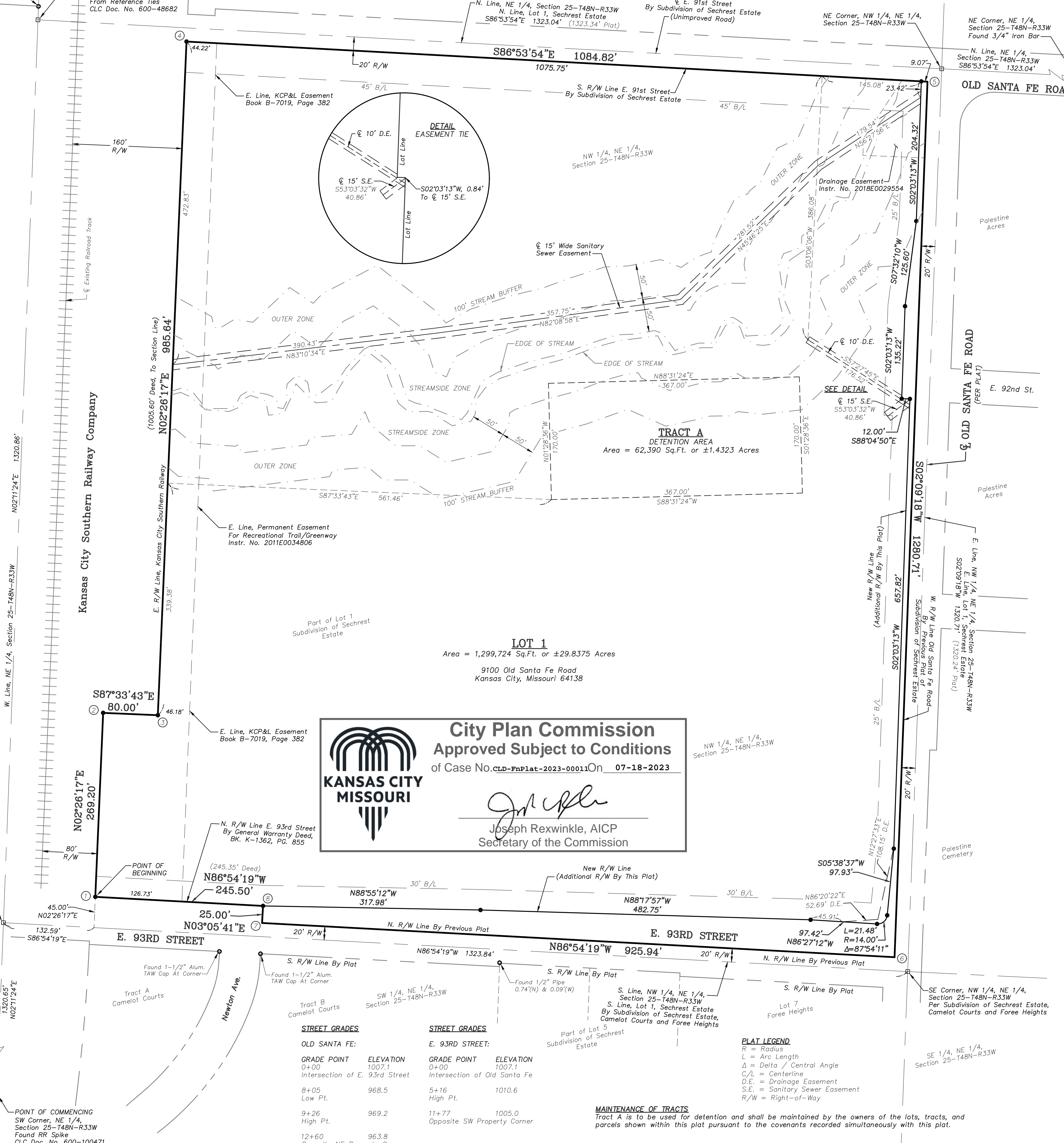
I HEREBY CERTIFY that the subdivision plot of "THE DEPOT ON OLD SANTA FE" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional 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.

**DEVELOPER**  
 KITTLE PROPERTY GROUP  
 310 E. 96TH ST., STE 400  
 INDIANAPOLIS, IN. 46240

Jeffrey B. Lovelace, PLS  
 Missouri Registration No. 2580

POINT OF COMMENCING  
 SW Corner, NE 1/4,  
 Section 25-T48N-R33W  
 Found RR Spike  
 CLC Doc. No. 600-100471

**FINAL PLAT**  
**THE DEPOT ON OLD SANTA FE**  
**PART OF THE NE 1/4, SECTION 25-T48N-R33W**  
**PART OF LOT 1, SUBDIVISION OF SECHREST ESTATE**  
**KANSAS CITY, JACKSON COUNTY, MISSOURI**



**City Plan Commission**  
 Approved Subject to Conditions  
 of Case No. **CLD-FnPlat-2023-00010n** 07-18-2023

*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

STREET GRADES		STREET GRADES	
OLD SANTA FE:	ELEVATION	E. 93RD STREET:	ELEVATION
0+00	1007.1	0+00	1007.1
Intersection of E. 93rd Street		Intersection of Old Santa Fe	
8+05	968.5	5+16	1010.6
Low Pt.		High Pt.	
9+26	969.2	11+77	1005.0
High Pt.		Opposite SW Property Corner	
12+60	963.8		
Opposite NE Property Corner			

**MAINTENANCE OF TRACTS**  
 Tract A is to be used for detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the covenants recorded simultaneously with this plat.

**PROPERTY DESCRIPTION:** Plat Boundary - As Recommended by this Land Surveyor

All that part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 48 North, Range 33 West of the Fifth Principal Meridian in Kansas City, Jackson County, Missouri and All that part of Lot 1, SUBDIVISION OF SECHREST ESTATE, a subdivision in said City, County and State, all being more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of said Section 25; thence North 02°11'24" East along the West line of said Northeast Quarter a distance of 1320.65 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 25; thence South 86°54'19" East along the South line of the Northwest Quarter of said Northeast Quarter a distance of 132.59 feet to the East right-of-way line of the Kansas City Southern Railway Company; thence North 02°26'17" East along said East right-of-way line a distance of 45.00 feet to the North right-of-way line of E. 93rd Street as established by Warranty Deed in Book K-1362 at Page 855 and the POINT OF BEGINNING; thence continuing along said East right-of-way line the following three (3) courses; North 02°26'17" East a distance of 269.20 feet; thence South 87°33'43" East a distance of 80.00 feet; thence North 02°26'17" East a distance of 885.64 feet to the South right-of-way line of E. 91st Street as established by said SUBDIVISION OF SECHREST ESTATE; thence South 86°53'54" East along said South right-of-way line a distance of 1084.82 feet to the West right-of-way line of Old Santa Fe Road (platted as Winchester Ave.) as established by said SUBDIVISION OF SECHREST ESTATE; thence South 02°09'18" West along said West right-of-way line a distance of 1280.71 feet to the North right-of-way line of E. 93rd Street as established by said SUBDIVISION OF SECHREST ESTATE; thence North 86°54'19" West along said North right-of-way line a distance of 925.94 feet to the North right-of-way line of said E. 93rd Street as established by said Warranty Deed in Book K-1362 at Page 855; thence North 03°05'41" East along said North right-of-way line by said Warranty Deed a distance of 25.00 feet; thence North 86°54'19" West along said North right-of-way line by said Warranty Deed a distance of 245.50 feet to the POINT OF BEGINNING. Containing 1,410,708 square feet or 32.3854 acres, more or less.

**PLAT DEDICATION**

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall be known as: "THE DEPOT ON OLD SANTA FE"

**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.

**STREET DEDICATION**

Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

**BUILDING LINES**

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

**RIGHT OF ENTRANCE**

The right of entrance and egress in travel along any 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 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.

**PAYMENT IN LIEU OF LAND DEDICATION**

The developer elects to pay the city of Kansas City, Missouri, a sum of \$194,201.82 in lieu of required parkland dedication for the 252 multi-family dwelling units, pursuant to section 88-408-c of the city of Kansas City Zoning and Development Code.

**ACKNOWLEDGEMENT**

IN TESTIMONY WHEREOF The Depot on Old Santa Fe, LP, has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 202\_\_

By: Jeffrey L. Kittle, Manager

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_ before me the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey L. Kittle, to me personally known to be the person who executed the foregoing instrument, who, being by me duly sworn, stated that he/she is the Manager of The Depot on Old Santa Fe, LP and that said instrument was signed on behalf of The Depot on Old Santa Fe, LP and such instrument to be the free act and deed of said The Depot on Old Santa Fe, LP.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

My Commission Expires: \_\_\_\_\_ Notary Public

**CITY PLAN COMMISSION PUBLIC WORKS**

Approved: \_\_\_\_\_

**CITY COUNCIL**  
 Michael J. Shaw  
 Director of Public Works

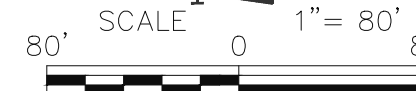
THIS IS TO CERTIFY that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. \_\_\_\_\_ duly authenticated as passed this \_\_\_\_ day of July, 202\_\_

Mayor: Quinton Lucas City Clerk: Marilyn Sanders

**COUNTY APPROVALS**

Vincent E. Brice  
 Jackson County Assessment Department

Date \_\_\_\_\_



DATE	NUMBER	REVISION	BY:	APPROVED:
05-18-2023	1	Address Comments From City Planning & Development Dept.		
06-09-2023	2	Address Comments From City Planning & Development Dept.		
07-07-2023	3	Revised Owner Acknowledgement		

**FINAL PLAT**  
**THE DEPOT ON OLD SANTA FE**  
**IN THE NE 1/4, SECT. 25-T48N-R33W**  
**KANSAS CITY, JACKSON COUNTY, MISSOURI**

PREPARED FOR: KITTLE PROPERTY GROUP INC.  
 310 E. 96TH STREET, SUITE 400  
 INDIANAPOLIS, INDIANA 46240

Project No: 23091  
 Drawn By: MLR /JBL  
 Checked By: JBL  
 Date: 04-18-2023  
 Scale: 1" = 80'  
 File Name: 23091-Final Plat  
 Certificate of Authority: Missouri - 200202638  
 Kansas - LS-154

**LOVELACE & ASSOCIATES**  
 Land Surveying - Land Planning  
 929 SE 3rd Street, Suite 100, Indianopolis, Missouri 46063  
 Phone: (816) 347-9997 Fax: (816) 347-9979

