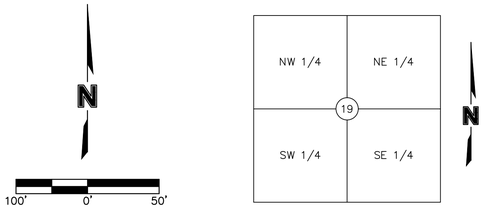
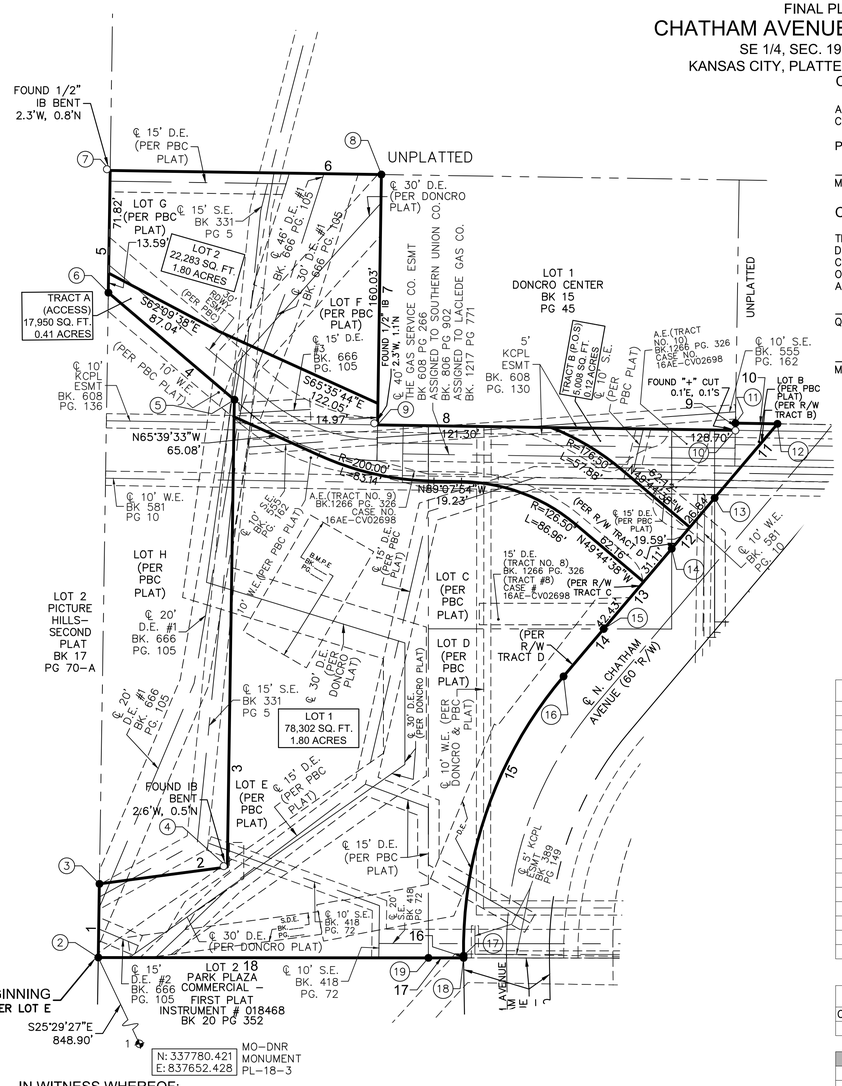
FINAL PLAT OF
CHATHAM AVENUE SELF STORAGE
SE 1/4, SEC. 19, T51N, R33W
KANSAS CITY, PLATTE COUNTY, MISSOURI



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
FAX 816.361.1888
www.olsson.com

SHEET
1 of 1

DWG: F:\2024\05501-06000\024-05939-A\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_A2405939.dwg USER: nwilloughby
DATE: Aug 01, 2025 10:44am