CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

May 21, 2025

Project Name
Envision Final Plat

Docket #C3

Request
CLD-FnPlat-2025-00010
Final Plat

Applicant
Lindsay Vogt
RL Buford

Owner
Sarah Moberg
Greenhills Inc

Location	7401 NW Cookingham
Area	About 22 acres
Zoning	B3-2 & M2-1
Council District	1st
County	Platte
School District	Platte County

Surrounding Land Uses
North: Village of Ferrelview
South: I-435, Zoned AG-R
East: Undeveloped, Zoned R-5
West: Storage Facility, Zoned B4-5

Land Use Plan
The KCIA Area Plan recommends Commercial and Industrial for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan
Northwest Cookingham Drive is identified on City's Major Street Plan as a thoroughfare with 4 lanes.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a Final Plat in Districts B3-2 (Commercial) and M2-1 (Industrial) on about 22 acres generally located at the southeast corner of Northwest Cookingham Drive and North Congress Avenue creating 3 lots and 1 tract for the purpose of a commercial and industrial development.

PROJECT TIMELINE
The application for the subject request was filed on April 15, 2025. No scheduling deviations from 2025 Cycle 5.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS
The subject site is currently undeveloped. It is within the proposed Envision Development, construction for which has not been started. There is no associated regulated stream within the subject site.

CONTROLLING CASE
Case No. CD-CPC-2024-00141 and CD-CPC-2024-00144 – Ordinance 250161, approved by City Council on March 6, 2025, rezoned an area of about 50 acres generally located at the southeastern corner of North Congress Avenue and Northwest Cookinham Drive from District AG-R to Districts M2-1, B3-2, and R-5 and approved a development plan, also serving as a preliminary plat, to allow for the construction of industrial, commercial, and residential buildings.

PROFESSIONAL STAFF RECOMMENDATION
Docket #C3 Recommendation: **Approval Subject to Conditions**

VICINITY MAP

RELEVANT CASES

Case No. CD-CPC-2024-00141 – Resolution 250162, approved by City Council on March 6, 2025, approved an amendment to the KCI Area Plan on about 16.8 acres generally located at the southeast corner of North Congress Avenue and Northwest Cookingham Drive by changing the recommended land use from mixed use community to commercial/industrial.

PLAT REVIEW

The request is to consider approval of a Final Plat in Districts B3-2 (Commercial) and M2-1 (Industrial) on about 22 acres generally located at the southeast corner of Northwest Cookingham Drive and North Congress Avenue allowing for the creation of 3 lots and 1 tract. This use was approved via Ordinance No. 250161 which served as the Preliminary Plat. A separate 28-acre parcel to the east will be further subdivided by a separate application, the entitlement for which will come at a later time. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-140 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		

APPROVAL CRITERIA

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. Applicants 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: May 13, 2025

Case Number: CLD-FnPlat-2025-00010

Project: Envision Final Plat

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

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

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 the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.

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-2025-00010.

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

5. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.

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. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

9. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

10. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

11. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

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

13. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

14. The developer shall dedicate additional right of way [and provide easements] for N.W. Cookingham Drive and N. Congress Avenue as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted.

15. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

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

16. 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.

17. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.

18. 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.

19. 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.

20. 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.

21. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

22. 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.

23. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.

24. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by KC Water, prior to recording the plat.

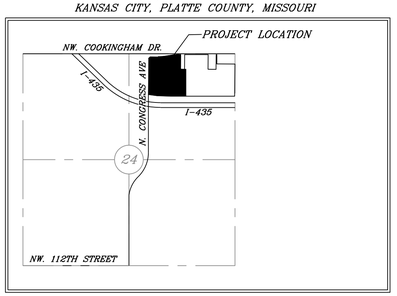
25. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.

26. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.

PLAT DEDICATION: ENVISION
PRIVATE OPEN SPACE DEDICATION: N/A
RECORD AS: PLAT
COUNTY RECORDING INFORMATION

FINAL PLAT
ENVISION
A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI
SECTION 24 TOWNSHIP 52 NORTH, RANGE 34 WEST

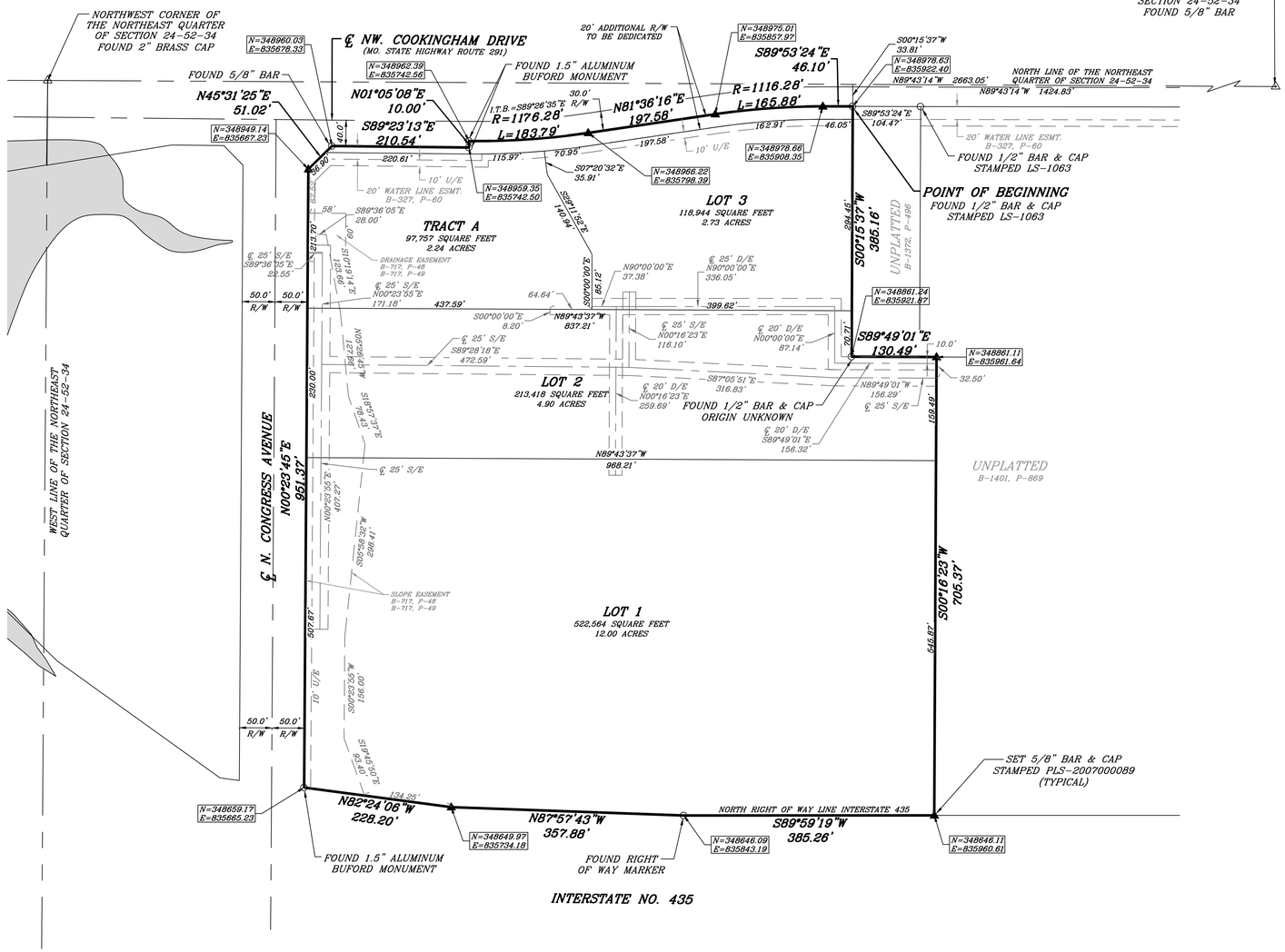
VICINITY MAP
NE. 1/4, SECTION 24-52-34,
KANSAS CITY, PLATTE COUNTY, MISSOURI



LEGEND:
- ● SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
- ▲ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
- ✱ SET "+" CUT IN CONCRETE
- ○ FOUND 1/2" MONUMENT AS NOTED
- ◬ FOUND MONUMENT AS NOTED

COORDINATE TABLE
BEARINGS AND COORDINATES ARE BASED ON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY" METRO CONTROL MONUMENT PL-04, GRID FACTOR=0.9998996, COORDINATES IN METERS. COORDINATES OBTAINED BY GPS.

GRAPHIC SCALE
100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.



PROPERTY DESCRIPTION
CONTAINING 966,708 SQUARE FEET OR 22.19 ACRES

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: THENCE N89°43'14"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1424.83 FEET; THENCE S00°15'37"W, A DISTANCE OF 33.81 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 291, ALSO KNOWN AS NW. COOKINGHAM DRIVE AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING S00°15'37"W, A DISTANCE OF 386.16 FEET; THENCE S89°49'01"E, A DISTANCE OF 130.49 FEET; THENCE S00°16'23"W, A DISTANCE OF 705.37 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE ROUTE 435; THENCE S89°59'19"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 385.26 FEET; THENCE N87°57'43"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 357.88 FEET; THENCE N82°24'06"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 228.20 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH CONGRESS AVENUE; THENCE N00°23'45"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 951.37 FEET; THENCE N45°31'25"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 51.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY ROUTE 291, ALSO KNOWN AS NW. COOKINGHAM DRIVE; THENCE S89°23'13"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 210.54 FEET; THENCE N01°05'08"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE EASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S89°26'35"E, A RADIUS OF 1176.28 FEET, AN ARC DISTANCE OF 183.79 FEET; THENCE N81°36'16"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 197.58 FEET; THENCE EASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 1116.28 FEET, AN ARC DISTANCE OF 165.88 FEET; THENCE S89°53'24"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 46.10 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE POSITION OF EXISTING MONUMENTATION, IF NOT THE TRUE CORNER, IS NOTED BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

2. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS TAKEN FROM TITLE COMMITMENT NO. 2578579, EFFECTIVE MARCH 7, 2025 AT 8:00AM, ISSUED BY STEWART TITLE COMPANY.

3. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.

4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "ENVISION".

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

MAINTENANCE OF TRACTS: TRACT A WITHIN THIS PLAT IS TO BE USED FOR STORMWATER DETENTION AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY RECORDED SIMULTANEOUSLY WITH THIS PLAT.

UTILITY EASEMENT - 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 STRUCTURES (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.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0041G, MAP REVISED DATE JANUARY 20, 2017.

IN TESTIMONY WHEREOF: WB TEN, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS BY THE AUTHORITY OF ITS MEMBERS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS MANAGING MEMBER THIS _____ DAY OF _____, 20____.

WB TEN, LLC

_____
WILLIAM T. MANN, MANAGING MEMBER

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____DAY OF _____, 20_____, BEFORE ME APPEARED WILLIAM T. MANN TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN DID SAY THAT HE IS MANAGING MEMBER OF WB TEN, LLC. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MEMBERS AND SAID WILLIAM T. MANN ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED DATE: _____

CASE NUMBER: _____

PUBLIC WORKS

_____
DIRECTOR
MICHAEL J. SHAW

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____.

_____
MAYOR
QUINTON LUCAS

_____
CITY CLERK
MARILYN SANDERS

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS-2007000089 — REV. 05/06/2025
DATE

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R.L. Buford & Associates, LLC
LAND SURVEYING CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152
call@rlbuford.com

FOR WB TEN, LLC
9601 N. PLATTE PURCHASE DR.
KANSAS CITY, MO 64155

SEC.-TWP.-RGE.	COUNTY	JOB NO.
24-52-34	PLATTE	P-23329
DATE	FIELD BOOK	DRAWN BY
02/17/2025		J.K.R.

FINAL PLAT

E:\A-PLATTE COUNTY\P-23329 - COOKINGHAM FARM\A-ENGINEERING\DWGS\P-23329_FINAL PLAT MES1.dwg