



CITY PLAN COMMISSION STAFF REPORT

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

June 6, 2023

Project Name
KCI29 Logistic Park Final Plat

Docket #C5

Request
CLD-FnPlat-2023-00012
Final Plat

Applicant
Nelson Willoughby
Olsson

Owner
Hunt Midwest Real Estates Development

Location Generally located on the north side of I-29/ I-435 & NW 128th Street.

Area About 225 acres

Zoning MPD

Council District 1st

County Clay

School District North Kansas City

Surrounding Land Uses
North: zoned MPD, vacant/ farmland.
South: zoned MPD, vacant/ farmland.
East: zoned MPD, vacant/ farmland.
West: zoned MPD, vacant/ farmland.

Major Street Plan
North Mexico City Avenue and N. Ambassador Drive are identified on the City's Major Street Plan 4 through lane Thoroughfares.

Land Use Plan
The KCI Area Plan recommends Industrial land use for the subject property. The proposed use is compliant.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on April 30, 2023. No scheduling deviations from 2023 Cycle K 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 project site is a combination of parcels totaling about 225 acres generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the terminus of N. Mexico City Avenue. The site is undeveloped and used as agricultural farmland. Access to the site will be via the existing city streets.

Surrounding land uses are general agricultural farmland. To the south is Kansas City International Airport. To the east is the existing Marietta-Stamper quarry and to the west is vacant agricultural farmland.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval a Final Plat in District MPD creating four (4) industrial lots and tow (2) tracts on approximately 225 acres generally located at the terminus us of Mexico City Avenue north of I-29.

CONTROLLING CASE

CD-CPC-2022-00097 – Ordinance No. 220883 passed by City Council on October 6, 2022, rezoned about 2,136 acres from Districts M1-5 and AG-R to District MPD, which also serves as a preliminary plat to allow for 20 million square foot of commercial office and warehouse development on 32 lots, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue.

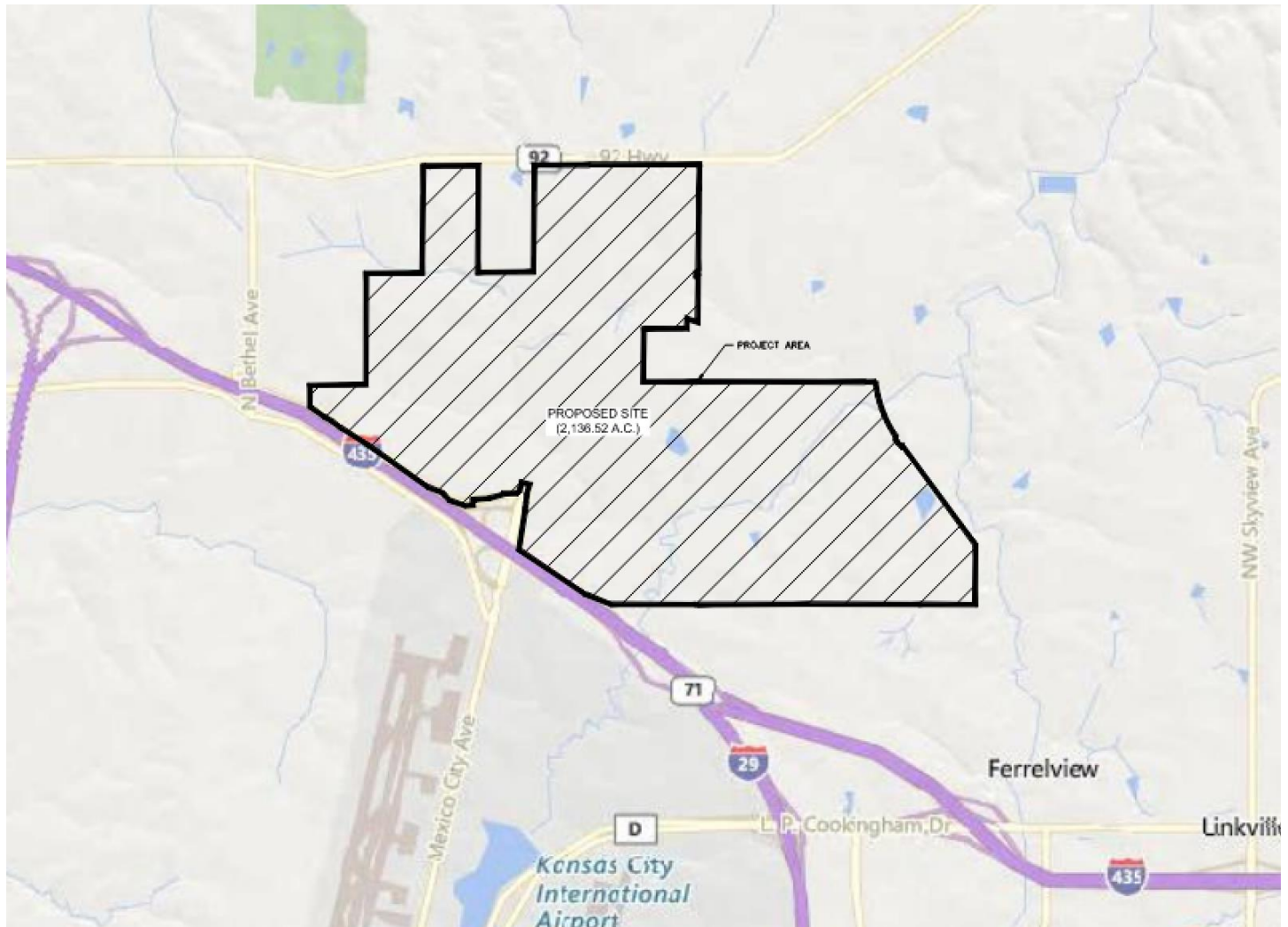
PROFESSIONAL STAFF RECOMMENDATION

Docket #C5 Recommendation: Approval Subject to Conditions

RELATED CASES

Case No. CD-CPC-2022-00095 – Resolution No. 220882 adopted by City Council on October 6, 2022, amended the Kansas City International Area Plan by changing the recommended land use from Residential Very Low Density to Industrial land use designation on about 290 acres in an area generally located on the northside of NW 128th Street, south of the extension of NW 136th Street, east of N. Winan Road and west of NW Interurban Road.

Case No. CD-CPC-2022-00096 – Ordinance No. 220884 passed by City Council on October 6, 2022, approved an amendment to the major street plan for the realignment of NW 128th Street, NW 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of NW 132nd Street, in the area bordered by MO Route 92 on the north, I-29/ I-435 & NW 128th Street on the south, NW Interurban Road on the east and N. Bethel Avenue on the west.

PROJECT LOCATION**PLAT REVIEW**

The request is to consider approval of a Final Plat in District MPD on about 225 acres creating four (4) industrial lots and two (2) tracts on approximately 225 acres generally located at the terminus of Mexico City Avenue north of I-29. This use was approved by Ordinance No. 220883 passed by City Council on October 6, 2022, which also serves as a preliminary plat that allowed for 20 million square foot of commercial office and warehouse development on 32 lots in 4 phases.

Access to the site will be via the extension of N. Mexico City Avenue to an east-west connecting street. Northwest 132nd Street connects to the east and NW Roanridge Road connects to the west. Lot 1 is proposed to be 22.28 acres, Lot 2 is 103.48 acres, Lot 3 is 19.17 acres, and Lot 4 is 17.54 acres.

PLAT ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (MPD)	Yes	Yes	The proposed Final Plat is in conformance with the approved MPD Plan.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		This phase does not propose any residential development.

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 request 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,



Olofu Agbaji
Planner



Plan Conditions, Corrections, & Suggestions Report

Recommended To applicant

Recommended By Staff

Report Date: May 25, 2023

Case Number: CLD-FnPlat-2023-00012

Project: KCI 29 Logistics Park

Plan Corrections

Correction(s) by Development Management - Manager of the City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. Correctly list NW Roanridge Road as part of the frontage road along the highway. Revise Plans and Resubmit (5/24/2023)

Correction(s) by Plat Review of the City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

2. Please update plat as requested by the attached DRC Checklist. Revise Plans and Resubmit (5/24/2023)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

3. That the developer submit a Street Naming Plan to Development Management Division prior to issuance of Building Permit for any phase/ lot. Street naming plan shall be approved prior to Mylar approval of the first final plat. (5/24/2023)

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

4. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development 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 the Land Development Division. (5/17/2023)
5. The developer shall submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat. (5/17/2023)
6. 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. (5/17/2023)
7. 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. (5/17/2023)
8. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division 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. (5/17/2023)
9. The developer must dedicate right of way [and provide easements] for the realignment of NW Roanridge Rd/NW 132nd St as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 80 foot right of way corridor, and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project. (5/17/2023)
10. 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. (5/17/2023)

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

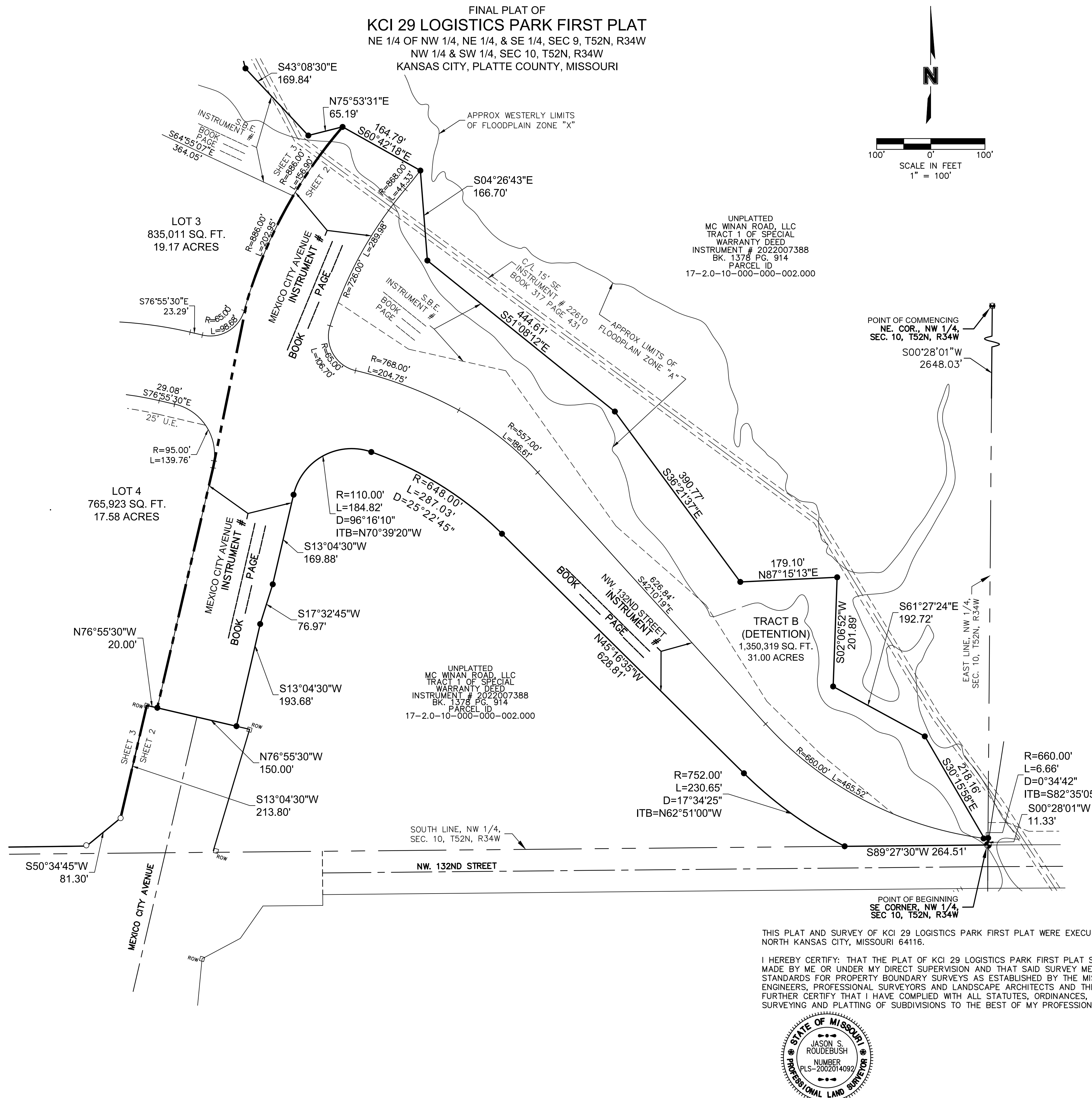
11. Show and label water main easements per future approved water main extension plans. (5/12/2023)

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

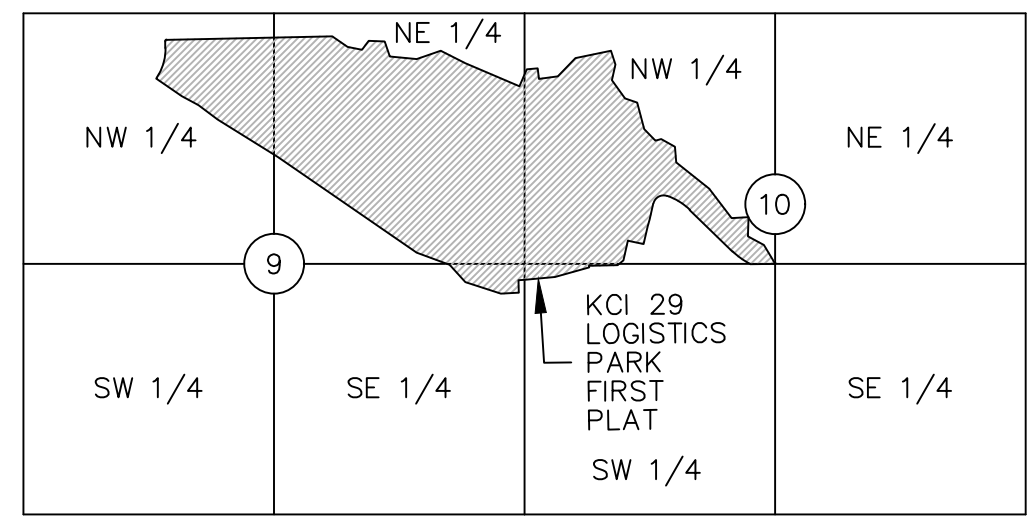
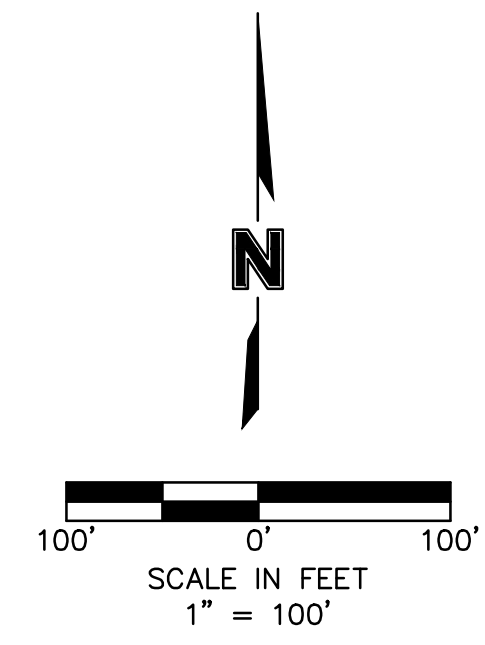
12. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (5/22/2023)
13. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (5/22/2023)
14. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements. (5/22/2023)
15. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (5/22/2023)

DWG: F:\2021\06001-06500\021-06168-C\40-Design\Survey\SRV\Sheets\Final Plat\PLAT_C2106168.dwg
 DATE: Apr 30, 2023 2:20PM
 USER: nwilloughby

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	351428.572	831252.851
2	351419.457	831284.894
3	351460.115	831179.295
4	351771.739	830734.696
5	351894.091	830541.549
6	351940.191	830480.693
7	351969.843	830427.215
8	352027.367	830345.162
9	352042.006	830353.532
10	352125.974	830375.222
11	352147.173	830374.929
12	352151.807	830379.437
13	352159.189	830913.284
14	352124.701	830962.076
15	352114.244	831008.237
16	352143.527	831030.118
17	352140.952	831081.789
18	352092.235	831097.799
19	352083.755	831184.415
20	352109.965	831262.408
21	352069.105	831341.190
22	351993.021	831514.986
23	352046.975	831538.606
24	352050.474	831574.115
25	352016.433	831577.470
26	352024.058	831638.768
27	352082.087	831695.768
28	352104.667	831810.470
29	352060.509	831824.846
30	352009.820	831812.861
31	351951.408	831854.355
32	351937.175	831893.795
33	351851.720	831915.721
34	351813.950	831951.117
35	351818.793	831970.388
36	351794.218	832014.189
37	351743.565	832018.127
38	351658.537	832123.641
39	351562.625	832194.251
40	351565.240	832248.775
41	351503.748	832246.505
42	351475.681	832298.104
43	351418.252	832331.617
44	351418.000	832333.632
45	351414.546	832333.604
46	351413.784	832252.991
47	351454.881	832196.295
48	351589.744	832060.124
49	351635.769	831986.567
50	351611.720	831942.805
51	351561.285	831931.091
52	351538.918	831924.019
53	351481.417	831910.664
54	351491.759	831866.132
55	351493.138	831860.194
56	351429.665	831845.453
57	351413.929	831826.310
58	351412.727	831733.946
59	351408.248	831734.908
60	351377.659	831623.904
61	351369.656	831523.917
62	351368.252	831506.372
63	351328.657	831507.371
64	351325.245	831449.389
65	351363.748	831335.646



FINAL PLAT OF
KCI 29 LOGISTICS PARK FIRST PLAT
 NE 1/4 OF NW 1/4, NE 1/4, & SE 1/4, SEC 9, T52N, R34W
 NW 1/4 & SW 1/4, SEC 10, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI



LOCATION MAP
 SEC. 9 & 10, T52N., R34W.
 (N.T.S.)

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KCC21096, WITH A COMMITMENT DATE OF DECEMBER 13, 2021 AT 8:00 A.M. WITH AN UPDATED DATE OF DECEMBER 15, 2021. AND CHICAGO TITLE INSURANCE COMPANY, FILE NO. KCC220333 WITH A COMMITMENT DATE OF MARCH 23, 2022 AT 8:00 A.M. WITH AN UPDATED DATE OF MARCH 25, 2022.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.

LEGEND	
SURVEY MARKERS	
○	FND FOUND MONUMENT
●	SCR SECTION CORNER
●	SET SET MONUMENT
□	ROW RIGHT OF WAY MARKER
BOUNDARIES	
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GENERAL	
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EASEMENTS	
S.B.E.	STREAM BUFFER EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT

DATE OF SURVEY	
04-27-2023	To: HWW for Review
04-27-2023	Signature Block Complete
04-28-2023	Revised Plat Boundary
04-30-2023	1st Submittal

drawn by: NRW
 surveyed by: AHNZ.RN.TG
 checked by: JPM
 approved by: JSR
 project no.: C21-06168
 file name: V_PLAT_C2106168.DWG

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

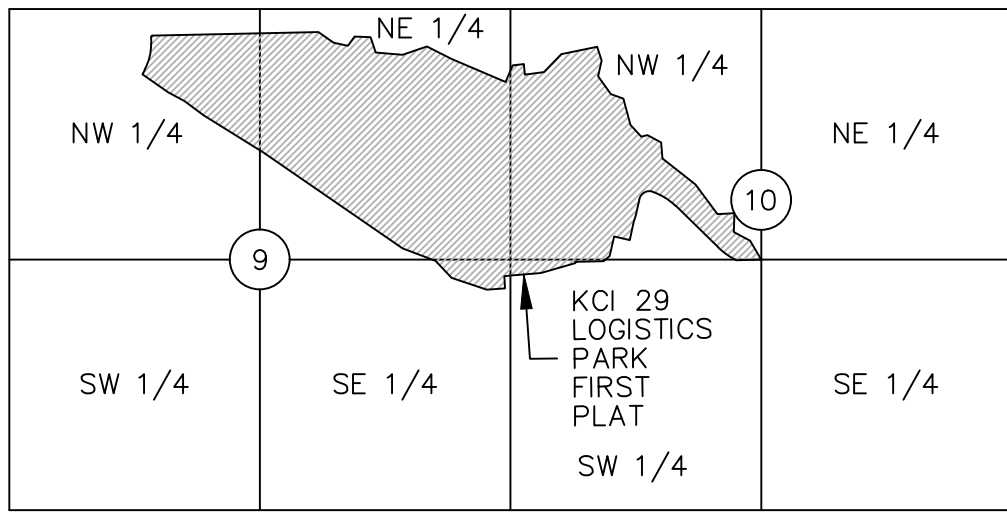
I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK FIRST PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, 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.



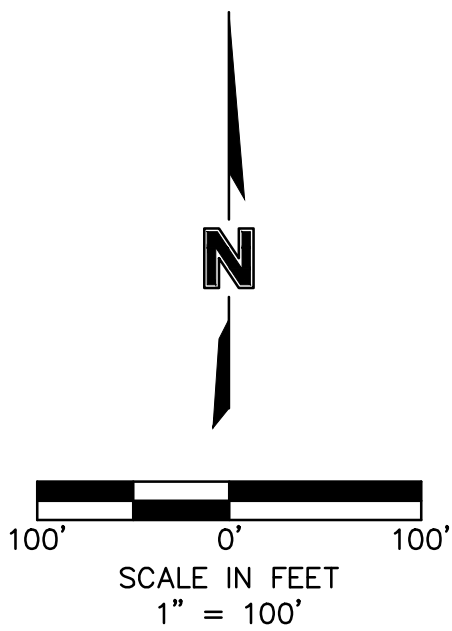
OLSSON, MO CLS 366
 Jason Roudelush, MO PLS 2002014092
 1301 Burlington Street
 APRIL 30, 2023
 JROUDEBUSH@OLSSON.COM

DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161
 816-455-2500

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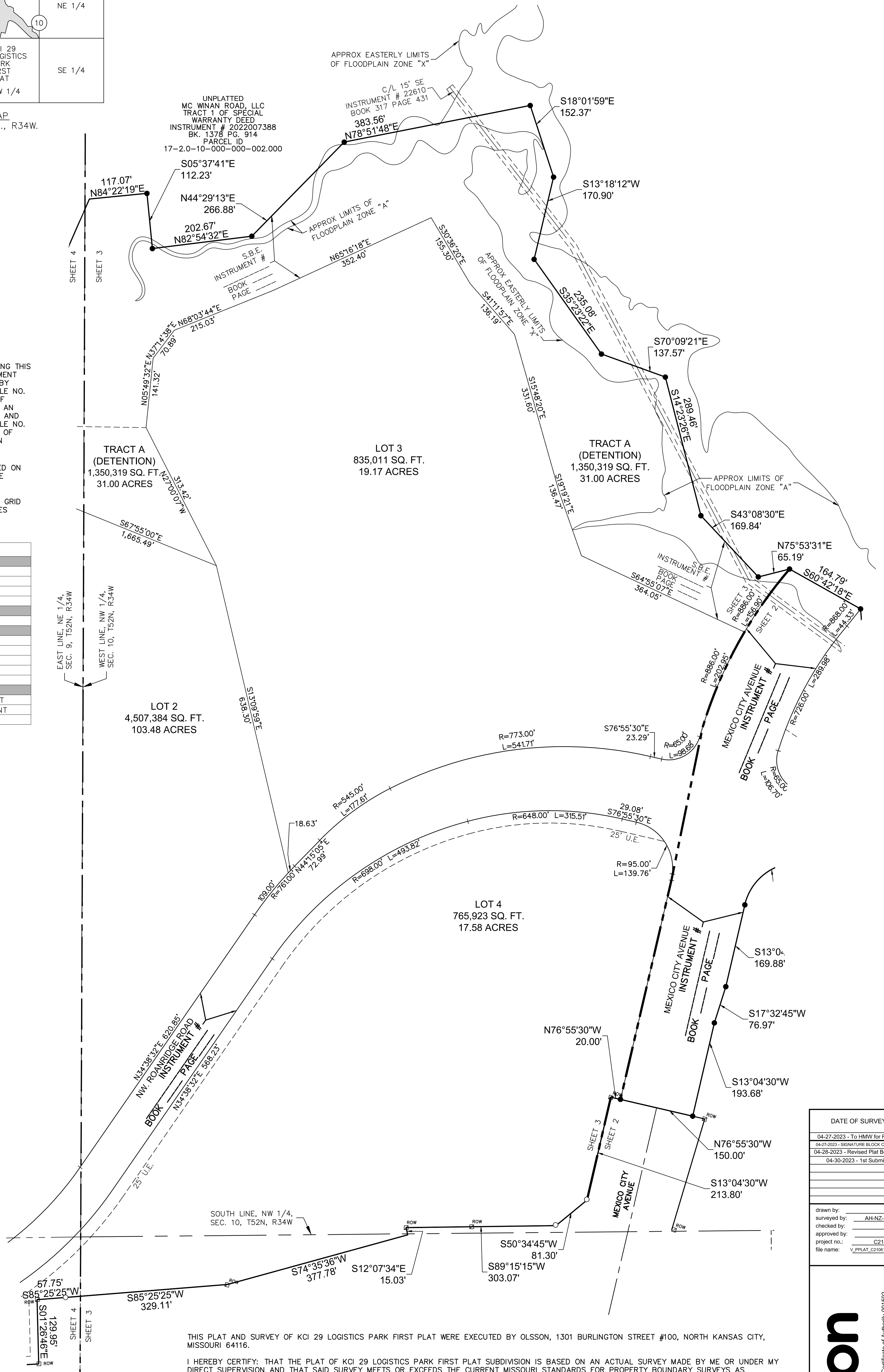


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2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.

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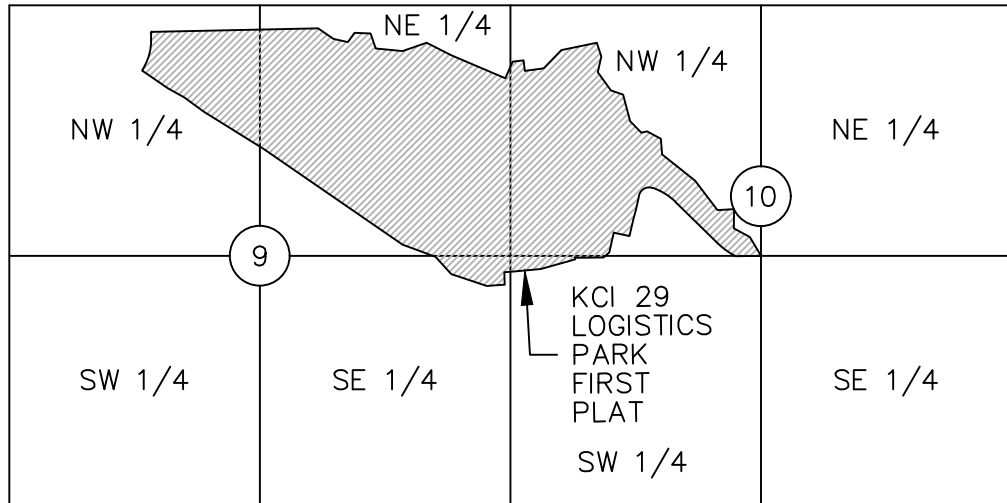
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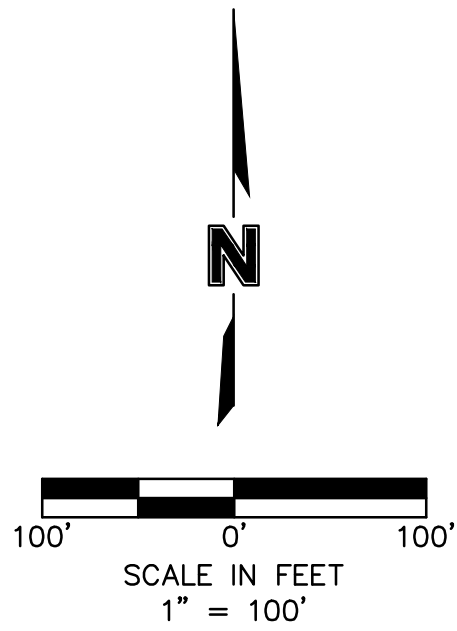
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
 1301 Burlington Street TEL 816.361.1177
 North Kansas City, MO 64116 FAX 816.361.1888 www.olsson.com

DWG: F:\2021\06001-06500\021-06168-C\40-Design\Survey\SRV\Sheets\Final\Plat\V_PLAT_C2106168.dwg
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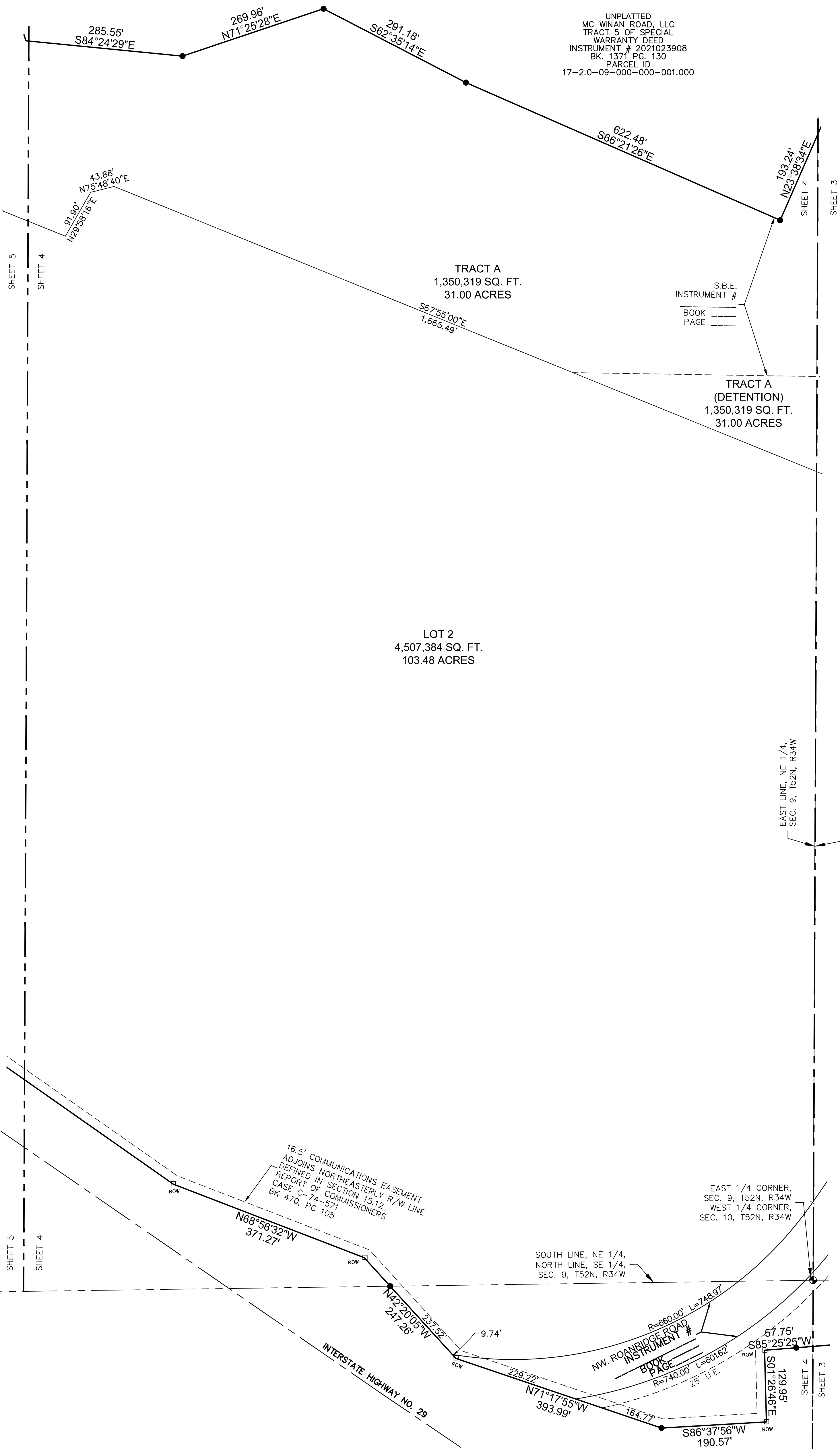
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UNPLATTED
 MC WINAN ROAD, LLC
 TRACT 5 OF SPECIAL
 WARRANTY DEED
 INSTRUMENT # 2021023908
 BK. 1371 PG. 130
 PARCEL ID
 17-2.0-09-000-000-001.000



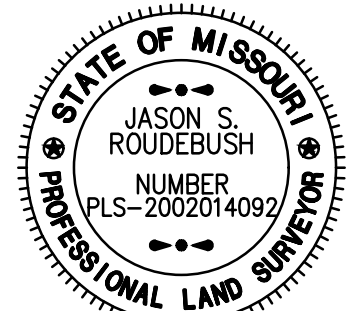
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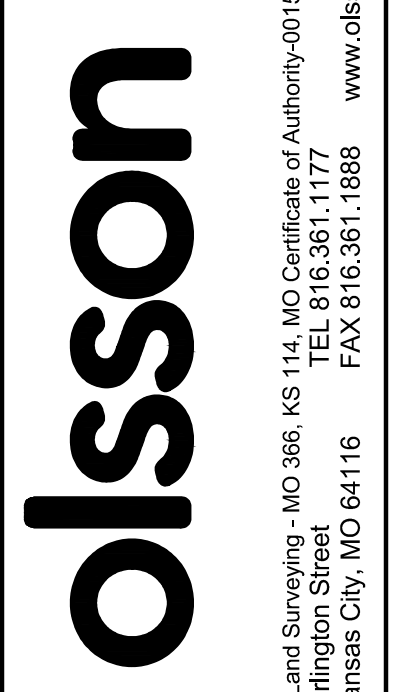


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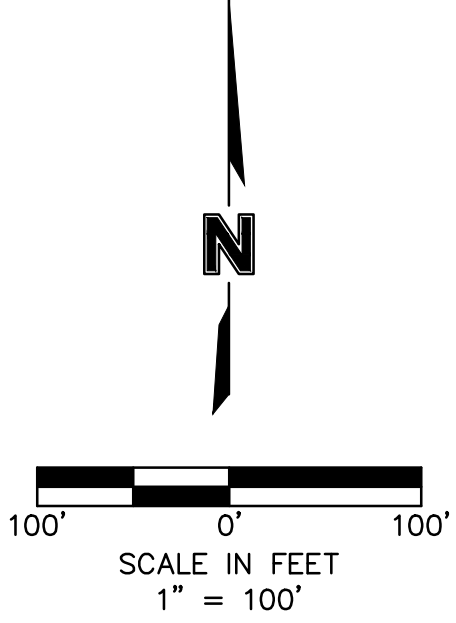
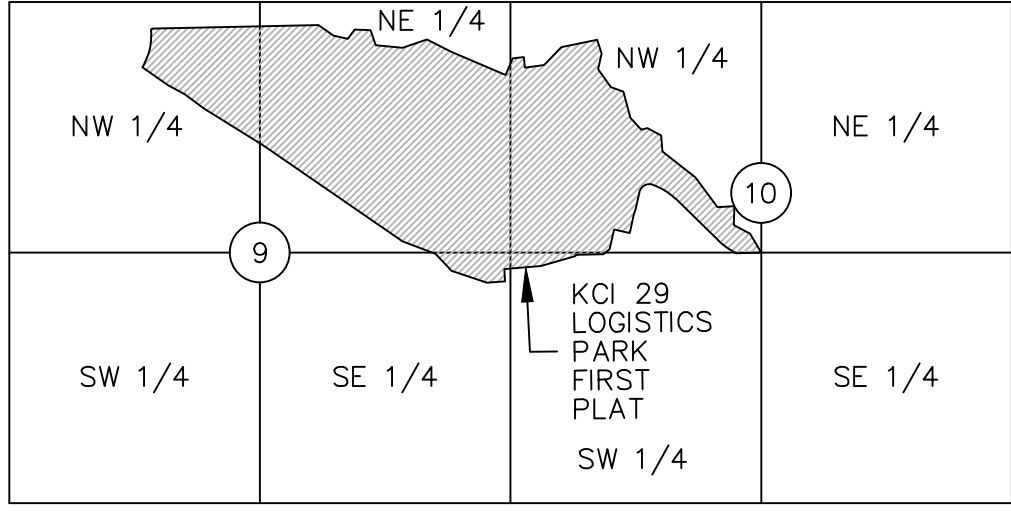
DATE OF SURVEY	
04-27-2023	- To HMW for Review
04-27-2023	- SIGNATURE BLOCK CHANGED
04-28-2023	- Revised Plat Boundary
04-30-2023	- 1st Submittal

drawn by: _____ NRW
 surveyed by: _____ AH-NZ-RN-TG
 checked by: _____ JPM
 approved by: _____ JSR
 project no.: C21-06168
 file name: V_PLAT_C2106168.DWG



USER: nwilloughby
 DWG: F:\2021\06001-06500\021-06168-C\40-Design\Survey\SRV\Sheets\Final\Plat\PLAT_C2106168.dwg
 DATE: Apr 30, 2023 2:29PM

FINAL PLAT OF
KCI 29 LOGISTICS PARK FIRST PLAT
 NE 1/4 OF NW 1/4, NE 1/4, & SE 1/4, SEC 9, T52N, R34W
 NW 1/4 & SW 1/4, SEC 10, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI

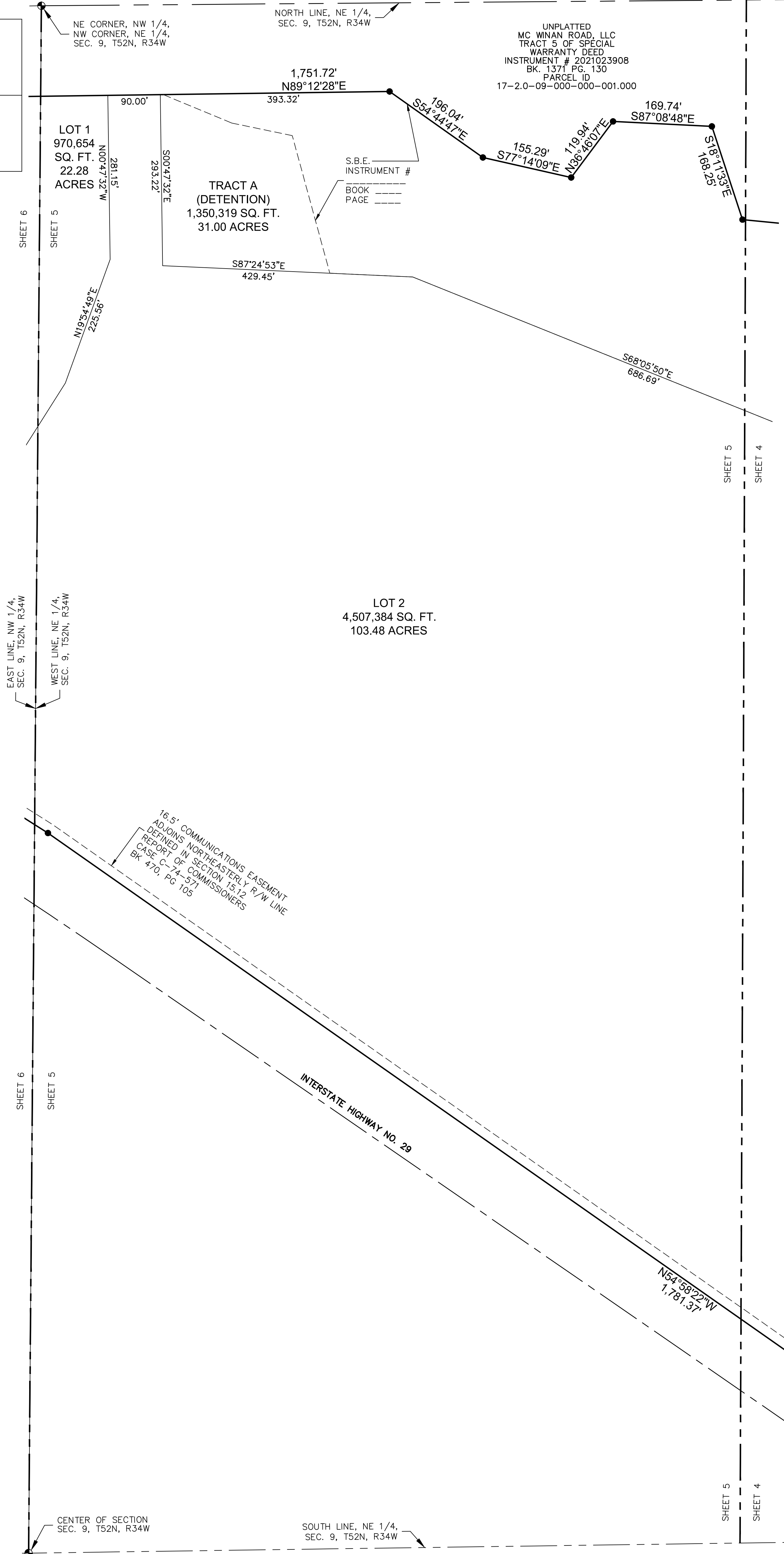


SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KCC21096, WITH A COMMITMENT DATE OF DECEMBER 13, 2021 AT 8:00 A.M. WITH AN UPDATED DATE OF DECEMBER 15, 2021, AND CHICAGO TITLE INSURANCE COMPANY, FILE NO. KCC220333 WITH A COMMITMENT DATE OF MARCH 23, 2022 AT 8:00 A.M. WITH AN UPDATED DATE OF MARCH 25, 2022.

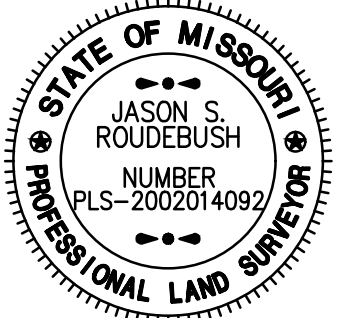
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
□ ROW	RIGHT OF WAY MARKER
BOUNDARIES	
- - -	SECTION LINE
GENERAL	
ITB	INITIAL TANGENT BEARING
R	RADIUS
L	ARC LENGTH
D	CENTRAL ANGLE / DELTA
C/L	CENTRAL ANGLE
EASEMENTS	
S.B.E.	STREAM BUFFER EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT



THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK FIRST PLAT 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.



OLSSON, MO CLS 366
 Jason Roudebush, MO PLS 2002014092
 APRIL 30, 2023
 JROUDEBUSH@OLSSON.COM

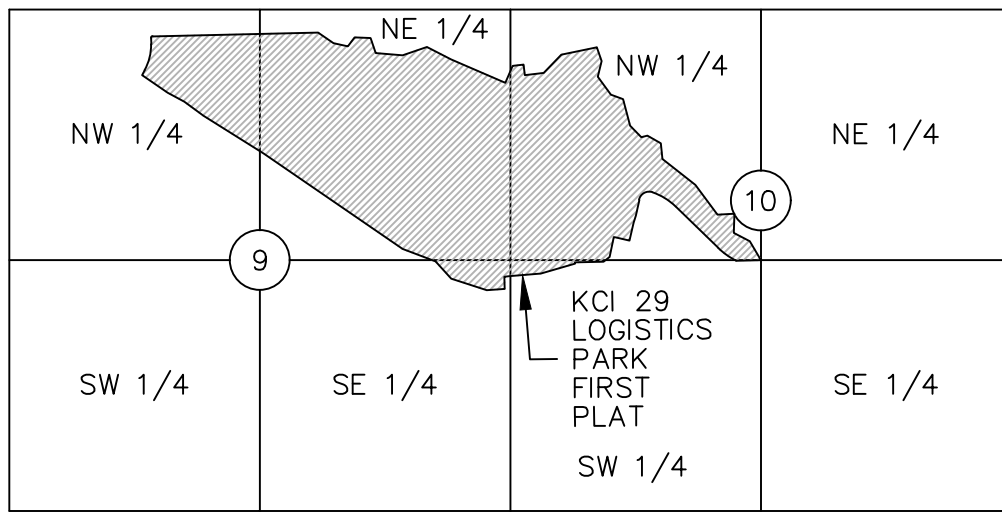
DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161
 816-455-2500

DATE OF SURVEY	
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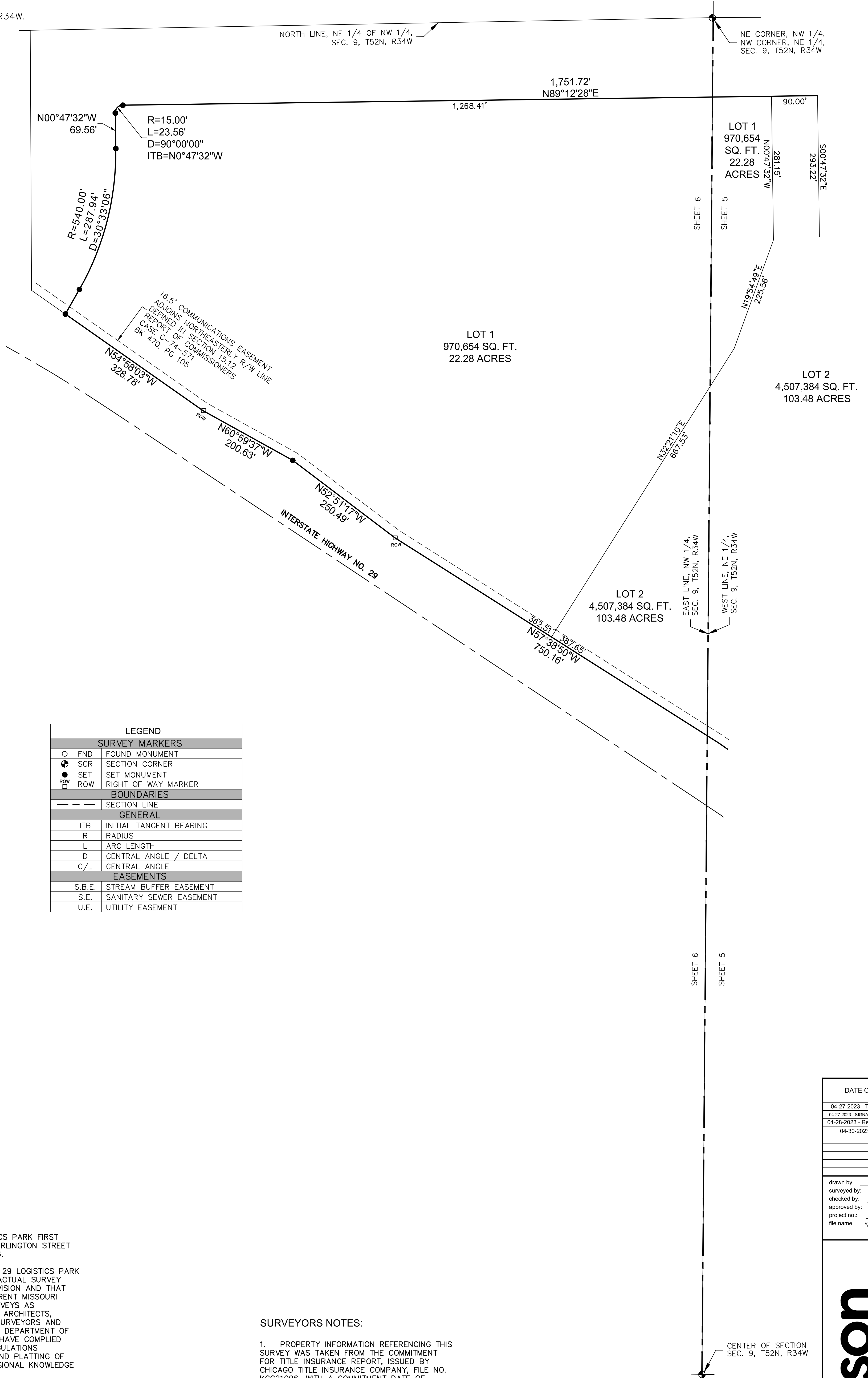
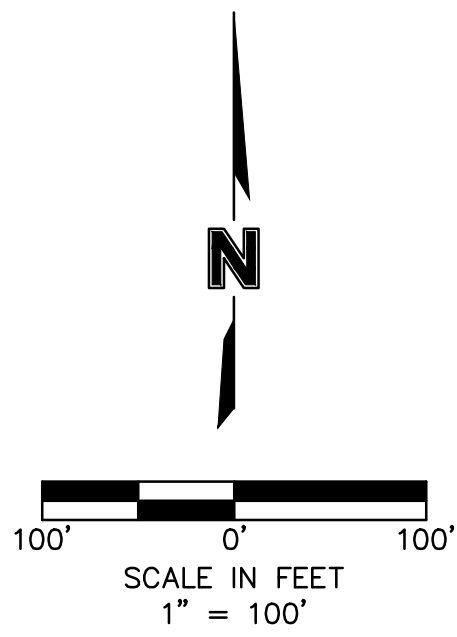
drawn by: NRW
 surveyed by: AH-NZ-RN-TG
 checked by: JPM
 approved by: JSR
 project no.: C21-06168
 file name: V_PLAT_C2106168.DWG

Olsson - Land Surveyors - MO 366, MS 114, MO Certificate of Authority-001692
 1301 Burlington Street TEL 816.361.1177
 North Kansas City, MO 64116 FAX 816.361.1888 www.olsson.com

FINAL PLAT OF
KCI 29 LOGISTICS PARK FIRST PLAT
 NE 1/4 OF NW 1/4, NE 1/4, & SE 1/4, SEC 9, T52N, R34W
 NW 1/4 & SW 1/4, SEC 10, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI



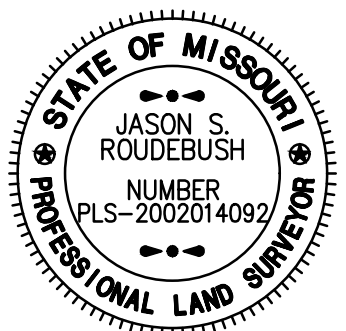
LOCATION MAP
 SEC. 9 & 10, T52N., R34W.
 (N.T.S.)



LEGEND	
SURVEY MARKERS	
	FND FOUND MONUMENT
	SCR SECTION CORNER
	SET SET MONUMENT
	ROW RIGHT OF WAY MARKER
BOUNDARIES	
	SECTION LINE
GENERAL	
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OLSSON, MO CLS 366
 Jason Roudebush, MO PLS 2002014092
 APRIL 30, 2023
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SURVEYORS NOTES:

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 file name: V_PPLAT_C2106168.DWG

olsson

Olsson Land Surveys, MO 366, KS 114, MO Certificate of Authority 001592
 1301 Burlington Street TEL 816.361.1177
 North Kansas City, MO 64116 FAX 816.361.1888 www.olsson.com

FINAL PLAT OF
KCI 29 LOGISTICS PARK FIRST PLAT
NE 1/4 OF NW 1/4, NE 1/4, & SE 1/4, SEC 9, T52N, R34W
NW 1/4 & SW 1/4, SEC 10, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

IN WITNESS WHEREOF:

MC WINAN ROAD, 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____.

MC WINAN ROAD, LLC
A MISSOURI LIMITED LIABILITY COMPANY

BY: BLANKENBAKER LOGISTICS LLC
A KENTUCKY LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
ITS SOLE MEMEBER

BY: _____
VINCENT T. JOHNSON, SENIOR VICE PRESIDENT

STATE OF _____
COUNTY OF _____ SS:

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 VINCENT T. JOHNSON TO ME PERSONALLY
KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS
SENIOR VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE
DEVELOPMENT, INC, A SOLE MEMBER OF BLANKENBAKER
LOGISTICS LLC, A KENTUCKY LIMITED LIABILITY COMPANY, A
SOLE MEMBER OF MC WINAN ROAD, LLC, A MISSOURI LIMITED
LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED
IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID
VINCENT T. JOHNSON, 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

CITY PLAN COMMISSION:

APPROVED: _____

PUBLIC WORKS:

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

CITY SEAL

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:

KCI 29 LOGISTICS PARK FIRST PLAT

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
THERE TO 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 MAY
INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

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 OF 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.

STREET DEDICATION:

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

FLOODPLAIN:

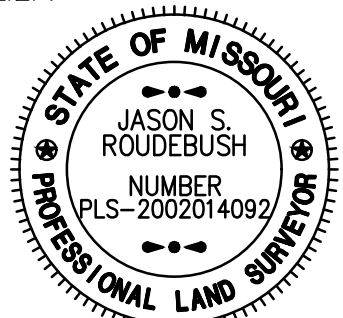
ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY
PANEL NO. 2909500035G, MAP REVISED JANUARY 20, 2017,
AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, THIS SUBJECT PROPERTY LINES WITH FLOOD ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN) AND ZONE "A" (THE 1% ANNUAL CHANCE
FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD,
IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR
EXCEEDED IN ANY GIVEN YEAR. THE LANDS HEREIN PLATTED
LIE TOTALLY OR PARTIALLY WITHIN THE LIMITS OF THE
REGULATORY FLOODPLAIN, AS DESIGNATED ON THE OFFICIAL
FLOODPLAIN DOCUMENTS AND ARE SUBJECT TO THE
RESTRICTIONS OF CHAPTER 28, CODE OF ORDINANCES OF
KANSAS CITY, MISSOURI, AND ARE FURTHER SUBJECT TO THE
REVISIONS OF CHAPTER X — FEDERAL INSURANCE
ADMINISTRATION, SUBCHAPTER B — NATIONAL FLOOD
INSURANCE PROGRAM FOR ELIGIBILITY THEREOF. HOWEVER, DUE
TO CHANGE IN CIRCUMSTANCES, THE BOUNDARIES AS SHOWN
HEREON MAY BE MODIFIED FROM TIME TO TIME. THEREFORE,
SPECIFIC INFORMATION CONCERNING THE LOCATION OF THE
FLOODPLAIN BOUNDARIES SHOULD BE ASCERTAINED AT THE
PERTINENT TIME FROM THE APPROPRIATE AUTHORITIES, THE
CITY OF KANSAS CITY, MISSOURI AND THE FEDERAL
EMERGENCY MANAGEMENT AGENCY.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS
TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT,
ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO.
KCC212096, WITH A COMMITMENT DATE OF DECEMBER 13, 2021
AT 8:00 A.M. WITH AN UPDATED DATE OF DECEMBER 15, 2021.
AND CHICAGO TITLE INSURANCE COMPANY, FILE NO.
KCCC220333 WITH A COMMITMENT DATE OF MARCH 23, 2022
AT 8:00 A.M. WITH AN UPDATED DATE OF MARCH 25, 202.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI
STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE
USING MISSOURI DEPARTMENT OF NATURAL RESOURCES
MONUMENT "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL
COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK FIRST
PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET
#100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF KCI 29 LOGISTICS PARK
FIRST PLAT 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.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
APRIL 30, 2023
JROUDEBUSH@OLSSON.COM

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
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.

MAINTENANCE OF TRACTS:

TRACT A (31.00 ACRES) AND TRACT B (6.33 ACRES) ARE TO
BE USED FOR STORM WATER 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 AND BMP
FACILITIES PLAT OF KCI 29 LOGISTICS PARK FIRST PLAT.

STREET GRADES:

STREET GRADES FOR A PORTION OF NW 132ND STREET WERE
UNAVAILABLE THROUGH A SEARCH OF CITY ORDINANCES.

NW. ROANRIDGE ROAD

GRADE POINT	ELEV.	DESC.	V.C.T.
-----	-----	-----	-----

MEXICO CITY AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
-----	-----	-----	-----

NW. 132ND STREET

GRADE POINT	ELEV.	DESC.	V.C.T.
-----	-----	-----	-----

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