

FINAL PLAT OF
CONGRESS INDUSTRIAL PARK
A SUBDIVISION OF LAND IN SECTION 25, TOWNSHIP 52 NORTH, RANGE 34 WEST,
IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

PLAT DESCRIPTION

This description was prepared by Phelps Engineering, Inc., MO COA-2007001128, on May 5, 2024, for project no. 230245. All that part of the Northeast Quarter of Section 25, Township 52 North, Range 34 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 25; thence N 89°53'36" W, along the South line of the Northeast Quarter of said Section 25, a distance of 1649.19 feet, to the Southeast plot corner of CONGRESS BUSINESS PARK, a platted subdivision of land in the City of Kansas City, Platte County, Missouri; thence N 0°05'20" E, along the east plot line of said CONGRESS BUSINESS PARK, and its Northerly extension, a distance of 1250.31 feet; thence N 30°53'36" W, a distance of 288.64 feet, to a point on the North line of the South 10 acres of the North One-Half of the Northeast Quarter of said Section 25, said point also being on the South line of KCI AUTO AUCTION, THIRD PLAT, a platted subdivision of land in the City of Kansas City, Platte County, Missouri; thence S 89°54'49" E, along the North line of the South 10 acres of the North One-half of the Northeast Quarter of said Section 25, and the South plot line of said KCI AUTO AUCTION, a distance of 634.16 feet; thence S 10°06'24" W, a distance of 96.32 feet; thence S 1°53'36" E, a distance of 92.96 feet; thence S 19°53'36" E, a distance of 29.17 feet; thence S 67°53'36" E, a distance of 46.62 feet; thence S 41°53'36" E, a distance of 81.57 feet; thence S 89°53'36" E, a distance of 1078.92 feet, to a point on the East line of the Northeast Quarter of said Section 25; thence S 0°32'30" W, along the East line of the Northeast Quarter of said Section 25, a distance of 1204.74 feet to the Point of Beginning, containing 49.4763 acres, more or less.

PLAT DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "CONGRESS INDUSTRIAL PARK".

STREET DEDICATION

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

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.

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 with the maintenance and use thereof.

SANITARY SEWER EASEMENT

A Sewer Easement (S/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through land lying, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. By the granting this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with The City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

PUBLIC USE EASEMENT

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance of turn around at the extension of NW 108TH STREET, as shown hereon, over and under these areas outlined and designated on this plat as "PUB/E" or "Public Use Easement", is hereby granted to the City of Kansas City, Missouri, and other governmental entities as may be authorized by state law to use such easement for said purpose. Said Easement replaces the existing easement recorded in Book 1110 at Page 671 to be vacated with the acceptance of the Public Use Easement, with the recording of this Plat.

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 and to the United States Postal Service 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.

WATER MAIN EASEMENT

A water main easement (W/E) for the operation and movement of equipment, and the movement of a working force, in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any appurtenances thereto over, under and through land lying, being, and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City, its agents, employees or independent contractors shall have the right to go upon the above described tracts of land, for the purpose of constructing, maintaining, and repairing the water main improvements and appurtenances thereto, and shall upon completion of such construction, maintenance or repair, cause the land to be restored to substantially the same condition that existed prior to the City's entry upon it. The tract of land over which a water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except non-ornamental grass, non-ornamental shrubs, sidewalks, roadways, pavement or curbs) that would interfere with the City in excavating upon said easement for the purposes of laying, constructing, operating, maintaining or repairing water mains and all appurtenances incidental thereto. No change in the earth cover over the water line will be made without the written approval of the Director of Water Services. This easement shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing of pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

MAINTENANCE OF TRACTS

Tract A is to be used for Storm Water Detention and BMPs 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 and BMP Facilities recorded simultaneously with this Plat.

CROSS ACCESS

The right of ingress-egress between Lot 1 and Lot 2 along the access drives or through the parking lots is hereby granted to the owners, tenants, and invitees of said lots

EXECUTION

OWNERS OF LOT 1, 2 AND TRACT A

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20____

OWNER

By: _____
SIGNATORY, TITLE

ACKNOWLEDGEMENT

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came SIGNATORY, TITLE of OWNER, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

CITY PLAN COMMISSION

Approved: _____, 2024

PUBLIC WORKS

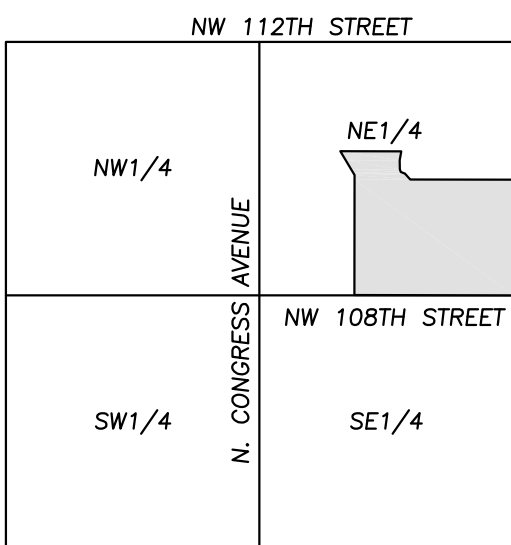
Director, Michael J. Shaw

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 _____, 2024.

Mayor, Quinton Lucas

City Clerk, Marilyn Sanders



VICINITY MAP
SEC. 25-52N.-34W.



THE PLAT TITLED "CONGRESS INDUSTRIAL PARK", HAS BEEN PREPARED FOR OPUS, AND IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, IN FEBRUARY 2023, AND THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AND THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS, AND THE DEPARTMENT OF AGRICULTURE, LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

OWNER:

Opus Development Company, LLC
2020 Baltimore Ave.
Suite 120
Kansas City, MO 64108

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 209173, PLATTE COUNTY, MISSOURI, MAP NO. 290950041G, AND DATED JANUARY 20, 2017.

TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-1171749-WPLS AND WITH AN EFFECTIVE DATE OF MARCH 16, 2023, AT 8:00 A.M.

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

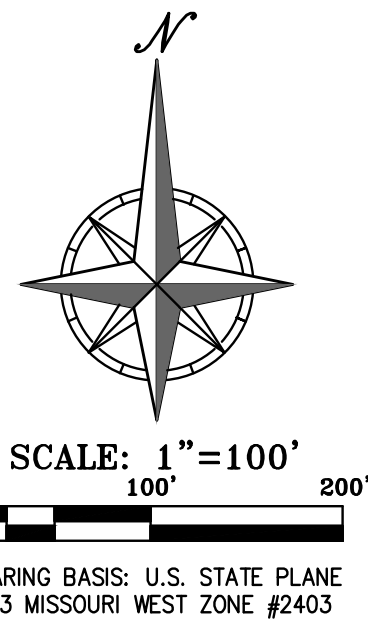
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

FINAL PLAT OF
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A SUBDIVISION OF LAND IN SECTION 25, TOWNSHIP 52 NORTH, RANGE 34 WEST,
IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI



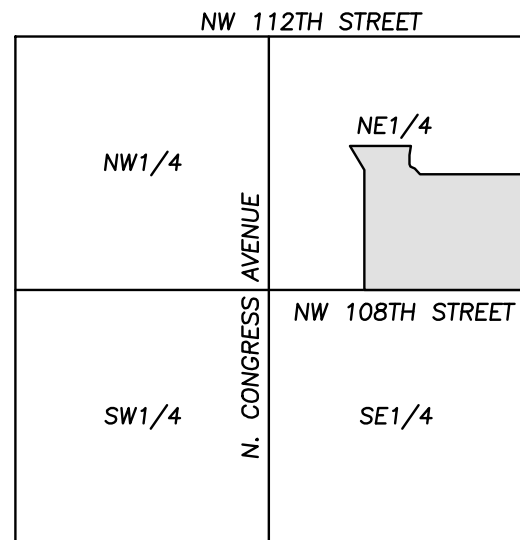
MISSOURI STATE PLANE COORDINATE TABLE: (METERS)

POINT NO.	NORTHING	EASTING
①	346572.1466	836334.6800
②	346573.0825	835832.0098
③	346954.1768	835832.6013
④	347029.6732	835787.4296
⑤	347029.3818	835980.7206
⑥	347000.4795	836280.3695
⑦	346972.1611	835976.5050
⑧	346963.8015	835979.5300
⑨	346958.4534	835992.6962
⑩	346939.9453	836009.2988
⑪	346939.3367	836338.1541

NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE
BASED ON THE MISSOURI STATE PLANE COORDINATES
SYSTEM, WEST ZONE, (IN METERS) WERE OBTAINED BY GPS
OBSERVATION USING KC METRO CONTROL

LEGEND

- DENOTES SET 1/2"x24" REBAR W/PHELPS PLASTIC CAP STAMPED "MOCLS2007001128"
- DENOTES FOUND MONUMENT AS DESCRIBED NO IDENTIFYING CAP UNLESS DESCRIBED
- DENOTES FOUND MAG NAIL
- U/E DENOTES UTILITY EASEMENT
- B/L DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- W/E DENOTES WATER LINE EASEMENT
- SW/E DENOTES SIDEWALK EASEMENT
- R/W DENOTES RIGHT-OF-WAY
- TP/E TREE PRESERVATION EASEMENT

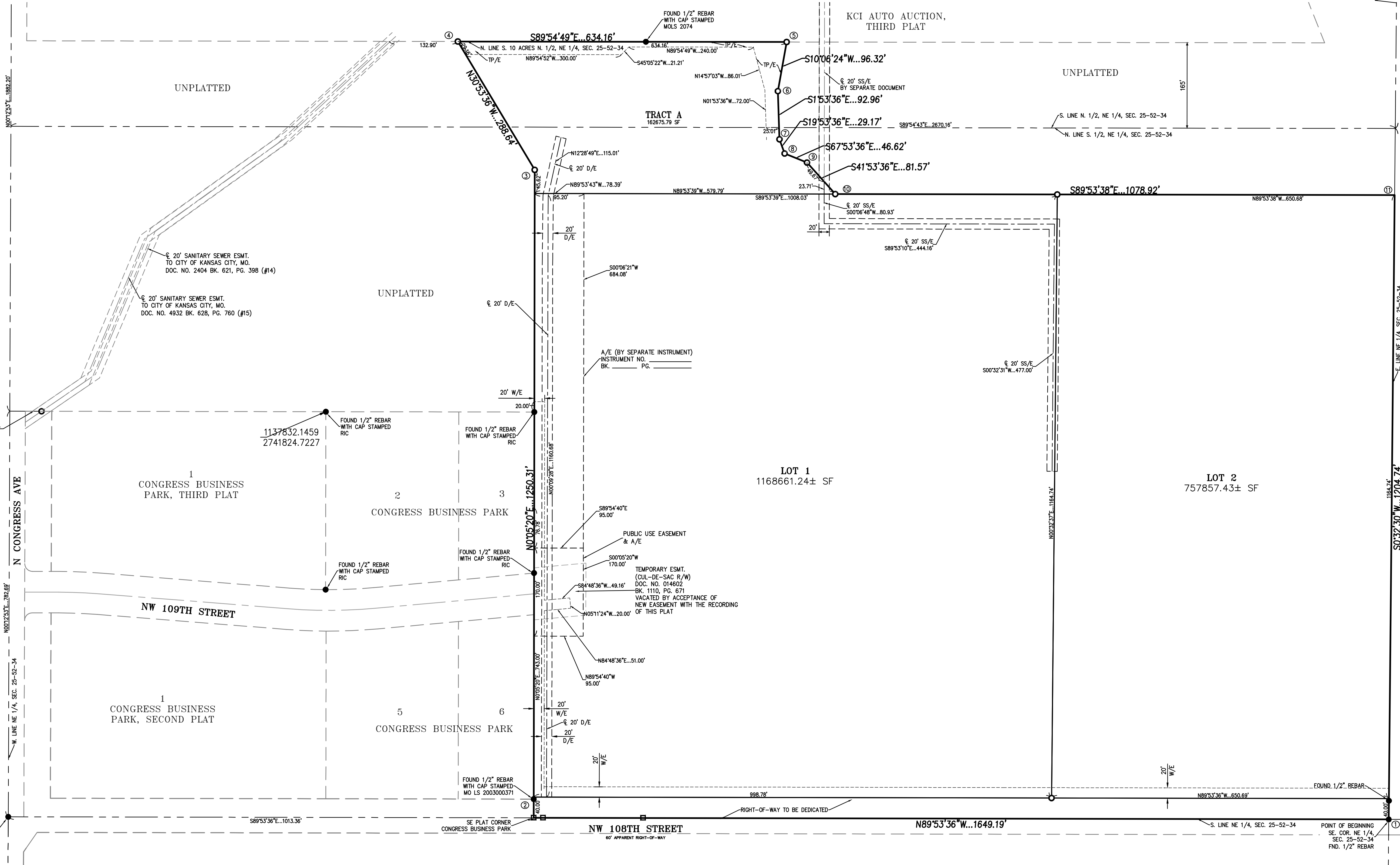


VICINITY MAP
SEC. 25-52N.-34W.

SW. COR. NE 1/4,
SEC. 25-52-34
FND. 3" BRASS CAP
IN MON. BOX



SCALE:
1"=2000'



OWNER:

Opus Development Company, LLC
2020 Baltimore Ave.
Suite 120
Kansas City, MO 64108

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AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
BOUNDARY	2155187.33	49.4763
LOT 1	1168661.24	26.8288
LOT 2	757857.43	17.3980
ROW	65973.31	1.5145
TRACT A	162875.79	3.7345

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-B2
ENGINEERING - E-301

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058



PLANNING
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1270 N. Winchester
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