

COUNTY RECORDING INFORMATION	
Plat Dedication:	
STATE LINE STATION - UNIT 4	
Private Open Space:	
None Required	
Record As:	
Plat	

Vincent E. Brice
Jackson County Assessment Department

GRAPHIC SCALE

50 0 50

1 inch = 50 feet

LEGEND	
○	Found Survey Monument
⊙	Center Line
R=	Radius
L=	Arc Length
CB	Chord Bearing
CD	Chord Distance
R/W	Right-of-Way
(M)	Monumented
(P)	Platted
BK.	Book
PG.	Page
INS.	Instrument Number
↯	Not To Scale
Limits of No Access	

SURVEYOR:

DEVELOPER:
SLAGGIE ARCHITECTS
4600 Madison Avenue, Suite 350
Kansas City, MO 64112
816-756-1958

OWNER

TRIDENT KANSAS CITY, LLC
c/o Soave Automotive Group
9415 W. 65th Street
Merriam, KS 66203
913-677-3300

PARENT DESCRIPTION: QUIT CLAIM DEED INS. 2016E0046573

SURVEYOR'S DESCRIPTION:

(Note: For course orientation the bearings in this description are based on the South line of Lot 3, STATE LINE STATION - UNIT 3 AND A REPLAT OF TRACT 4 & TRACT 5 STATE LINE STATION, bearing a bearing of North 88° 35' 02" West, referenced to the Missouri State Plane Coordinate System, (West Zone, NAD83).

BEGINNING at the northeast corner of Lot 2, STATE LINE STATION - UNIT 3 AND A REPLAT OF TRACT 4 & TRACT 5 STATE LINE STATION, monumented by a buried 1/2-inch reinforcing rod, with cap stamped CFS8, 1999J141100;

Thence Southeasterly on a non-tangent curve to the left, having a radius of 2974.79 feet, an arc length of 262.57 feet, said curve having a chord bearing of South 03° 05' 45" East, and a chord distance of 262.49 feet on the East line of said Lot 2, to a Round 1/2-inch reinforcing rod, with a cap stamped CR8S CLS 80;

Thence South 05° 34' 09" East, 318.15 feet, on the East line of said Lot 2, and Lot 3, STATE LINE STATION - UNIT 3, AND A REPEAT OF TRACT A & TRACT C STATE LINE STATION, to the Southeast corner of said Lot 3, and a found 1/2-inch reinforcing rod with an unreadable yellow cap; Thence North 86° 35' 02" West, 715.23 feet, on the South line of said Lot 3, to the Southwest corner of said Lot 3;

Thence Northeasterly on a non-tangent curve to the right, having a radius of 968.00 feet, an arc length of 121.64 feet, said curve having a chord bearing of North 03° 58' 23" East, and a chord distance of 121.56 feet, on the West line of said Lot 3;

Thence Northeastly on a tangent curve to the right, having a radius of 1970.00 feet, an arc length of 290.35 feet, said curve having a chord bearing of North 11° 47' 54" East, and a chord distance of 250.35 feet, on the West side of said Lot 2; to the Northwest corner of said Lot 2;

Thence South 73° 58' 57" East, 121.50 feet, on the North line of said Lot 2;

Thence South 86° 30' 45" East, 459.58 feet, continuing on the North line of said Lot 2; to the POINT OF BEGINNING, said Tract containing 3.765,508 square feet, or 8.6393 acres.

GENERAL NOTES

2. This survey is based on field work completed on or before the date shown in the title block or the following plots:

- the plot of "STATE LINE STATION - UNIT 3 AND A REPLAT OF TRACT A & TRACT C STATE LINE STATION" recorded October 20, 2009 and filed as Instrument Number 200906105720 in Book 1129, Page 8.
- the plat of "BI-STATE BUSINESS PARK, THIRD PLAT" recorded January 17, 2010 and filed as Instrument Number 19E0003846 in Book 1181, Page 1.

3. This Tract contains 378,508 square feet or 8.6893 acres.
4. Accuracy standard of this survey: Type Urban.

THIS PROPERTY APPEARS TO BE WITHIN A FLOOD ZONE. A FLOOD DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, OR FLOOD ZONE "B" (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE), AS SHOWN ON THE JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP (F.I.R.M.).

6. Closure Summary
Precision: 1 part in 37339.028"
Error Distance: 0.067"
Error Direction: North 77° 02' 19" West
Perimeter: 2483.12'

SURVEYOR'S NOTES

Final Plat of:

STATE LINE STATION - UNIT 4
A REPLAT OF LOT 2 AND LOT 3,
STATE LINE STATION - UNIT 3 AND
A REPLAT OF TRACT A & TRACT C STATE LINE STATION
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

SECTION MAP

FRACTIONAL SECTION 30-47-N-33W
(NOT TO SCALE)



1	12/04/2024	ADDRESSED COMMENTS FROM CPLD-STAFF REVIEW	GJW	JHM
Rev.	Date	Description	Drawn	Checked



BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300
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SLAGGIE ARCHITECTS
4600 MADISON AVENUE
SUITE 350
KANSAS CITY, MO 64112

Client:

Project: Final Plat of:
STATE LINE STATION - UNIT 4
A REPLAT OF LOT 2 AND LOT 3
STATE LINE STATION - UNIT 3 AND
A REPLAT OF TRACT A & TRACT C STATE LINE STATION
IN THE CITY OF KANSAS CITY, JACKSON CO., MO

Project No:	043470
Field Crew:	ZL/BB
Field Date:	2024/08/12
Drawn By:	GJW
Issue Date:	2025/01/21
Sheet:	