

DWG: F:\2020\1501-2000\020-1613\40-Design\Survey\SRV\Sheets\Final Plat\V_FPT_020-1613.dwg
DATE: Apr 27, 2026 6:21am
USER: twilloughby

PLAT DEDICATION:
CENTRAL BANK SPORTING COMPLEX
PRIVATE OPEN SPACE DEDICATION:
N/A
RECORD AS:
PLAT

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF TIMOTHY BLAIR WISWELL MISSOURI P.L.S. 2009000067 OF OLSSON C.L.S. 366, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 00°21'04" WEST, ON THE WEST LINE OF SAID NORTHEAST QUARTER, 2,522.84 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°29'01" WEST, ON THE WEST LINE OF SAID SOUTHEAST QUARTER, 609.35 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF NW TIFFANY SPRINGS ROAD AS NOW ESTABLISHED, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID WEST LINE, SOUTH 84°59'48" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 90.71 FEET; THENCE EASTERLY, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,075.00 FEET, A CENTRAL ANGLE OF 28°59'26" AND AN ARC DISTANCE OF 543.93 FEET; THENCE NORTH 66°00'46" EAST, ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, 10.30 FEET; THENCE EASTERLY, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 78.54 FEET; THENCE SOUTH 23°59'14" EAST, ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, 15.00 FEET; THENCE NORTH 66°00'46" EAST, ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, 150.00 FEET; THENCE NORTH 23°59'14" WEST, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 15.00 FEET; THENCE NORTHERLY, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 78.54 FEET; THENCE NORTH 66°00'46" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 15.00 FEET; THENCE NORTHERLY, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 12°43'48" AND AN ARC DISTANCE OF 111.09 FEET; THENCE SOUTH 00°29'01" WEST, 1,562.52 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE MISSOURI STATE HIGHWAY NO. 152, AS NOW ESTABLISHED; THENCE WESTERLY, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 69°30'42" WEST WITH A RADIUS OF 3,669.71 FEET, A CENTRAL ANGLE OF 21°17'00" AND AN ARC DISTANCE OF 1,363.17 FEET; THENCE NORTH 89°12'18" WEST, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 516.63 FEET TO A POINT ON SAID WEST LINE OF SAID SOUTHEAST QUARTER; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°29'01" EAST, ON SAID WEST LINE, 1,671.31 FEET TO THE POINT OF BEGINNING. CONTAINING 3,338,968 SQUARE FEET OR 76.65 ACRES, MORE OR LESS.

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:

FLOODPLAIN: CENTRAL BANK SPORTING COMPLEX

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0063G, PLATTE COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY STEWART TITLE GUARANTY COMPANY NO. 1712464, DATED MAY 09, 2022 AT 8:00 A.M.
- NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATION, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESE" WITH A GRID FACTOR OF 0.9998959. ALL COORDINATES SHOWN ARE IN METERS.
- ADJACENT RECORDED PLATS INCLUDE THE MANOR HOMES OF FOX CREEK IN PLATTE COUNTY, MISSOURI.
- THIS SURVEY MEETS OR EXCEEDS THE URBAN PROPERTY ACCURACY STANDARD OF CLOSURE OF 1:20,000 AS DEFINED BY THE DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, DIVISION 2030, CHAPTER 16, TITLE 20, CSR 2030-16-040 - ACCURACY STANDARDS FOR PROPERTY BOUNDARY SURVEYS, EFFECTIVE JUNE 30, 2017.

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
501	343212.334	840277.517
502	343209.923	840305.059
503	343236.971	840466.831
504	343238.247	840469.698
505	343230.519	840489.817
506	343226.342	840491.675
507	343244.928	840533.444
508	343249.105	840531.586
509	343269.223	840539.313
510	343302.738	840614.634
511	343315.753	840752.652
512	343293.237	840848.543
513	343281.184	840845.713
514	343247.638	840841.684
515	342771.424	840837.667
516	342700.416	840430.122
517	342702.965	840273.217

IN WITNESS WHEREOF:

THE CITY OF KANSAS CITY, A MUNICIPAL CORPORATION IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 2023.

THE CITY OF KANSAS CITY, A MUNICIPAL CORPORATION

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME BRIAN PLATT TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS CITY MANAGER OF THE CITY OF KANSAS CITY, A MISSOURI CITY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CITY AND THAT SAID BRIAN PLATT, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

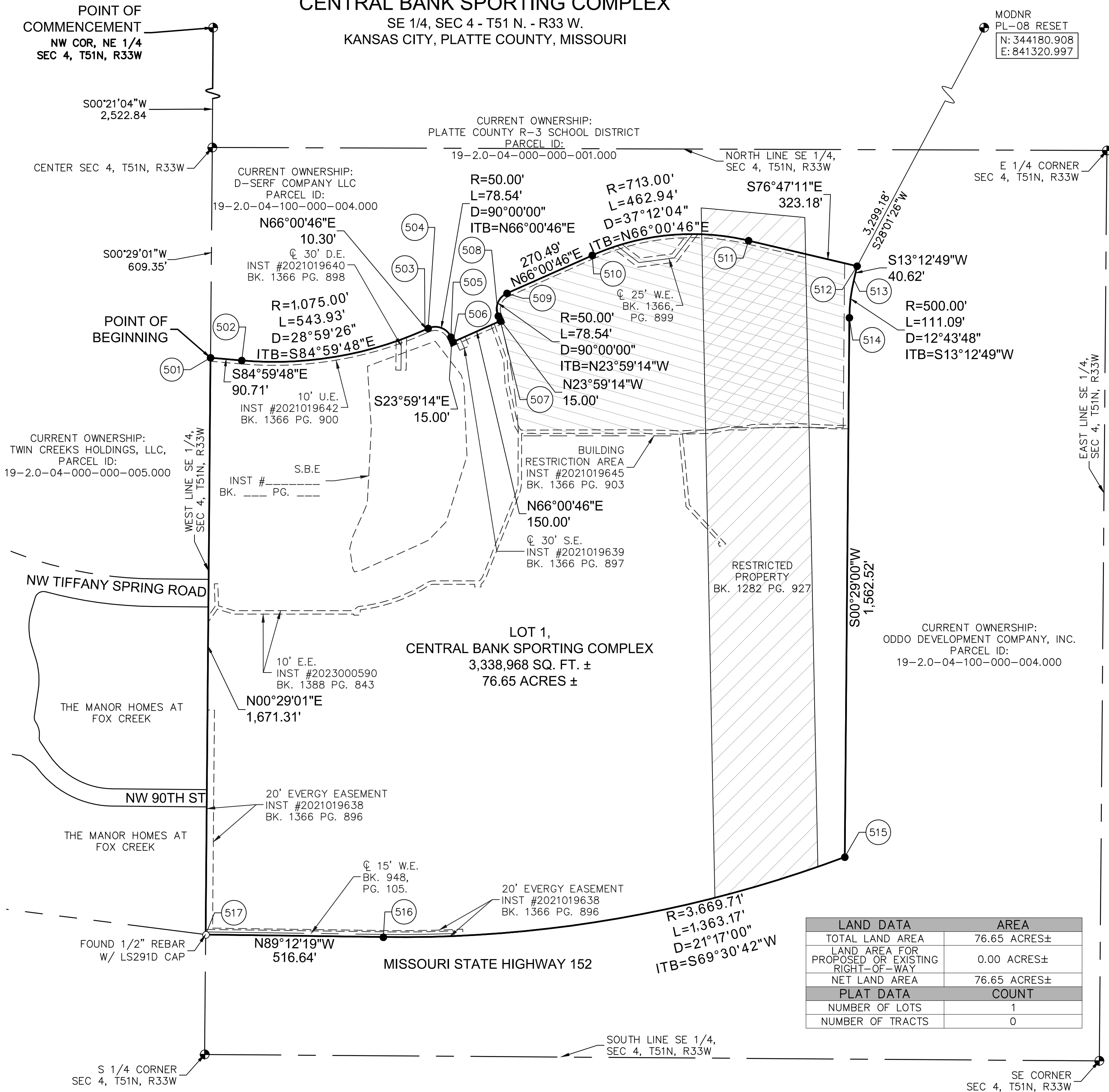
IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

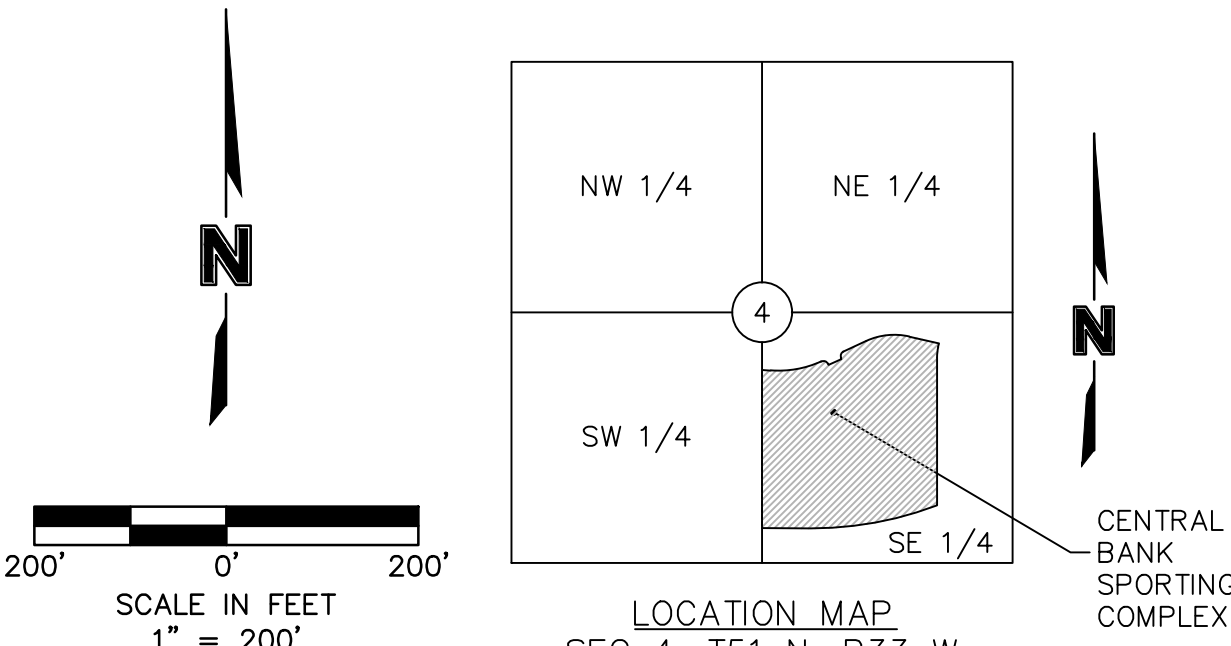
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

FINAL PLAT OF
CENTRAL BANK SPORTING COMPLEX
SE 1/4, SEC 4 - T51 N. - R33 W.
KANSAS CITY, PLATTE COUNTY, MISSOURI



LAND DATA		AREA
TOTAL LAND AREA		76.65 ACRES±
PROPOSED OR EXISTING RIGHT-OF-WAY		0.00 ACRES±
NET LAND AREA		76.65 ACRES±
PLAT DATA		COUNT
NUMBER OF LOTS		1
NUMBER OF TRACTS		0



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, GRASSES, 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.

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG 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.

STREET GRADES:

STREET GRADES FOR A PORTION OF NW TIFFANY SPRINGS ROAD HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 2001011045 BEING PASSED ON JUNE 26, 2001, THE DOCUMENT COULD NOT BE LOCATED VIA A SEARCH OF THE PLATTE COUNTY RECORDER OF DEEDS SITE.

STREET GRADES FOR A PORTION OF NW 90TH ST HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 2001011045 BEING PASSED ON JUNE 26, 2001, THE DOCUMENT COULD NOT BE LOCATED VIA A SEARCH OF THE PLATTE COUNTY RECORDER OF DEEDS SITE.

LEGEND	
● SCR	SECTION CORNER AS DESCRIBED
● SET	SET 5/8"x24" REBAR W/LC 366 CAP
○ FND	FOUND MONUMENT AS DESCRIBED
R	RADIUS
L	ARC DISTANCE
Δ	DELTA / CENTRAL ANGLE
ITB	INITIAL TANGENT BEARING
E.E.	POWER EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.B.E.	STREAM BUFFER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF CENTRAL BANK SPORTING COMPLEX, A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE MISSOURI COORDINATE SYSTEM 1983, WEST ZONE; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CLAY COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

PUBLIC WORKS:

MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

CITY PLAN COMMISSION:

APPROVED: _____

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

DATE OF SURVEY
1ST SUBMITTAL - 04-27-2026

drawn by: NRW/JRH
surveyed by: AHJ/SWZ
checked by: SHS
approved by: JSR
project no.: 020-1613
file name: V_FPT_020-1613.DWG

olsson

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SHEET
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